



City of Lucas  
**Planning and Zoning Commission**

Regular Meeting

June 14, 2018

7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

**MINUTES**

**Call to Order**

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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 Secretary Stacy Henderson  
Planning Coordinator Donna Bradshaw

**City Council Liaison Absent:**

Mayor Jim Olk

**Regular Agenda**

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1. **Consider approval of the minutes of the April 12, 2018 Planning and Zoning Commission meeting.**

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

2. **Consider the request by Steve Lenart on behalf of Liberty Bankers Insurance Company for an amended final plat for Lakeview Downs, a tract of land being 148.812 acres of land located in the Thomas James Survey ABS# 477, and the Montgomery Birch Survey ABS# 115, located at the intersection of Snider Lane and East Lucas Road consisting of 116 lots.**

Development Services Director Joe Hilbourn gave a presentation explaining that the project was initially approved when the City of Lucas was a General Law city. Final plats were approved prior to the start of construction and no preliminary plat process was in place. The parcel of land has an approved final plat and was located in the City's ETJ. As part of approval for the amended final plat, the developer has submitted an application for annexation. Mr. Hilbourn

further explained that during construction, changes were made to the plat necessitating the need for an amended final plat. Mr. Hilbourn noted amendments had been made to reducing right of way width and equestrian trails.

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to recommend approval of the amended final plat for Lakeview Downs located at the intersection of Snider Lane and East Lucas Road consisting of 116 lots. 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.**

Development Services Director Joe Hilbourn gave a presentation noting that the parcel of land had an approved site plan, specific use permit and preliminary plat. The final plat creates one lot proposing three retail spaces and meets all City's requirements.

**MOTION:** A motion was made by Commissioner Sperling, seconded by Commissioner Williams to recommend approval of the final plat. The motion passed unanimously by a 5 to 0 vote.

**4. Consider the request by Jacobs Engineering Group on behalf of Saint Paul Inspiration LLC for approval of a preliminary plat for a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots.**

Development Services Director Joe Hilbourn gave a presentation explaining that the project was located within the City of Lucas ETJ and had both an approved development agreement and concept plan. The project was part of a Municipal Utility District that supplies sewer and water service for the project. The preliminary plat consists of 296 lots, 289 of which are residential. The lots vary in size from 8,000 square feet on the southern end to 10,000 square feet on the northern end of the subdivision. The lots conform to both the approved development agreement and the approved concept plan, and the plat conforms to the City of Lucas Code of Ordinances.

Commissioner Johnson asked if there would be a connection to Osage Lane.

Mr. Hilbourn stated not at this time but may in the future. Current connections include one on Brockdale and the other through the Brockdale subdivision.

**MOTION:** A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to recommend approval of the final plat. 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 7:18 pm. The motion passed unanimously by a 5 to 0 vote.



Peggy Rusterholtz, Chairman

DAVID KEER, Vice Chairman



Stacy Henderson, City Secretary

