



City of Lucas
Planning and Zoning Commission
Regular Meeting
March 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 Joe Williams
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

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

City Council Liaison Absent:

Mayor Jim Olk

Commissioner Absent:

Commissioner Scott Sperling

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 Tommy Tolson would be seated as a voting member due to the absence of Commissioner Sperling.

Public Hearing

1. **Hold a public hearing and consider a request from Aziz Rasul with Lucas Self Storage to amend the existing specific use permit for a self-storage facility located at 575 Angel Parkway, by including an additional adjacent 2.963-acre parcel, adding additional buildings and adding caretaker living facilities.**

Development Services Director Joe Hilbourn gave a brief presentation discussing details of the proposed amendment that included the addition of a parcel of land located just north of the existing self-storage facility, the addition of four new buildings totaling an additional 64,200 square feet of storage space, and the addition of caretaker living facilities, where existing office space would be converted to living space.

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

Mr. Rasul with Lucas Self Storage stated that the facility currently had 722 units and they were requesting to add approximately 500 additional units. Mr. Rasul noted that the hours of operation would be from 6:00 am to 10:00 pm with limited access to the facility after hours, which is why the option to have an on-site manager for operational purposes was requested. Mr. Rasul also noted that the second floor of the existing tower at the front of the facility would be converted from office space to living quarters.

The Commission discussed emergency access to the facility and the demand for additional self-storage.

Commissioner Tolson expressed his concerns related to the addition of caretaker living facilities and the potential for misuse and overcrowding.

Susan Oliver, 2080 Claremont, Lucas, asked if the hours of operation would be increased with an on-site manager, and if the vehicles associated with the caretaker living facilities would be located inside the self-storage area.

Chairman Rusterholtz read an email into the record from Vanessa Maxwell, 430 Pennington Drive, Lucas stating her opposition to the request.

The Commission discussed with the applicant parking that was provided on site, and hours of operation with an on-site manager. Mr. Rasul stated the hours of operation would remain the same, and that indoor parking using existing storage units could be dedicated for the caretaker living facilities.

Chairman Rusterholtz closed the public hearing at 7:30 pm.

The Commission discussed concerns related to adding additional units before Phase 1 was completed, as well as drainage and flooding concerns raised at the last public hearing, that would be addressed once the final phase of construction was completed. The Commission discussed the size of the living quarters that were approximately 900 square feet consisting of two bedrooms and one bathroom.

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to recommend approval of the request by Aziz Rasul with Lucas Self Storage to amend the 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 the facility to include an additional 2.963 acre parcel, adding additional buildings and caretaker living facilities as submitted, and with the addition of dedicated indoor parking for caretaker use. The motion passed by a 3 to 2 vote with Chairman Rusterholtz and Commissioner Tolson voting in opposition.*

2. **Hold a public hearing and consider amending the City of Lucas Code of Ordinances, Chapter 14 Zoning, Article 14.03, Division 15 titled "Schedule of Uses" by removing self-storage as a permitted use within the Village Center zoning district.**

Chairman Rusterholtz opened the public hearing at 8:03 pm, there being no one wishing to speak, the public hearing was closed.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Williams to recommend amending the Schedule of Uses by removing self-storage as a permitted use within the Village Center zoning district. The motion passed unanimously by a 5 to 0 vote.*

Regular Agenda

3. Consider approval of the minutes of the February 9, 2017 Planning and Zoning Commission meeting.

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Commissioner Tolson to approve the minutes as submitted. The motion passed unanimously by a 4 to 0 vote with Commissioner Williams abstaining as he was not at the meeting.*

4. Consider a request by Steve Hines of JBI Partners, Inc on behalf of Kenneth Prater for final plat approval of Stinson Highlands, Phase 3 consisting of 44 lots totaling 78.943 acres for the property located at the northeastern portion of Inverness Lane and Green Acres Lane, and part of the John Gray Survey, Abstract No. 349; George Gunnell Survey, Abstract No. 352; Ann S. Hurt Survey, Abstract No. 428; James Lovelady Survey; Abstract No. 538, and the Lewis P. Turner Survey; Abstract No. 901.

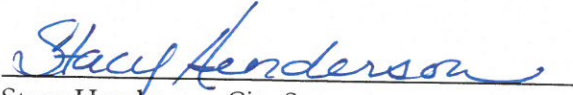
Development Services Director Joe Hilbourn gave a presentation stating the development consisted of 44 lots with the smallest lot being 1.006 acres and the largest lot being 3.443 acres. The property was zoned R-1, had an approved development agreement and conformed to the approved preliminary plat and approved concept plan.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to recommend approval of the final plat of Stinson Highlands, Phase 3 consisting of 44 lots totaling 78.943 acres for the property located at the northeastern portion of Inverness Lane and Green Acres Lane. The motion passed unanimously by a 5 to 0 vote.*

5. Adjournment.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 8:12 pm. The motion passed unanimously by a 5 to 0 vote.*


Peggy Rusterholtz, Chairman


Stacy Henderson, City Secretary

