



City of Lucas
Planning and Zoning Commission
Regular Meeting
October 10, 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. Chairman Rusterholtz stated that Alternate Members Tommy Tolson and Adam Sussman would be seated as voting members. Everyone was reminded to turn off or silence their cell phones and the Pledge of Allegiance was recited.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Andre Guillemaud
Alternate Commissioner Tommy Tolson
Alternate Commissioner Adam Sussman

Staff Present:

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

Commissioners Absent:

Commissioner Tim Johnson
Commissioner Joe Williams

Regular Agenda

- 1. Consider approval of the minutes of the August 8, 2019 Planning and Zoning Commission meeting, and the minutes of the September 12, 2019 Joint Planning and Zoning Commission and City Council Drainage Workshop meeting.**

MOTION: A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud, to approve the minutes of the August 8, 2019 Planning and Zoning Commission meeting, and the minutes of the September 12, 2019 Joint Planning and Zoning Commission and City Council Drainage Workshop meeting as presented. The motion passed by a 5 to 0 vote with Vice Chairman Keer abstaining.

2. **Consider the request by Chris Leavell on behalf of LV Phase II, LLC for final plat approval of the Lucas Plaza Addition located at 491 Angel Parkway, Abstract A0821 of the William Snyder Survey, Tract 58, being 1.3237 acres of Lot 2, Block A.**

Development Services Director Joe Hilbourn stated that the plat meets all City requirements and recommended the final plat be approved.

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Guillemaud to approve the final plat for LV Phase II, LLC of the Lucas Plaza Addition located at 491 Angel Parkway, Abstract A0821 of the William Snyder Survey, Tract 58, being 1.3237 acres of Lot 2, Block A. The motion passed unanimously by a 5 to 0 vote.

3. **Discuss stormwater ordinance regulations regarding drainage challenges in the City of Lucas and provide direction to staff on any recommended amendments to install, maintain, and promote drainage on private and public property and rights of ways.**

Chairman Rusterholtz noted that a copy of the Town of Fairview stormwater ordinance was included in the Planning and Zoning Commission packet for review. Chairman Rusterholtz explained that she believed the ordinance was a good reference point to begin review of the City's stormwater ordinance.

Chairman Rusterholtz verified with Mr. Hilbourn that new developments were required to submit drainage studies as part of their development. Mr. Hilbourn stated that drainage studies were a requirement with every new development as part of flood damage prevention.

Chairman Rusterholtz clarified with the Commission that for this meeting, the Commission was focusing on stormwater requirements for new development and addressing possible amendments to the City's existing stormwater ordinance.

Mr. Hilbourn suggested the Commission review and consider adding a section related to penalties for property owners that adjust drainage on their property without permits. Mr. Hilbourn also noted that the Commission should review whether drainage calculation studies should be required on subdivisions of five lots or less. Currently the City has no requirements related to subdivisions of this size.

The Commission discussed assessing fees to property owners if the homeowners associations failed, to include requirements for detention ponds if circumstances were warranted, and maintenance of easements on private property.

The Commission also discussed the need to clarify minimum standards for culverts, if metal or concrete culverts were more effective, and the maintenance required.


Vice Chairman Keer discussed funding some drainage improvements through an assessed fee for residential and commercial properties, and how that would be addressed in an ordinance based on size and impervious lot coverage.

4. **Executive Session.**

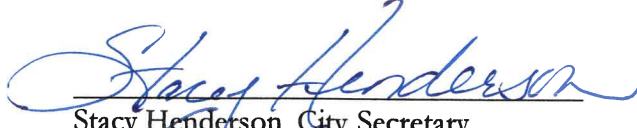
There was no Executive Session held at this meeting.

5. **Adjournment.**

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Guillemaud to adjourn the meeting at 7:45pm. The motion passed unanimously by a 5 to 0 vote.



Chairman Rusterholtz, Chairman
for Peggy Rusterholtz



Stacy Henderson, City Secretary

