



City of Lucas
Planning and Zoning Commission
Regular Meeting
March 14, 2019
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 Scott Sperling
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

City Manager Joni Clarke
Special Projects Coordinator Kent Souriyasak
Development Services Director Joe Hilbourn

City Council Liaison Present:

Mayor Jim Olk

Commissioners Absent:

Commissioner Andre Guillemaud
Commissioner Joe Williams

Due to regular members being absent, Alternate Commissioners Tim Johnson and Tommy Tolson will serve as a voting members.

Regular Agenda

1. **Consider approval of the minutes of the February 14, 2019 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Vice-Chairman David Keer, seconded by Commissioner Scott Sperling to approve the minutes as presented.

The motion passed unanimously by a 5 to 0 vote.

2. **Consider the request by Dr. Amin Ashfour for the site plan, landscape plan, and architectural elevations approval for Lot 3R-1 of the Lucas Ranch Addition being 3.029 acres of a 7.234-acre tract of land zoned VC (Village Center) and located in the Gabriel**

Fitzhugh Survey of Abstract A0318, Tract 9, otherwise known as 2690 Country Club Road, Lucas, Texas.

Development Services Director Joe Hilbourn presented information pertaining to the Lucas Ranch development located at 2690 Country Club Road. Mr. Hilbourn reviewed the elements of the site plan, landscape plan and architectural plan.

Site Plan:

- The site is 3.03 acres and zoned VC (Village Center) with a proposed use of office space.
- Four buildings being proposed, buildings one and two are 7,497 square feet, building three is 6,630 square feet and building four is 4,891 square feet. The total square footage is 26,515 square feet.
- Impervious cover shown is 62.5 %, 70 % is permitted.
- Eighty-eight parking spaces are required, 150 proposed.
- Site stormwater runoff detention is accounted for and shown, it is dedicated as a drainage easement for protection.
- A photometric lighting plan is included showing compliance with the City's lighting ordinances.

Landscape Plan:

- Total site area is 131,953 square feet and the building footprint is 26,515 square feet.
- Total landscape area is 46,800 square feet, required 15% and proposed 35%.
- Number of large trees provided is 43 and number of small trees provided is 23, required total is 28 for parking and landscape edge.
- 763 shrubs and vines are also provided, 454 required.
- Interior landscape required is 1,352 square feet, 4,352 square feet is provided.
- Irrigation is required for all provided landscape elements; the irrigation plan is provided showing compliance.

Architectural Plan:

- The proposed building height is 25 feet tall, maximum permitted is 25 feet tall.
- The proposed building has 100% masonry with a wainscot of Austin stone, the remainder being brick, 75% is required.
- Each occupancy proposes three entrances, with a 5 x 2 wall sign above each, estimated at 10 square feet.
- Each occupancy is permitted one wall sign. A wall sign may be up to ten percent of the front facade or 100 square feet maximum.

The property owner is currently going through the platting process. It is a minor plat with less than four lots, no right-of way-dedications and is staff approval only.

Commissioner Tim Johnson asked if the east side of the property was involved.

Mr. Hilbourn indicated that it was not, and the developer is only moving forward with one lot at this time and the proposed septic system for the site would be inspected and approved by Collin County.

Commissioner Scott Sperling asked about a monument sign for the development and Mr. Hilbourn indicated that the owner did not want a monument sign.

Chairman Peggy Rusterholtz asked about the overhanging colonnades and noted that the building is "straight-across" and would prefer more architectural interest on the front and side so the design would look more like a house instead of a plain, straight-across design.

Mr. Hilbourn suggested bringing the entrance out four-feet and Chairman Rusterholtz thought that would improve the aesthetics of the building.

Vice Chairman David Keer agreed that the developer should add some architectural detail to improve the overall appearance. Vice Chairman Keer wants it to look more interesting and complement the overall look of the community.

Commissioner Sperling mentioned the overall architectural feel and that it does appear to be very dense. Commissioner Sperling is concerned about the perception of the citizens regarding this development and overall, he thought it looked good and the developer really improved the overall look.

Mr. Hilbourn indicated that 27,000 square feet over three acres is not extremely dense.

Chairman Rusterholtz indicated that the developer is meeting the requirements, but the architectural portion does fall under P&Z purview

Commissioner Tommy Tolson asked for clarification on whether the Commission has this type of authority. Commissioner Tolson indicated that the developer complies with the City's requirements.

Chairman Rusterholtz indicated that this zoning was a little different with language that states the development should blend into the community.

Commissioner Tolson stated that he does not feel qualified to give architectural modifications since he is not an architect. Commissioner Tolson also stated that the applicant has been here three times and has met all the requirements.

Chairman Rusterholtz said we can approve it with some minor architectural changes, and have it move on to the City Council.

Commissioner Tolson would like to hear from the applicant on this request and whether it is acceptable.

Mr. Naim Kahn, the Civil Engineer on this project, addressed the Commission. Engineer Kahn indicated that the architect can make the recommended modifications.

Chairman Rusterholtz said she does not want to make it difficult but would request that they look at the Wolf Creek development as a model to modify the front of the building.

Commissioner Tolson requested that the applicant clarify the Commission's expectations to insure there was no ambiguity.

Engineer Kahn indicated that the building looks flat and they believe that they understand the direction of the Commission.

Vice Chairman Keer stated that his understanding of village center zoning is to have a commercial area that complements the architecture of the neighborhood.

Commissioner Johnson asked about the dormers on the front and wanted clarification whether they were decorative, and the Engineer Kahn indicated that they were decorative. Commissioner Johnson also asked about the proposed gate for Jessica Lane and Mr. Hilbourn indicated that the citizens were opposed to a gate. Commissioner Tim Johnson questioned if Jessica Lane is going to be a dead-end street and Mr. Hilbourn indicated that it was not.

Commissioner Sperling asked if there was any way to limit the number of monument signs and Mr. Hilbourn indicated that there was a limit.

Mr. Hilbourn asked the Commission what they would like to see on the sides of the building and Chairman Rusterholtz indicated a bay window would be adequate.

MOTION: A motion was made by Chairman Peggy Rusterholtz, seconded by Commissioner Scott Sperling to approve the request by Dr. Amin Ashfour for the site plan, landscape plan, and architectural plan for Lot 3R-1 of the Lucas Ranch Addition being 3.029 acres of a 7.234-acre tract of land zoned VC (Village Center) and located in the Gabriel Fitzhugh Survey of Abstract A0318, Tract 9, otherwise known as 2690 Country Club Road, Lucas, Texas with the architectural modifications that were discussed.

The motion passed unanimously by a 5 to 0 vote.

3. Consider the request by Neelakantan R. Srivasta for the Final Plat approval for a tract of land located in the James Grayum Survey, Abstract Number 354, Tract Number 8, being all of a 5.078-acre tract of land and creating lots one and two of the Sri Tara Ma Dham addition, otherwise known as 21 Graham Lane, Lucas, Texas.

Development Services Director Joe Hilbourn presented a proposed development located on 21 Graham Lane and reviewed the elements of the site plan.

Site Plan:

- The site is currently zoned R-2 and contains one lot that is 5.078 acres.
- Two lots are being proposed, with lot one being 3.078 acres and lot two being 2 acres. The lots meet the City's requirements for size and frontage.
- The lots do not meet the City's sub-division requirements for number of homes permitted on a dead-end street, and there is no means an existing sub-division to meet the requirements to extend the number of homes on a dead-end street.
- There is also concern creating additional lots with an undersized water main transitioning in that area from 6" to 4", and the water main is not looped.
- There is also no turn around proposed for the dead end extending to lot two of the proposed sub-division. A dead end exceeding 150 feet in length is required to dedicate enough right-of-way for a 60-foot radius, and a 45-foot radius turn around.

Chairman Peggy Rusterholtz asked about if the total number of homes on Graham Lane is 10 homes and Mr. Hilbourn indicated that yes, it is all the homes on Graham Lane.

Commissioner Tim Johnson asked that if the issues could be readily fixed and Mr. Hilbourn indicated no. Mr. Hilbourn said the waterlines may be looped in the future but could not determine a specific timeline.

Commissioner Scott Sperling asked if the lots are five acres and Mr. Hilbourn said the lots varied in size.

Applicant Neelakantan R. Srivasta addressed the Commission and Chairman Rusterholtz asked the applicant about the obstacles before him and if he considered adding on to his residence.

Mr. Hilbourn indicated that he would need to review the ordinance regarding this suggestion.

Commissioner Johnson asked about the recent changes to the City's accessory or out building ordinance.

Vice Chairman David Keer indicated that he was sympathetic to the applicant, but Mr. Hilbourn explained that the proposed development does not meet our requirements. Vice Chairman Keer asked if there was any possibility that the applicant would be grand-fathered.

Mr. Hilbourn indicated no, as the applicant is required to comply with today's standards. It is a self-imposed hardship and the applicant cannot seek a variance.

MOTION: A motion was made by Commissioner Scott Sperling, seconded by Commissioner Tim Johnson to deny the request by Neelakantan R. Srivasta for the Final Plat approval for a tract of land located in the James Grayum Survey, Abstract Number 354, Tract Number 8, being all of a 5.078-acre tract of land and creating lots one and two of the Sri Tara Ma Dham addition, otherwise known as 21 Graham Lane, Lucas, Texas.

The motion passed unanimously by a 5 to 0 vote.

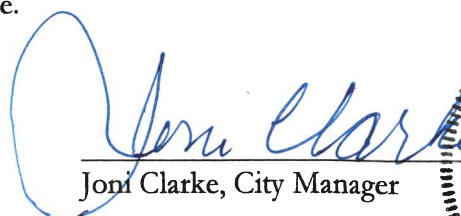
Chairman Rusterholtz announced that Commissioner Scott Sperling is relocating outside the City of Lucas and is therefore, resigning his position on the Planning and Zoning Commission. The Commission and Mayor Olk thanked Mr. Sperling for his service to the City of Lucas.

4. Adjournment.

MOTION: A motion was made by Commissioner Tim Johnson, seconded by Commissioner Scott Sperling to adjourn the meeting at 7:41 pm.

The motion passed unanimously by a 5 to 0 vote.


Chairman Rusterholtz, Chairman


Joni Clarke, City Manager

