



City of Lucas
Planning and Zoning Commission

Regular Meeting

March 8, 2018

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
Commissioner Scott Sperling
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

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

City Council Liaison Absent:

Mayor Jim Olk

Commissioner Absent:

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.

Alternate Commissioner Tim Johnson served as a voting member in the absence of Commissioner Williams.

Public Hearing

- 1. Public hearing to consider the zoning of a recently annexed tract of land from AO to R-1 consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in Volume 549, Page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection of FM 1378 and W. Lucas Road (also commonly known as Edgewood Estates) and consisting of approximately 49 lots.**

Development Services Director Joe Hilbourn gave a brief presentation explaining that Edgewood Estates consisted of 49 lots and was recently annexed into the City on October 25, 2017. Edgewood Estates was currently zoned Agricultural and was being rezoned to match the existing use of residential, one-acre lots.

Chairman Rusterholtz opened the public hearing at 7:02 pm, there being no one wishing to speak, the public hearing was closed.

MOTION: A motion was made by Commissioner Sperling, seconded by Commissioner Guillemaud to recommend approval of the rezoning of Edgewood Estates from Agricultural to Residential-1 consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813. The motion passed unanimously by a 5 to 0 vote.

2. **Public hearing to consider the zoning of a recently annexed parcel of land from AO to R-1 consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway (also commonly known as Claremont Springs, Phase 1) and consisting of approximately 24 lots, in the City of Lucas, Texas.**

Development Services Director Joe Hilbourn gave a brief presentation explaining that Claremont Springs consisted of 29 lots and was recently annexed into the City on October 25, 2017. Claremont Springs was currently zoned Agricultural and was being rezoned to match the existing use of residential, one-acre lots.

Chairman Rusterholtz opened the public hearing at 7:05 pm, there being no one wishing to speak, the public hearing was closed.

MOTION: A motion was made by Alternate Commissioner Johnson, seconded by Commissioner Guillemaud to recommend approval of the rezoning of Claremont Springs Phase 1 from Agricultural to Residential-1 consisting of 24 lots, approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824. The motion passed unanimously by a 5 to 0 vote.

3. **Public hearing to consider the zoning of a recently annexed parcel of land from AO to R-1 consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road (also commonly known as Cimarron Estates) and consisting of approximately 25 lots in the City of Lucas, Texas.**

Development Services Director Joe Hilbourn gave a brief presentation explaining that Cimarron Estates consisted of 25 lots and was recently annexed into the City on October 25, 2017. Cimarron Estates was currently zoned Agricultural and was being rezoned to match the existing use of residential, one-acre lots.

Chairman Rusterholtz opened the public hearing at 7:07 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 Guillemaud to recommend approval of the rezoning of Cimarron Estates from Agricultural to Residential-1 consisting of 25 lots, approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

4. Consider approval of the minutes of the February 8, 2018 Planning and Zoning Commission meeting.

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

5. Discuss the request by Grace Church to amend the City's Code of Ordinances, Section 3.16.008 Prohibited Signs, to allow an electronic sign for the property located at 2005 Estates Parkway.

Development Services Director Joe Hilbourn explained that Grace Church had requested an electronic sign similar in nature to the electronic sign currently located at City Hall. Mr. Hilbourn stated that the Code of Ordinances prohibited electronic signage; however, the City was exempt from this regulation. Mr. Hilbourn discussed with the Commission possible language amendments to the Code should the Commission consider amending the Code of Ordinances related to electronic signage.

The Commission discussed various restrictions that could be put in place for electronic signage, such as restrictions on size, animation and illumination, especially during evening hours. The Commission also discussed distance needed from residential neighborhoods. The Commission also suggested having time restrictions in place for automation and illumination as well as requiring a specific use permit.

Mr. Hilbourn discussed sign regulations currently in place related to the size of signage.

Blair Abbot, Grace Church, 2005 Estates Parkway, explained that the church was looking for a way to communicate with the community and did not want a larger sign than what they had currently, which was within existing regulations.

Commissioners Tolson and Sperling expressed their concern related to amending the Code of Ordinances allowing for too many businesses requesting electronic signage.

Chairman Rusterholtz discussed with the Commission requiring a specific use permit for electronic signage, reviewing each request on a case by case basis. It was also discussed allowing electronic signage for non-commercial type uses such as schools, and churches.

The Commission discussed reviewing what other comparable cities allow as well as requiring signage to have text only and no video.

The Commission directed staff to review what comparable cities allowed for electronic signage and bring back further recommendations based on input received. There was no formal action taken on this item.

6. Consider the request by Barrett Owens on behalf of Daniel and Lana Afseth for a preliminary plat for a tract of land being 11.941 acres situated in the James Grayum Survey, Abstract Number 354 otherwise known as 1890 Estates Parkway.

Chairman Rusterholtz stated that an updated preliminary plat was distributed noting minor changes that had been requested by staff.

Development Services Director Joe Hilbourn explained that the preliminary plat consisted of five 2-acre lots on 11.94 acres of land. Mr. Hilbourn noted that there was currently a drainage ditch running through each lot in the development and drainage would have to be addressed as part of development for this subdivision. A private road was also being added to this development requiring Planning and Zoning Commission and City Council approval.

Commissioner Sperling asked what options were available for drainage on these properties.

Mr. Hilbourn explained that during the construction phase of the project the drainage ditch would be moved, reconfigured and required to meet all City regulations. Mr. Hilbourn stated that the private road would also meet all City requirements.

Chairman Rusterholtz asked if variances would be required for each lot to construct a home that would not be located within a drainage ditch.

Mr. Hilbourn explained that any variance request would have needed to occur before plat approval. Once the plat was approved, a self-imposed hardship has been created. Mr. Hilbourn stated that he had spoken with the applicant making him aware of the variance requirements, and the applicant noted his intentions to move the drainage ditch during construction and would not be requesting a variance.

MOTION: A motion was made by Alternate Commissioner Johnson, seconded by Commissioner Guillemaud to recommend approval of the preliminary plat for a tract of land being 11.941 acres situated in the James Grayum Survey, Abstract Number 354 otherwise known as 1890 Estates Parkway. The motion passed unanimously by a 5 to 0 vote.

7. Consider the request by James Roberts on behalf of Goose Real Estate for approval of a final minor plat for Logan Ford Ranch Phase 5, a tract of land being 6.207 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28.

Development Services Director Joe Hilbourn stated that the minor plat consists of a subdivision with three lots, each lot greater than two acres. The minor plat dedicated right-of-way, and road improvements would be made as part of the development agreement for Logan Ford Ranch, Phase Two.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Sperling to recommend approval of the minor plat Logan Ford Ranch Phase 5, a tract of land being 6.207 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28. The motion passed unanimously by a 5 to 0 vote.

8. Consider the request by James Roberts on behalf of Goose Real Estates for approval of a final minor plat for Logan Ford Ranch Phase 6, a tract of land being 2.293 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28.

Development Services Director Joe Hilbourn stated that the minor plat consisted of two lots, each lot greater than two acres in area. The minor plat dedicated right-of-way and road improvements would be made as part of the development agreement.

MOTION: A motion was made by Commissioner Sperling, seconded by Vice Chairman Keer to recommend approval of the minor plat for Logan Ford Ranch Phase 6, a tract of land being 2.293 acres of a 110.117 tract of land situated in the Calvin Boles Survey Abstract Number 28. The motion passed unanimously by a 5 to 0 vote.

9. Consider the request by Cliff Gillespie on behalf of Lucas Village I LLC for approval of a landscape plan and irrigation plan for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway.

MOTION: A motion was made by Commissioner Sperling, seconded by Alternate Commissioner Johnson to recommend approval of the landscape plan and irrigation plan for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway. The motion passed unanimously by a 5 to 0 vote.

10. Consider the request by Cliff Gillespie on behalf of Lucas Village I LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition otherwise known as 501 Angel Parkway.

Chairman Rusterholtz announced that this item was being removed from the agenda as they did not complete the necessary public improvements needed to move forward with final plat approval.

Executive Session

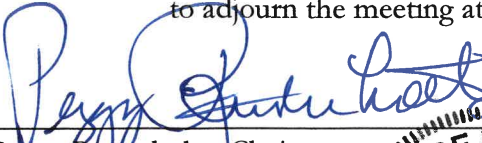
The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

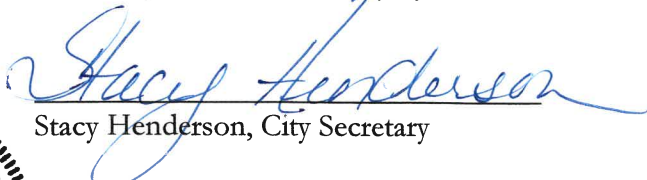
11. Executive Session.

An Executive Session was not held at this meeting.

12. Adjournment.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to adjourn the meeting at 7:58 pm. The motion passed unanimously by a 5 to 0 vote.


Peggy Rusterholtz, Chairman


Stacy Henderson, City Secretary

