



City of Lucas
Planning and Zoning Commission
Regular Meeting
August 9, 2018
7:00 PM
City Hall – 665 Country Club Road – Lucas, Texas
MINUTES

Call to Order

Vice Chairman Keer 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:

Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Scott Sperling
Alternate Commissioner Tommy Tolson

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
Planning Coordinator Donna Bradshaw

Commissioners Absent:

Chairman Peggy Rusterholtz
Commissioner Joe Williams
Alternate Commissioner Tim Johnson

City Council Liaison Absent:

Mayor Jim Olk

Due to the absence of several regular members, Alternate member Tommy Tolson served as a voting member.

Regular Agenda

- 1. Consider approval of the minutes of the June 14, 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 4 to 0 vote.

- 2. Discuss the request by Dr. Amin Ashfour to rezone approximately 7.23 acres of land currently zoned VC (Village Center) to a Planned Development, located at 2690 Country Club, being part of Lot 3, of the Forest Grove Addition and Tract 9 of the Gabriel Fitzhugh Survey of Abstract A0318 Gabriel Fitzhugh Survey.**

Development Services Director Joe Hilbourn gave a presentation explaining the City's current zoning requirements and the deviations being requested. Current Village Center zoning requirements the applicant was requesting a deviation from include:

- Height regulations
 - *Proposed 35 feet*
- Front/Side/Rear yard area regulations
 - *Proposed front yard of 20 feet*
 - *Proposed side yard of 20 feet*
 - *Proposed rear yard of 10 feet*
- Landscape edge adjacent to all streets
 - *Proposed landscape buffer on SH1378/Country Club to 15 feet*
 - *Proposed landscape buffer on Jessica Lane and interior lots to 10 feet*
- Lot area
 - *Proposed minimum one acre, exclusive of all street rights-of-way and the 100-year floodplain as determined by a registered survey*
- Off-street non-residential parking
 - *Proposed for offices - one space for each three hundred square feet (300') of floor area – minimum five spaces. Parking spaces shall be accrued for the entire site, not on a per lot basis*
- Street and drainage private drives
 - *Width and easements as needed*
 - *Dedicated as an access easement and fire lane*

Commissioner Guillemaud noted that the Village Center zoning creates a less obtrusive transition from residential to commercial and reducing the setbacks as proposed would be inconsistent with the look and feel of Lucas and surrounding properties.

Dr. Amin Ashfour, the property owner, stated that reduced setbacks were needed to get as much area for proposed buildings and parking to ensure the project was profitable. He further explained that each lot would have their own setbacks.

The Commission discussed their concerns related to shared parking, and the need for a property agreement to settle disputes between businesses if they occur. The Commission also discussed the need for each building to have dedicated parking, concerns related to a turn lane on Country Club Road, and that a traffic impact study would be needed for the project.

Vice Chairman Keer read into the record comments received from Chairman Rusterholtz and Alternate Member Johnson that were not in attendance at the meeting.

Chairman Rusterholtz expressed concern related to the proposed height, setbacks, landscape buffers, lot area, shared parking, private drives, safety concerns with limited ingress and egress, and the size of development in relation to the roadway area.

Alternate Member Johnson expressed concerns related potential rezoning of the property, the intended use of the space, height and high-density use.

The Commission was in agreement that they were not supportive of the project with the deviations proposed but would consider reviewing an alternate proposal that included setbacks not as close to

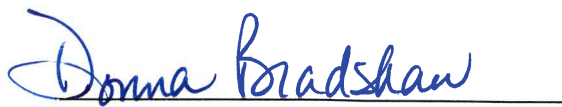
the roadway, not as high density, and a more open feel. The Commission also wanted additional separation between the proposed development and the Wolf Creek subdivision and reduced building heights near adjoining properties.

There was no formal action taken on this item, it was for discussion purposes only.

3. Adjournment.

MOTION: A motion was made by Alternate Commissioner Tolson, seconded by Commissioner Sperling to adjourn the meeting at 8:23 pm. The motion passed unanimously by a 4 to 0 vote.


Peggy Rusterholtz, Chairman


Donna Bradshaw, Planning Coordinator

