



City of Lucas
City Council Meeting
January 5, 2017
7:00 P.M.

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Olk called the meeting to order at 7:00 p.m.

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap (*arrived at 7:22pm*)
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Philip Lawrence
Councilmember Debbie Fisher

Staff Present:

City Manager Joni Clarke
City Attorney Joe Gorfida
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
Fire Chief Ted Stephens

Mayor Olk determined that a quorum was present. Everyone was reminded to turn off or silence their cell phones and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input:

Peder Mockler with VFW Post 2195 stated that they were a non-profit community volunteer organization that serves the Lucas, Fairview, Murphy, Allen and Wylie communities. Mr. Mockler stated that their VFW post was looking for a location where their organization could locate and also take part in long-term work for the community.

Councilmember Fisher noted that the City Council would be willing to assist the VFW if possible and exchanged contact information with City Manager Joni Clarke for further information.

Gordon Mansfield, 2 Rollingwood Drive, Lucas, stated that the streetlight at the intersection of E. Lucas Road and Winningkoff Road had been turned off and was making it difficult to see at that intersection in the evening. Mr. Mansfield requested that the streetlight at E. Lucas Road and Winningkoff be turned back on.

Mayor Olk stated that Public Works Director/City Engineer Stanton Foerster would review the intersection for safety and discussed the policy in place for streetlighting.

Community Interest

2. Community Interest Items.

Councilmember Fisher announced that a meeting of the Collin County Commissioners Court and area legislative representatives would be taking place on January 6 at 9:00 am and encouraged citizens to participate.

Mayor Olk announced that a Transportation Town Hall meeting would be taking place on January 26, 2017 at 6:30 pm.

Public Hearing

- 3. Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a request to rezone approximately 58.6 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477 and adopting Ordinance 2017-01-00847.**

Development Services Director Joe Hilbourn gave a presentation noting that the property was approximately 58 acres in area and was currently vacant. The property was zoned R-2 and the applicant was requesting a Planned Development district with several deviations being requested from the R-2 zoning that included the following:

1. Allow lot width to be not less than twenty-five feet at the front street property line, and the average width be not less than two hundred feet
2. Allow asphalt roads in lieu of concrete
3. Allow for early platting
4. The design and construction of the road base and finish surface (asphalt) of East Winningkoff Road extension be constructed to allow the base to be 26 feet wide and subgrade consisting of five percent cement stabilized base, with the pavement \asphalt being a minimum of three inches thick and 24 feet wide of type D asphalt in accordance with the current City of Lucas standard construction requirements.

Mr. Hilbourn noted that the Planning and Zoning Commission approved the Planned Development and deviations 1, 2 and 4, but denied the request for early platting.

Mr. Hilbourn also noted that as part of the Planned Development requirements, staff was requesting that the maximum number of lots allowed within the Logan Ford Cattle Ranch Phase Three be 17 lots, which was also being proposed by the applicant.

Development Services Director Joe Hilbourn discussed with the Council the five flag lots proposed, that would have a roadway frontage of 25 feet and the remaining lots that would have roadway frontage of 200 feet.

Mayor Olk stated that he would like to add a stipulation to the Planned Development that flag lots, 3, 4, 5, 10 and 17 not be subdivided.

The City Council discussed the width and thickness of the roadway as well as using asphalt versus concrete. The Council discussed that Winningkoff Road was a dead-end, but would connect to Stinson Road when future development occurs. The Council was in agreement that the road width be widened

to 26 feet, and have a base of 28 feet wide, to include a 20-year pavement design, and have a maximum vehicle occupancy load of 10,000 vehicles per day.

Mayor Olk opened the public hearing at 7:37 pm and asked if anyone in the audience wanted to speak regarding this request. There being none, the public hearing was closed.

MOTION: *A motion was made by Mayor Olk, seconded by Councilmember Lawrence to approve the request by James Roberts on behalf of Goose Real Estate Inc. to rezone approximately 58.6 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477 and adopting Ordinance 2017-01-00847 with the following conditions:*

- *The roadway base shall be 28 feet wide*
- *The roadway shall be 26 feet wide of type D asphalt pavement in accordance with the current City of Lucas standard construction requirements*
- *The roadway have a 20-year pavement design with a maximum vehicle occupancy load of 10,000 cars per day.*
- *Lots 3, 4, 5, 10 and 17 may not be subdivided*

The motion passed unanimously by a 7 to 0 vote.

Consent Agenda

4. Consider approval of the minutes of the December 15, 2016 City Council meeting.

MOTION: *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.*

Regular Agenda

5. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 3, consisting of 17 lots totaling 58.644 acres, and located at the east dead end of East Winningkoff Road, part of the Thomas D. James Survey, Abstract Number 477.

MOTION: *A motion was made by Councilmember Baney, seconded by Councilmember Duke to approve the preliminary plat of Logan Ford Ranch Estates Phase 3, consisting of 17 lots totaling 58.644 acres, and located at the east dead end of East Winningkoff Road, part of the Thomas D. James Survey, Abstract Number 477. The motion passed unanimously by a 7 to 0 vote.*

6. Consider authorizing the City Manager to enter into an agreement with Nixle Solutions for mass communication services for a period of three years effective January 27, 2017, and appropriate funds from the unrestricted general fund in the amount of \$6,209.

Development Services Director Joe Hilbourn gave a presentation outlining details of the mass notification system. Mr. Hilbourn noted that notifications could be sent to users that had signed up

for the service or anyone within a geographical area. Mr. Hilbourn explained that the system could be used to notify individuals of road closures, weather alerts, and other emergencies that arise.

MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to authorizing the City Manager to enter into an agreement with Nixle Solutions for mass communication services for a period of three years effective January 27, 2017, and appropriate funds from the unrestricted general fund in the amount of \$6,209. The motion passed unanimously by a 7 to 0 vote.*

7. Discuss and provide feedback to staff regarding the City's proposed Capital Improvement Plan (CIP).

Councilmember Fisher noted that the document language stated roadway width was 28 feet and suggested the wording be changed to up to 28 feet to allow for design flexibility within the plan.

Councilmember Millsap discussed priorities that need to be given to projects in order to budget funds appropriately in the current fiscal year as well as future fiscal years.

The City Council was in agreement with the first five priorities set for the water system projects.

Mayor Olk asked that feedback be given to staff regarding setting project priorities for the street and trail CIP.

There was no formal action taken on this item.

Executive Session

The City Council may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

8. Pursuant to Section 551.071 of the Texas Government Code, the City Council will convene into Executive Session to obtain legal advice from the City Attorney regarding Ordinance 2016-10-00845, regulation of accessory buildings.

The City Council convened into Executive Session at 8:07pm.

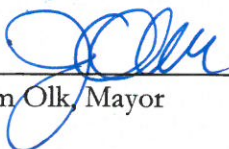
9. Reconvene from Executive Session and take any action necessary as a result from the Executive Session.

The City Council reconvened from Executive Session at 8:27pm and there was no action taken as part of the Executive Session.

10. Adjournment.

MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 8:28pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:



Jim Olk, Mayor



ATTEST:



Stacy Henderson, City Secretary