



**City of Lucas**  
**City Council Meeting**  
**June 3, 2021**  
**6:00 P.M.**

City Hall Council Chambers and Video Conference  
City Hall, 665 Country Club Road, Lucas, Texas

**MINUTES**

**City Councilmembers Present:**

Mayor Jim Olk  
Mayor Pro Tem Kathleen Peele  
Councilmember Tim Johnson  
Councilmember Tim Baney  
Councilmember David Keer  
Councilmember Phil Lawrence  
Councilmember Debbie Fisher  
Councilmember Phil Lawrence (*arrived at 7:02 pm*)

**City Staff Present:**

City Manager Joni Clarke  
City Secretary Stacy Henderson  
Development Services Director Joe Hilbourn  
City Engineer Stanton Foerster  
Fire Chief Ted Stephens  
Assistant Fire Chief Lance Gant

Mayor Olk called the meeting to order at 6:00 pm.

**Executive Agenda – 6:00 pm**

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- 1. The City Council will convene into Executive Session as permitted under Texas Government Code, Section 551.074, Personnel Matters, to conduct interviews of Board of Adjustment applicants and discuss Board of Adjustment appointments.**

The City Council convened into Executive Session at 6:01 pm.

- 2. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.**

The City Council reconvened from Executive Session at 7:04 pm and took the following action:

**MOTION:** A motion was made by Mayor Pro Tem Peele seconded by Councilmember Baney to appoint Sean Watts to the Board of Adjustment, Alternate 2 position, promote Brenda Rizos to a regular member position, and promote Michael Dunn to the Alternate 1 position. The motion passed unanimously by a 7 to 0 vote.

The regular portion of the agenda was called to order at 7:04 pm.

## Citizen Input

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### 3. Citizen Input

There was no citizen input at this meeting.

## Community Interest

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### 4. Community Interest.

Mayor Olk discussed upcoming events related to the Farmers Market and the cancellation of Movie in the Park that will be rescheduled to August 20, 2021.

## Consent Agenda

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### 5. Consent Agenda:

- A. Approval of the minutes of the May 20, 2021 City Council meeting.
- B. Approval of Ordinance 2021-06-00931 of the City of Lucas finding that the settlement agreement between the City and CoServ Gas, Ltd. is reasonable; ordering CoServ Gas, Ltd. to implement the rates agreed to in the settlement agreement; requiring reimbursement of Cities' rate case expenses; finding that the meeting at which this ordinance is passed is open to the public as required by law; requiring notice of this ordinance to the company and legal counsel.

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

## Public Hearing

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### 6. Public hearing to consider adopting Ordinance 2021-06-00933 approving the request by Tractor Supply for a specific use permit to allow outside storage on a 5.56-acre part of a tract of land in the William Snider Survey, Abstract Number 821, Tract 16 situated in the City of Lucas, Collin County, Texas, located at 495 South Angel Parkway.

Development Services Director Joe Hilbourn gave a presentation discussing the request and reviewed the conditions recommended by the Planning and Zoning Commission.

Claymore Engineering representing the applicant discussed the outside storage component of the request, location of supply areas, truck loading and unloading areas, as well as customer drive-through pickup locations.

Mayor Olk opened the public hearing at 7:24 pm. There being no audience members wanting to speak, the public hearing was closed at 7:25 pm.

**MOTION:** A motion was made by Mayor Olk seconded by Mayor Pro Tem Peele to adopt Ordinance 2021-06-00933 approving the request by Tractor Supply for a specific use permit to allow outside storage on a 5.56-acre tract of land in the William Snider Survey, Abstract Number 821, Tract 16 situated in the City of Lucas, Collin County, Texas, located at 495 South Angel Parkway with the following conditions. The motion passed unanimously by a 7 to 0 vote.

- (1) The Property shall be developed in accordance with the Site Plan attached hereto as Exhibit "B"; the Photometric Plan attached hereto as Exhibit "C"; the Elevations Plan attached hereto as Exhibit "D", and the Landscape Plan attached hereto as Exhibit "E" and made a part hereof for all purposes.
- (2) The outside storage area shall be contained to the three areas depicted on the Site Plan.
- (3) The screening wall, trees and plants located on the east Property line shall be perpetually maintained to screen residential from the commercial business.
- (4) No glare producing luminaires shall be placed on the back portion of the building.

## **Executive Session**

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Per Section 551.071 of the Texas Government Code, the City Council convened into Executive Session at 7:29 pm to seek legal advice from the City Attorney.

The City Council reconvened from Executive Session at 7:44 pm. There was no action taken as a result of the Executive Session.

## **Regular Agenda**

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7. **Consider the request by Stephen DiNapoli for preliminary plat approval for a parcel of land, being 41.512 acres, part of the John Thompson Survey, Abstract 893 and the G. Ducase Survey, Abstract 270 located on the northeast side of Winningkoff Road and north of Christian Lane, located at 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane.**

Development Services Director Joe Hilbourn gave a presentation noting that the plat shown on the screen was an updated plat, and the plat included in the packet was no longer valid.

The applicant, Steve DiNapoli, spoke in favor of the request.

Councilmember Johnson noted his concerns related to the entrance of the subdivision that would be better suited in another location that would accommodate line of site for traffic in the reverse curve area.

**MOTION:** A motion was made by Mayor Pro Tem Peele seconded by Councilmember Baney to approve the preliminary plat as submitted in May 2021, the latest submittal to City Staff containing updated notes. The motion passed by a 5 to 2 vote with Councilmember Johnson and Councilmember Lawrence voting in opposition.

**8. Consider approval of the Water Rescue Plan submitted by Lucas Fire-Rescue to develop a swift water and lake emergency response program.**

Assistant Fire Chief Lance Gant discussed the proposed water rescue plan related to rescue efforts on Lake Lavon. Mr. Gant discussed training, a 10-year budget plan, establishing goals, and resources needed.

The City Council discussed how equipment and calls were prioritized when responding to a water rescue call, changing the plan to a five-year plan rather than a ten-year plan, obtain training for firefighters as soon as possible, and budget considerations.

Mayor Olk asked that the water rescue plan include an equipment replacement schedule.

**MOTION:** A motion was made by Mayor Olk seconded by Councilmember Johnson to approve the water rescue plan, decrease the training time to allow more individuals to obtain training, change the plan to a five-year plan, and determine budgetary needs. The motion passed unanimously by a 7 to 0 vote.

**9. Consider legislative bills that passed in the 87th Legislative Session and provide direction to City Staff and City Attorney if needed.**

City Attorney Joe Gorfida reviewed various bills that passed during the 87<sup>th</sup> Legislative Session. There was no formal action taken on this item, it was for information purposes only.

**10. Consider the appointment of Mayor Pro Tem to serve for a one-year period beginning June 3, 2021 and ending May 31, 2022.**

**MOTION:** A motion was made by Mayor Olk seconded by Councilmember Fisher to appoint Kathleen Peele as Mayor Pro Tem for a one-year period beginning June 3, 2021 and ending May 31, 2022. The motion passed unanimously by a 7 to 0 vote.

**11. Review the City's submittal procedures and approval requirements relating to the platting process and provide direction to staff on any recommended amendments.**

Councilmember Fisher expressed her concerns related to procedures for platting requirements outlined in Article 10.03 of the Code of Ordinances. Councilmember Fisher discussed the design review committee notes that should be presented to the Planning and Zoning Commission prior to approval and suggested a checklist be created by staff that would be part of the application file noting the staff member and date of review of required items. Councilmember Fisher also discussed drainage, co-efficiencies, and how drainage on the site was calculated before and after construction.

Councilmember Fisher requested Article 10.03, of the Code of Ordinances, Subdivisions be reviewed by the Planning and Zoning Commission to determine if additional items are needed for plat submittal and review.

The City Council suggested the following items be included as part of the review of Article 10.03 of the Code of Ordinances.

- How co-efficiencies are calculated
- Checklist for staff
- Review and provide better description related to Section 10.03.039 (2)
- Review and determine appropriate location for Section 10.03.039 (E) and (F) as these items were not legally required for a preliminary plat.
- Review Section 10.03.040 (8) Data Requirements and determine if this should be moved to zoning requirements
- Review Section 10.03.040 (12) and determine if septic should be added
- Review fees and determine if actual costs are being recovered

The City Council was in agreement to have the Planning and Zoning Commission review Article 10.03 of the Code of Ordinances related to Subdivisions and Development to determine if amendments were needed.

## 12. Adjournment.

**MOTION:** A motion was made by Mayor Olk seconded by Councilmember Lawrence to adjourn the meeting at 9:03 pm.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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City Secretary Stacy Henderson

