



City of Lucas
Planning and Zoning Commission
Regular Meeting
February 9, 2017
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 Scott Sperling
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Commissioner Absent:

Commissioner Joe Williams

Staff Present:

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

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.

Chairman Rusterholtz announced that Alternate Member Tim Johnson would be seated as a voting member due to the absence of Commissioner Williams.

Public Hearing

1. **Consider the request by Lucas Self Storage to amend their existing specific use permit for a self-storage facility located at 575 Angel Parkway, on a parcel of land containing 4.417 acres and expanding their facility by adding 2.963 acres for a total of 7.38 acres, and adding three additional buildings.**

Development Services Director Joe Hilbourn gave a brief presentation discussing details of the existing property and specific use permit in place consisting of 38,000 square feet of air conditioned self storage, 56,888 of non-air-conditioned self storage, and 1,800 square feet of office space. Mr. Hilbourn stated that the applicant was requesting to amend their existing specific use permit to add four additional buildings with an additional 64,200 square feet of storage, and add an apartment to the existing office space to allow for living quarters.

The Commission discussed the number and size of the units proposed, access for emergency vehicles, the location of the storage facility behind existing businesses, the need for additional self storage units

within the City, regulation regarding the number of people that can live in the proposed apartment unit, and the hours of operation.

Mr. Hilbourn noted that the apartment residence proposed would be approximately 900 square feet and the number of people living at the residence could not be regulated. Mr. Hilbourn also noted that the facility would be open 24 hours with security access.

City Attorney Julie Doshier stated that there was no mention of the residential component in the public notice and therefore, the residential portion of the request could not be acted upon. Ms. Doshier also stated that because the notice also referenced the addition of three buildings, and the applicant was requesting four buildings, only three buildings could be acted upon as part of the specific use permit request.

Chairman Rusterholtz opened the public hearing at 7:18 pm and called the following individuals forward that requested to speak.

Anita Ahmadi, 2540 McGarity Lane, came forward and stated that the culvert leading from the detention pond located behind the storage facility was creating drainage issues for the residential properties behind the storage facility. Ms. Ahmadi stated that when it rained, water drained to the residential neighborhood behind the facility. Pictures were presented to the Commission of a recent rain event, standing water, and drainage overflow that had occurred. Ms. Ahmadi also expressed concern related to increased traffic and a number of accidents that had occurred at McGarity and Angel Parkway.

Richard Senger, 405 Pennington, stated that he was opposed to the specific use permit request for additional storage buildings due to the drainage issues that were associated with the existing facility and the standing water that was present on site when it rained.

Gul Khan, 400 Pennington, did not wish to speak, but noted on his comment card submitted to the Commission that he was opposed to the request due to flooding in the residential neighborhood behind the facility.

There being no one else wishing to speak, Chairman Rusterholtz closed the public hearing at 7:25 pm.

Chairman Rusterholtz noted that due to the conflict with language in the notification, the specific use permit as requested by the applicant, could not be acted upon. The specific use permit request could only be acted upon as presented in the notice, which did not address the residential apartment living space and the four buildings proposed.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to deny the specific use permit without prejudice due to the conflict with language in the notification. The motion passed unanimously by a 5 to 0 vote.*

- 2. Consider approving the updated Comprehensive Plan for the City of Lucas including the Sewer Master Plan Map, Water System Map, Thoroughfare Plan Map, and Land Use Map.**

A brief presentation was given by Development Services Director Joe Hilbourn stating all chapters of the Comprehensive Plan had been brought before the Planning and Zoning Commission and City

Council for review. Mr. Hilbourn noted that the remaining items that require consideration include the possible rezoning of the four residential lots facing Estates Parkway and whether to maintain E. Winningkoff Road as a through roadway or turn into a dead end prior to the connection with Snider Lane.

The Commission discussed the potential need for the Winningkoff neighborhood to have a secondary point of access, as well as access for emergency vehicles. The Commission also expressed concern with cut through traffic and ways to alleviate cut through traffic on Winningkoff.

Chairman Rusterholtz noted that she had reviewed the document and had grammatical changes to submit.

Chairman Rusterholtz opened the public hearing at 7:45 pm and called the following individuals forward that requested to speak.

Dallas Robertson, 2630 Estates Parkway, stated he along with the three other surrounding homeowners were in favor of changing the zoning to Village Center zoning. He believed it was the best use for that area.

Rebecca Mark, 2550 Estates Parkway, noted that her property was one of the four residential lots located on Estates Parkway next to the high school that faced commercial property across Estates Parkway. Ms. Mark stated that their properties were located on the outer edge of the city and would be a good transition for Village Center zoning that has tighter controls in place than commercial zoning. Ms. Mark stated that property values have been negatively affected due to the surrounding uses, and that Village Center zoning was a good compromise as a future land use for this area. Ms. Mark also noted that Village Center zoning requires a minimum of 3 acres to be developed and each of the four lots along Estates Parkway were just under three acres in size. This would require at least two of the four residential lots be developed to accommodate the zoning requirements.

Liza Dupuy, 2450 Estates Parkway, stated that she was one of the four homeowners on Estates Parkway that was also in agreement with changing the zoning to Village Center zoning as a future land use for their property. Ms. Dupuy stated that these properties would be better served as Village Center zoning that offer more opportunity for development than residential.

There being no one else wishing to speak, the public hearing was closed at 8:01 pm.

The Commission discussed the Village Center zoning and were in agreement that this zoning would be a good compromise for the area.

Commissioner Guillemaud and Commissioner Sperling expressed their concern with making Winningkoff Road a dead end and not providing secondary access before Snider Lane.

MOTION: *A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Keer to recommend approval of the grammatical changes submitted by Chairman Rusterholtz during the meeting, approving the Land Use Map designating the four lots along Estates Parkway as Village Center zoning, the Thoroughfare Plan be amended to include intersection improvements rather than roundabouts, and that a cul-de-sac be created at the end of E. Winningkoff Road. The motion passed by a 3 to 2 vote with Commissioners Guillemaud and Sperling voting in opposition to the request due to their desire to have E. Winningkoff Road remain open allowing for pass-through traffic, and not creating a dead-end roadway.*

Regular Agenda

3. Consider approval of the minutes of the December 8, 2016 Planning and Zoning Commission meeting.

MOTION: *A motion was made by Commissioner Sperling, seconded by Commissioner Guillemaud to approve the minutes as submitted. The motion passed unanimously by a 5 to 0 vote.*

4. Discuss the City's zoning use chart and verify that it meets the City's current needs and the vision of the Comprehensive Plan.

Development Services Director Joe Hilbourn stated that currently self-storage facilities were allowed by right in Village Center zoning districts. Mr. Hilbourn explained that he believed this was a clerical error made during a zoning use chart update conducted in 2012. Mr. Hilbourn stated that while considering the appropriate zoning districts for self-storage, he would like the Commission to review the entire zoning use chart for any changes needed.

Mr. Hilbourn stated that staff was recommending the following considerations:

- Remove self-storage facility as an allowed use in the Village Center zoning district
- Consider pet oasis/kennel/boarding as an allowable use and what amenities would be considered part of that use including: outside kennels, exercise areas, outside dog runs, open areas, ponds/pools

The Commission discussed the need to change the definition of kennels to accommodate items such as outdoor runs and exercise areas. The Commission also noted that athletic fields should be removed from Village Center zoning.

Mr. Hilbourn asked that the Commission review the zoning use chart and forward any comments that could be incorporated into the document. Mr. Hilbourn noted that he would bring this item forward to their March 9, 2017 meeting.

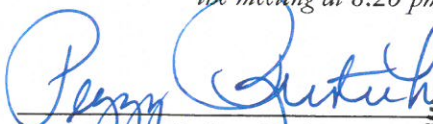
This was a discussion item only, no formal action was taken.

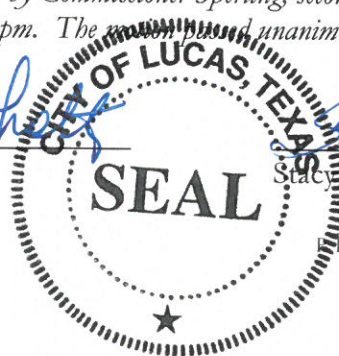
5. Consider the appointment of a Chairman and Vice Chairman to serve for a period of one year with a term ending December 31, 2017.

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Alternate Commissioner Johnson to appoint Peggy Rusterholtz as Chairman and David Keer as Vice Chairman, both for a one year period with a term ending December 31, 2017. The motion passed unanimously by a 5 to 0 vote.*

6. Adjournment.

MOTION: *A motion was made by Commissioner Sperling, seconded by Commissioner Guillemaud to adjourn the meeting at 8:26 pm. The motion passed unanimously by a 5 to 0 vote.*


Peggy Rusterholtz, Chairman




Stacy Henderson, City Secretary