



MINUTES PLANNING AND ZONING COMMISSION MEETING

October 14, 2021 | 7:00 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 7:00 pm. It was determined that a quorum was present and Alternate Member James Foster would be seated as a voting member. The Pledge of Allegiance was recited.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman Joe Williams
Commissioner Adam Sussman
Commissioner Tommy Tolson
Alternate Commissioner Chris Bierman
Alternate Commissioner James Foster

Staff Present:

Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
City Attorney Courtney Morris

City Council Liaison Absent:

Mayor Jim Olk

Commissioners Absent:

Commissioner Dusty Kuykendall

Regular Agenda

1. Consider approval of a request by Matt Dorsett with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedi for an extension of a preliminary plat for Enchanted Creek Estates Phase 2, expiring December 1, 2021, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 135.743 acres, 700 feet north of the intersection of Enchanted Way and Lillyfield Drive.

Development Services Director Joe Hilbourn gave a presentation regarding the extension of the preliminary plat.

Chairman Rusterholtz noted that there were discrepancies between the development agreement and the plat. The development agreement states all open area should remain open and be dedicated to the City and the plat does not depict this.

Mr. Hilbourn explained that the applicant would have to dedicate the open space to the City or amend the development agreement.

6. Executive Session:

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into Executive Session to seek confidential legal advice from the City Attorney at 7:09 pm.

The Planning and Zoning Commission reconvened from Executive Session at 7:34 pm, noted that the differences from the development agreement and plat needed to be addressed and made the following motion.

MOTION: A motion was made by Commissioner Sussman seconded by Commissioner Tolson to deny the request by Matt Dorsett with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedi for an extension of a preliminary plat for Enchanted Creek Estates Phase 2, expiring December 1, 2021, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 135.743 acres, 700 feet north of the intersection of Enchanted Way and Lillyfield Drive. The motion to deny passed unanimously by a 6 to 0 vote.

2. Consider approving the amendments to the City's Code of Ordinances for Chapter 10, Subdivisions, Article 10.03 Subdivision and Development.

The Commission made additional minor edits to Article 10.03 to be included as part of the overall edits to Chapter 10.

MOTION: A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Williams to approve amendments to the City's Code of Ordinances, Chapter 10 Subdivisions, Article 10.03 Subdivisions and Development to include the additions made at the October 15, 2021, meeting. The motion passed unanimously by a 6 to 0 vote.

3. Discuss the creation of a Paving Design Manual for the City's Code of Ordinances, Chapter 10, Subdivisions, Article 10.03 Subdivision and Development and provide direction to staff on any proposed amendments.

Development Services Director Joe Hilbourn discussed his research of other cities paving design manuals and suggested the City remain using the NCTCOG paving design manual, and that the following items also be given consideration:

- Turn radius, fire lanes, roads, and interior parking
- Line of sight requirements
- Road connection for drives and road intersections
- Minimum distance between road connection

Chairman Rusterholtz suggested the items above would be best placed in the street and subdivision ordinance that would require an amendment. Mr. Hilbourn agreed and stated an amendment to the ordinance would be prepared after the stormwater runoff updates were complete.

Chairman Rusterholtz noted on the preliminary and final plat application checklist there was a requirement stating "Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees" could not be located within the Code of Ordinances.

Mr. Hilbourn explained that he was not familiar with where this was located within the Code of Ordinances and would confirm where its stated within the Code of Ordinances or remove it from the checklist requirements.

The Commission directed staff to have the City Engineer review the Paving Design Manual, further review the items listed above to determine their incorporation and bring back recommendations to the Planning and Zoning Commission for consideration.

4. Review stormwater design criteria, determine if any amendments are needed to the City's current regulations and provide direction to City staff.

Chairman Rusterholtz conducted research of stormwater design manuals from other cities and asked that the City Engineer review her comments and suggested items to incorporate to determine if they should be considered for possible amendments into the City's stormwater design manual.

The City Engineer will bring back recommendations to the Planning and Zoning Commission for consideration.

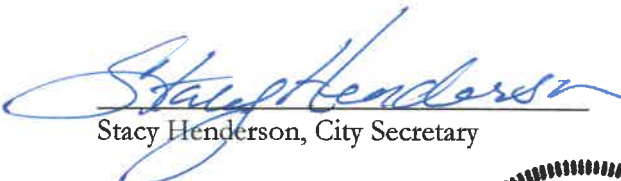
5. Consider approval of the minutes of the September 9, 2021, Planning and Zoning Commission meeting.

MOTION: A motion was made by Vice Chairman Williams seconded by Commissioner Sussman to approve the minutes of the September 9, 2021, Planning and Zoning Commission meeting. The motion passed unanimously by a 6 to 0 vote.

7. Adjournment.

MOTION: A motion was made by Vice Chairman Williams seconded by Commissioner Sussman to adjourn the meeting at 8:44 pm. The motion passed unanimously by a 6 to 0 vote.


Peggy Rusterholtz, Chairman


Stacy Henderson, City Secretary

