



City of Lucas
Planning & Zoning Commission
Regular Meeting
January 14, 2016
7:00 PM
City Hall – 665 Country Club Road

MINUTES

Call to Order

Chairman Rusterholtz called the meeting to order at 7:00 p.m.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Joe Williams
Commissioner Andre Guillemaud
Alternate Commissioner Scott Sperling
Alternate Commissioner Kevin Wier

Staff:

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

Commissioners Absent:

Commissioner Brian Blythe

City Council Liaison Present:

Mayor Jim Olk

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 Commissioner Sperling would sit as a voting member in place of Commissioner Blythe who was absent.

Public Hearings

1. **Public Hearing: Consider the specific use permit request by Rudy Rivas on behalf of Lucas Corners, LLC for approval of an outside dining with an approved site plan for the property located at the intersection of East and West Lucas Road, otherwise known as the Jas Lovelady Survey Abstract A0538, Tract 26, being 1.544 acres.**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action

Development Services Director Joe Hilbourn provided a brief overview of the project.

Chairman Rusterholtz expressed her concern relating to the restaurant location on one side of the building away from the proposed outside dining location.

James Rivas with M. Christopher Custom Homes stated they were reviewing several options for the outside dining location.

The Commission discussed the gravel paving that was referenced on the site plan as well as the residential homes that were located in close proximity to the building where noise from the outside dining could be a concern.

Commissioner Wier stated he would like to see an updated landscape plan and site plan that outlines all the details of the property and the proposed outside dining location.

Chairman Rusterholtz opened the public hearing at 7:19 p.m.

Andrew Sisson, 22 Cedar Bend Circle, spoke in opposition to the request stating he would like the neighborhood to be protected from the development and the potential noise associated with outside dining.

No one else wanting to speak, Chairman Rusterholtz closed the public hearing at 7:21 p.m.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Sperling, to table the request to allow the applicant additional time to bring back a completed site plan and landscape plan that depicts the location of the proposed dining area. The motion passed unanimously by a 6 to 0 vote.*

Regular Agenda

2. Consider approval of the minutes of the December 10, 2015 Planning and Zoning Commission meeting.

Chairman Rusterholtz noted that the minutes had been amended and updated copies of the minutes had been provided to the Commission.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the minutes of the December 10, 2015 Planning and Zoning Commission meeting as amended. The motion passed unanimously by a 6 to 0 vote.*

3. Consider approval of the preliminary plat submitted by Randy Helmberger, on behalf of Pennington Partners, Ltd., to create a 39,823 square foot lot and leaving 19.243 acres unplatted for the property located in the W.M. Snider Survey, ABS 821, otherwise known as Lot 1 and 2, Block A of the Angel addition.

Development Services Director Joe Hilbourn provided a brief overview of the preliminary plat.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Williams to recommend approval of the preliminary plat by Randy Helmberger, on behalf of Pennington Partners, Ltd., to create a 39,823 square foot lot and leaving 19.243 acres unplatted for the property located in the W.M. Snider Survey, ABS 821, otherwise known as Lot 1 and 2, Block A of the Angel addition. The motion passed unanimously by a 6 to 0 vote.*

4. **Consider approval of a site plan request by Randy Helmberger, on behalf of Pennington Partners, Ltd., for a veterinary clinic, creating a 39,823 square foot lot, for a parcel of land located in the W.M. Snider Survey, Abstract 821 otherwise known as Lot 1 and 2, Block A of the Angel Addition.**

Development Services Director Joe Hilbourn provided a brief overview of the site plan request discussing parking, zoning and fencing. Mr. Hilbourn stated that there would be no outside runs and the applicant would have boarding on site as part of the veterinary clinic services. All dogs would be kept on a leash while they were being walked outside the facility.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to recommend approval of the site plan for a veterinary clinic, creating a 39,823 square foot lot, for a parcel of land located in the W.M. Snider Survey, Abstract 821 otherwise known as Lot 1 and 2, Block A of the Angel Addition. The motion passed unanimously by a 6 to 0 vote.*

5. **Consider amending the minimum dwelling size of the floor area of any dwelling to be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches and that dwellings shall have a minimum ninety percent (90%) of the exterior walls of masonry construction, stucco, cultured stone exterior or combination of these materials.**

Development Services Director Joe Hilbourn provided a brief overview of the proposed amendment stating it was related to R-1 zoning only. He also noted that while it was advertised as a minimum of 90% exterior walls shall be of masonry construction, stucco, cultured stone or combination of those materials, the Commission had discussed at previous meetings an 85% minimum requirement.

The Commission discussed the requirements and noted that their preference remained at requiring an 85% minimum.

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Commissioner Sperling to recommend approval of amending the minimum dwelling size of the floor area of any dwelling to be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches and that dwellings shall have a minimum eight five (85%) of the exterior walls of masonry construction, stucco, cultured stone exterior or combination of these materials. The motion passed unanimously by a 6 to 0 vote.*

6. Consider the appointment of a Chairman and Vice Chairman to serve for a period of one (1) year with a term ending December 31, 2016.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to appoint Peggy Rusterholtz as Chairman for a period of one year with a term ending December 31, 2016. The motion passed unanimously by a 6 to 0 vote.*

MOTION: *A motion was made by Commissioner Sperling, seconded by Commissioner Williams to appoint David Keer as Vice Chairman for a period of one year with a term ending December 31, 2016. The motion passed unanimously by a 6 to 0 vote.*

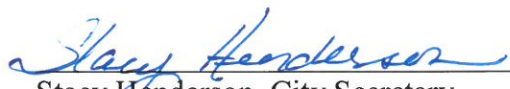
7. Adjournment.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:49pm. The motion passed unanimously with a 6 to 0 vote.*



Peggy Rusterholtz, Chairman

ATTEST:



Stacy Henderson, City Secretary

