



**City of Lucas
Planning and Zoning Commission**

Regular Meeting

November 9, 2017

7:00 PM

City Hall – 665 Country Club Road – Lucas. Texas

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

Alternate Commissioner Tim Johnson

Alternate Commissioner Tommy Tolson

Staff Present:

Development Services Director Joe Hilbourn

City Secretary Stacy Henderson

Commissioners Absent:

Commissioner Scott Sperling

Commissioner Joe Williams

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 members Tim Johnson and Tommy Tolson would be serving as voting members due to the absence of two regular members.

Regular Agenda

- 1. Consider approval of the minutes of the October 12, 2017 Planning and Zoning Commission meeting.**

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

- 2. Consider the request for final plat approval by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road.**

Development Services Director Joe Hilbourn gave a presentation discussing details of the plat. He noted that the Brockdale Estates subdivision was located within the City's extraterritorial jurisdiction and the preliminary plat for this subdivision was approved in 2012. Mr. Hilbourn noted that Phase 1 consisted of approximately 60 lots and Phase 2 contained 23 lots. All homes would be fire protected and four trees were being planted in each lot to accommodate the removal of trees during development. Mr. Hilbourn stated that staff recommended approval of the final plat.

Alternate Commissioner Johnson discussed with Mr. Hilbourn the type of trees that would be planted and the R-2 designation for the property.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to recommend approval of the final plat by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road. The motion passed unanimously by a 5 to 0 vote.

3. Consider the request for a minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane.

Development Services Director Joe Hilbourn gave a presentation discussing details of the plat. He noted that the parcel of land included 8.661 acres of a 110.117-acre tract of land. The plat created four two-acre lots located on Ford Lane with a development agreement in place to improve Ford Lane. Mr. Hilbourn stated that the four lots were located on an existing street and had access to an eight-inch water main with fire hydrants. Mr. Hilbourn stated that the plat met all City requirements and staff recommended approval of the minor plat.

Chairman Rusterholtz asked when road improvements would be made to Ford Lane.

Mr. Hilbourn stated that improvements would be made when 75 percent of the permits had been issued for Phase 1 and Phase 2 of the project.

MOTION: A motion was made by Alternate Commissioner Johnson, seconded by Commissioner Guillemaud to recommend approval of the minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane. The motion passed unanimously by a 5 to 0 vote.

Executive Session

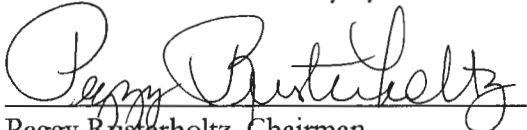
The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

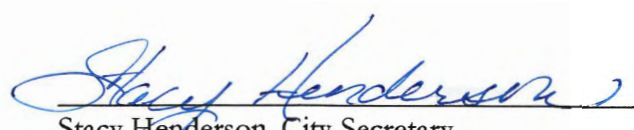
4. Executive Session.

The Planning and Zoning Commission did not go into Executive Session at this meeting.

5. **Adjournment.**

MOTION: A motion was made by Commissioner Guillemaud, seconded by Alternate Commissioner Johnson to adjourn the meeting at 7:11 pm. The motion passed unanimously by a 5 to 0 vote.


Peggy Rusterholtz, Chairman


Stacy Henderson, City Secretary

