



Lucas City Newsletter

December, 2011

newsletter@lucastexas.us

665 Country Club Road, Lucas TX 75002 • 972/727-8999 • www.lucastexas.us

City Council

- Rebecca Mark, Mayor
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- Kathleen Peele, Mayor Pro Tem
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- Wayne Millsap, Councilmember
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- Jim Olk, Councilmember
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- Don Zriny, Councilmember
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- Philip Lawrence, Councilmember
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- Debbie Fisher, Councilmember
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City Manager

Jeff Jenkins
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THOUGHTS FROM THE MAYOR

Many of you have heard by now that a plan is in the works to develop a new commercial/retail area in the area on the northeast corner of West Lucas Road and FM2551. You may have also heard that the major tenant of this development will be a Wal-Mart Super center. The following gives some background of this particular development:

A site plan was submitted and approved in 2006. As required by City ordinance, two public hearings were held, one in front of Planning & Zoning Commission on 9/11/06, (continued on 10/9/06), and the second one in front of City Council on 10/16/06. The site plan was approved by Council at that time. A preliminary plat was submitted in 2007 for a proposed retail development. This plat met all legal requirements and was approved by City Council on December 6, 2007. Preliminary plats, once approved, do not have to be resubmitted unless there are major changes to the development, or if no development has taken place by the end of 5 years after the filing of the plat. The developer is within the 5 year time frame.

The area of the proposed development is zoned CB (Commercial Business), and the preliminary plat was submitted and considered accordingly. As long as any prospective development meets all requirements set out in the ordinance regulating development within that zoning category, by law the plat must be approved. The plat must conform to the ordinances that were in effect as of the date of the submission of the site plan, and generally will not be affected by any ordinances subsequently passed. The preliminary plat that was submitted for this project met all legal requirements for the CB zoning category. The building and site plans and the final plat, when submitted, must also confirm to all legal requirements, such as lighting that meets our "dark sky" requirements, proper buffering and shielding from adjacent neighborhoods, and other regulations meant to minimize impact on neighbors.

Over the next weeks, it is anticipated that building plans and site plans will be submitted for review. Once the building plans are approved, they will receive a building permit to start construction. It is likely that, barring any unforeseen circumstances, construction should start this coming spring.

The City is working with the developer to encourage them to build out this site in a manner that will be consistent with the desired character of our City. It is our strong desire that any commercial establishment becomes a vital and contributing member of our community. A strong commercial district will generate a revenue stream that will help fund much needed improvements to our infrastructure without the necessity of drastic property tax increases.

All meetings begin at 7:00 PM unless otherwise specified.

City Council Regular

Thursday, Dec. 1

Fire Department Advisory Committee

Thursday, Dec. 1, 5:30 PM

Planning & Zoning Commission

CANCELLED

Municipal Court

Wednesday, Dec. 21, 3:30 PM

City Council Workshop

CANCELLED

City Hall Closed for Christmas

Monday, Dec. 26

City Hall Closed for New Year

Monday, Jan. 2

THE HOLIDAY SEASON IS APPROACHING

The City of Lucas is collecting food and unwrapped toys to be given to a number of families in the community in need of assistance. A collection box is at City Hall, and will remain there through December 15th. If you wish to donate non-perishable food items or an unwrapped toy please drop by City Hall between the hours of 8AM and 5 PM.

During this season of thankfulness, please consider helping those less fortunate by donating.



Lucas Fire Department to conduct CERT Training

The Lucas Fire Department will be starting its fifth CERT training in January 2012. The training will be held on Wednesday evenings from 6:30 – 9:30 pm with one Saturday morning.

After a disaster citizens may be on their own for up to 72 hours until the first responders can reach them. The Community Emergency Response Team (CERT) program teaches citizens the skills they need to help themselves, families and neighbors until help can arrive. After completing the CERT training additional non-disaster opportunities and trainings will be available, some included, but is not limited to, helping the Lucas Fire Department with Disaster Preparedness events, Community Outreach and Events, Disaster Drills, Fire Rehabilitation training to help staff a fire rehabilitation unit to help the firefighters recuperate during large fires, ham radio communications, and fire safety/prevention. If you are interested in attending training or would like more information contact Bobette Mauck – bmauck@lucasfire.com

City Hall Closed

City Hall will be closed on Monday, December 26th and Monday, January 2nd in observance of the holidays.

November Actions from City Council

- * Approved re-zoning from AO to R-1.5 for 1080 Ingram Road
- * Approved **Resolution # R-2011-11-00377** Interlocal Agreement between the City of Lucas and Collin County to accept a grant in the amount of \$135,000 for the Lucas Community Park Phase II
- * Approved **Resolution # R-2011-11-00378** to participate in the Local Government Purchasing Cooperative for procurement of goods and services
- * Approved a minor plat for Windmill Farms commonly known as 1080 Ingram Road
- * Approved a budget adjustment of \$10K for the minor renovations to the former city hall for temporary use by the fire department
- * Approved Development Agreement between the City of Lucas and Rockland Farms LTD for easements and impact fees
- * Approved **Ordinance # 2011-11-00692** adopting revised Land Use Assumptions, Capital Improvement Plan for Water and Roadway facilities, and amending impact fees for water and roadway facilities
- * Approved a facilities agreement between the City of Lucas and Wal-Mart Real Estate Business Trust for a gravity sewer line located on parcels ABS A0821 William Snider Survey, Tracts 31 and 33, approximately 28.453 acres.
- * Approved a development agreement between the City of Lucas and SC Lucas Road LP for annexation, sewer services and zoning located on parcels ABS A0821 William Snider Survey, Tract 32, approximately 6.47 acres.
- * **Approved Resolution # R-2011-11-00379** of the City Council of the City of Lucas, Texas, concerning the election of the Board of Directors of the Central Appraisal District of Collin County; and providing for an effective date and cast all 7 votes for Gary Rodenbaugh.





Collin County Lifts Burn Ban

As of October 28th Collin County has rescinded the burn ban. Due to the length of the burn ban there are quite a few very large stock piles of yard waste materials around the city. We would just like to remind everyone of a few of the cities basic rules to help prevent any mishaps that may occur due to the volume of some of the stock piles.

1. Open Burning is required to be a minimum of 300 feet from any structure Sec. 307.3.
2. Open burning is required to be constantly attended whenever there is open flame Sec 307.4.
3. Open burning requires a permit Sec. 307.2. Only the property owner may apply for an open burn permit.
4. Open burning has a limited size and amount. The size and amount is dictated by the amount necessary to become offensive or a fire hazard as a general rule the fires height should not exceed 5 feet and 10 feet across. Sec. 307.2.2 (use good common sense i.e. no fires 30 feet tall with smoke enveloping your neighbors)
5. No open burning after dark. (This does not include small bonfires or cook fires).
6. Contact Plano dispatch to determine if it is a burn day at (972)548-4799, ask for fire dispatch.
7. The hauling of material from another site is strictly prohibited.
8. The property owner is responsible for any and all damages caused by open burning.

If you have any comments or concerns please feel free to contact the city's code enforcement department at (972)727-8999 or the Lucas Fire Rescue inspection department at (972)727-8999. Thanks in advance for your cooperation.

CITY OF LUCAS
665 COUNTRY CLUB
LUCAS, TEXAS 75002

PRESORTED STANDARD U.S. POSTAGE PAID ALLEN TX 75002 PERMIT 157
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POSTAL PATRON