

**MINUTES OF WORKSHOP
OF THE PLANNING & ZONING COMMISSION
LUCAS, TEXAS
Wednesday, May 26, 2004**

PRESENT: Chairman Helm
Commissioner Sanders
Vice-Chairman Fowler
Commissioner Kolodzie- absent
Commissioner Bata
Commissioner Stone
Commissioner Nicol-Absent
Mayor Fleps

AGENDA

1. CALL TO ORDER, ROLL CALL, DETERMINATION OF QUORUM. – Chairman
7:40pm

2. CITIZEN INPUT/DISCUSSION

Phil Noguere, 1300 Rock Ridge Rd., suggests there are two members that should recuse themselves of item number 3. He believes Chairman John Helm should recuse himself for being on the board and being responsible for Love Joy ISD, and does not see how he can represent the citizens of Lucas. Mr. Noguere is going to pass around a petition to have Chairman Helm's resignation. Mr. Noguere believes Stone is sitting on in-judgment for not telling his buyer that there is a school moving in after he sold his house.

3. CONSIDER/DISCUSS/ACTION ON THE SITE PLAN SUBMITTED BY LOVEJOY ISD FOR LOVEJOY HIGH SCHOOL FACILITY.

Bob Roeder, 1700 Red Bud, McKinney, Texas, is the lawyer for Love Joy. Mr. Roeder brought the Love Joy High School site plans for observation and passing of the council. The site plan is shown and all corrections have been made on the site map. A brief description is given of the proposed high school.

There was discussion over parking, building security systems, sewer systems, and athletic activity traffic control.

Phil Noguere, teaches at CCCC at Broke Haven, suggests it needs to be downsized and flipped, or that the school is too big for the property. Mr. Noguere complains that the neighbors will have to put up with the parking lot everyday, and see the students everyday, and that the school does not face the direction that the committee was told. He also believes the plan should never have been passed due to the traffic problems.

Delvin DuPey, 2450 Estates Parkway, expressed his concerns about fire safety, school lighting, noise levels, the safety of his horses, and turning left into the school on a busy road.

Lynn Beall, 606 Fairbrook Circle, presented two letters from friends who would not be able to show up for the meeting:

Mike White, 604 Fairbrook Circle, I would like stated the concerns of traffic congestion that this school will cause, the noise and light concerns, drainage concerns, the fact that this school is not large enough to contain anything that the school has planned. 2 football fields, 2 baseball fields, 3 football practice fields, a band field, 4 tennis courts, a shot put area, and a softball field; if it's cluttered on paper, it will be an eye sore in reality.

Nancy Hoag, 1690 Rock Ridge, I feel that the Love Joy High School is using their powers unwisely and do not care about the community around them, so we need protection from such decisions made that is going to impact our lives. With undo stress and financial losses. I can see maps of Lucas and I see several places they could have chosen that does not border on three sides residential areas. One wonders why they chose this particular place. Anywhere but here.

Mrs. Beall asked how many teachers would be teaching 1000 students. The response was 60 or more. She states that she was a teacher in Arlington for many years, and has many concerns. She asked how many teachers' aids, councilors, janitors, and nurses there would be, and there are only 601 parking spaces. Mrs. Beall believes LISD is trying to leave Lucas in the dark. The school representative did not bring the numbers needed. Once again she expresses the size of the school compared to the land.

Rick Walters, 1620 Rock Ridge Road, seconds everything that was said. He shares his concern about how are 601 cars going to get out of one parking lot. He suggested that they put up a barricade preventing left turns out of the parking lot. Mr. Walters also asks if Lucas is part of the solution or part of the problem.

Wanda Beall, 606 Fairbrook Circle, seconded what most of the others speakers have stated.

Jennifer Zimmerman, 1250 Rock Ridge Lane, expressed her concerns about vandalism, and flooding. She asks for the Planning and Zoning Commission to reconsider all of the issues.

The Chairman asks for answers about the questions on drainage. A retention pond is going to be put in to catch a large amount of run off. The requirements placed by the city engineer have been met.

A question was raised about whether or not water would flow faster once grass was planted compared to water running off a plowed field. It depends on what time of year it is as to whether it will run off faster or slower.

Phil Noguere expressed his concerns again about water flow. He stated that only about 10% of soil will absorb water.

The commissioner asks for someone to speak on the issue of the traffic.

Steven Moore with Innovative Traffic Study, 2101 Valley View Lane, Farmers Branch, was asked to perform a traffic study for LISD. He conducted a traffic count and recorded about 5500 total vehicles on 2170 in 24 hours on a Tuesday. When the school is put in the traffic counts estimated to go up to 8100 cars a day.

Rebecca Mark, Estates Parkway, asked if anyone looked into traffic accidents and the amount of serious and non-serious accidents.

Billy Fowler motions to approve the planning that was presented. Bob Saunders seconds the motion. Motion passes 3-1.

WORKSHOP

4. ADJOURN TO WORKSHOP

9:10pm

MEET WITH TIM GLENDING, CITY PLANNER TO DISCUSS HIS ASSESSMENT OF THE CITY FOR THE FUTURE LANDUSE MAP AND ZONING CLASSIFICATIONS. CONSIDER/DISCUSS/REVIEW THE CITY'S ORDINANCES CHAPTER 6 and CHAPTER 9 TO UPDATE TO COMPLY WITH THE PROPOSED LANDUSE MAP; SET DATE FOR FUTURE WORKSHOP, PUBLIC HEARINGS, ETC.

Tim Glendening addressed issues on culverts, drainage areas, bar ditches, and roads that may need to be repaved and improved. Plans to replace fire hydrant lines were made. Updates on water lines and fire hydrants were made on the maps.

5. ADJOURN WORKSHOP

12:12am

6. ACTION FROM WORKSHOP

Tim is going to revise maps. At the June 14 P and Z meeting, capital improvement plans and rough drafts of ordinances will need to be reviewed. Another workshop will be held at the June 14 meeting.

7. ADJOURN MEETING

12:13am

John Helm, Chairman