



City of Lucas
Planning and Zoning Commission

Regular Meeting

April 12, 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.

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.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Scott Sperling
Commissioner Joe Williams
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
Planning Coordinator Donna Bradshaw

City Council Liaison Absent:

Mayor Jim Olk

Regular Agenda

1. **Consider approval of the minutes of the March 8, 2018 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 by Rutledge Haggard on behalf of the Steven W. Hendrick Trust for a preliminary plat for a parcel of land being 73.4268 acres of land located on the north and south sides of Blondy Jhune Road and east of Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3.**

A presentation was given by Director Services Director Joe Hilbourn explaining the details of the preliminary plat, noting that the property was currently zoned R-2, contained approximately 73.35 acres, and proposed 34 new residential lots.

Commissioner Guillemaud asked for clarification regarding the realignment of Blondy Jhune Road proposed with the preliminary plat.

Mr. Hilbourn explained that the Blondy Jhune Road realignment had changed from its original location to be in accordance with the traffic impact analysis conducted and provides the best line of site at the intersection of Blondy Jhune and Country Club Road.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the preliminary plat for a parcel of land being 73.4268 acres of land located on the north and south sides of Blondy Jhune Road and east of Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3. The motion passed unanimously by a 5 to 0 vote.

3. 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 located at 501 Angel Parkway.

Chairman Rusterholtz read an email from the applicant requesting the agenda item be withdrawn.

4. 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.

Mr. Hilbourn reviewed with the Commission electronic sign requirements from various surrounding cities. He noted that most cities the size of Lucas did not allow for electronic signage in their city.

City Attorney, Julie Doshier explained that sign content could not be regulated, and that if the City amended their sign regulations to limit electronic signage to only schools and churches, the City would be required to justify why signage was not permitted elsewhere.

Chairman Rusterholtz, Commissioners Tolson, Sperling and Williams noted that they were not in favor of approving electronic signage in the City.

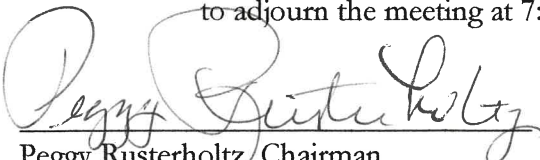
MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sperling, to maintain the City's existing sign ordinance with no additional amendments. The motion passed unanimously by a 5 to 0 vote.

5. Executive Session.

An Executive Session was not held at this meeting.

6. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:20 pm. The motion passed unanimously by a 5 to 0 vote.


Peggy Rusterholtz, Chairman


Donna Bradshaw, Planning Coordinator

