



**City of Lucas**  
**City Council Meeting**  
**September 16, 2021**  
**6:00 P.M. Training**  
**7:00 P.M. Regular Meeting**  
City Hall Council Chambers and Video Conference  
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 Debbie Fisher

**City Staff Present:**

City Manager Joni Clarke  
City Secretary Stacy Henderson  
City Attorney Joe Gorfida  
Development Services Director Joe Hilbourn

**City Councilmember Absent:**

Councilmember Phil Lawrence

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

**Ethics Training Session conducted by the City Attorney**

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The City Attorney conducted ethics training with the City Council. No formal action was taken during the training session.

**Regular Meeting Agenda – Call to Order**

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Mayor Olk called the regular meeting to order at 7:16 pm and moved to Agenda Items 3 and 4 on the Agenda, Citizen Input and Community Interest.

**Citizen Input**

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**3. Citizen Input**

Marshall Anschutz, 98 Carriage Trail, a resident of Seis Lagos, requested the City of Lucas involve Seis Lagos in future discussions related to the development agreement between the Huffines Community and the City of Lucas near Seis Lagos.

## **Community Interest**

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### **4. Community Interest.**

Mayor Olk discussed community interest items related to upcoming farmers markets, Public Lands Trail Cleanup event, Halloween Movie in the Park, video requirements for remote participation at board meetings, and the North Texas Food Drive.

Mayor Olk moved to Agenda Item 1.

## **Executive Session**

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### **1. Executive Session: Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into Executive Session to deliberate the purchase, exchange, lease, or value of real property located within the City of Lucas.**

The City Council convened into Executive Session at 7:28 pm to deliberate the purchase, exchange, lease, or value of real property located within the City of Lucas.

### **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 7:57 pm and took the following action:

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Johnson to reject the offer from Andrew Pepper for the property located at ABS A0813 Ben Sparks Survey, Tract 74 being .95 acres, Collin CAD Geo No. R681300007401. The motion to reject the offer passed unanimously by a 6 to 0 vote.

## **Consent Agenda**

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### **5. Consent Agenda:**

A. Approval of the minutes of the September 2, 2021, City Council meeting.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

## Regular Agenda

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6. **Consider adopting Ordinance 2021-09-00938 approving the zoning change of a vacant parcel of land from Agricultural (AO) to Residential 2-acres (R2), being 22.661 acres, situated in the James Lovelady Survey, Abstract No. 538, in the City of Lucas, Collin County, Texas located adjacent to 505 West Lucas Road.**

After some discussion related to activities occurring on site, cooperation of the property owner, and staff oversight of future development on the property, the following motion was made.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson to adopt Ordinance 2021-09-00938 approving the zoning change of a vacant parcel of land from Agricultural (AO) to Residential 2-acres (R2), being 22.661 acres, situated in the James Lovelady Survey, Abstract No. 538, in the City of Lucas, Collin County, Texas located adjacent to 505 West Lucas Road. The motion passed unanimously by a 6 to 0 vote.

7. **Consider an application by Ron Lacock on behalf of Dwarf Willow, LLC for a Development Agreement for Lucas Country Corner located at 215 Southview Drive, being 10.262 acres in the James Anderson Survey, Abs A0017, Sheet 1, Tract 8, to give cross access to a self-service gas station and convenience store located at 175 Southview Drive and for the consideration of rezoning as depicted in Exhibit C.**

Development Services Director Joe Hilbourn gave a presentation discussing the amendments made to the development agreement per City Council direction from the September 2, 2021, meeting. Mr. Hilbourn recommended adding the following amendments:

- Section 3.3 Masonry Walls – add the word “perpetually maintained”
- Section 3.6 Lighting – add the sentence “eliminate all glare at the property line.”

The City Council would also like to see the following amendments made to the development agreement:

- Remove the triangular section on the northeast corner of the concept plan adjacent to East Lucas Road in Exhibits B, C and D.

Mayor Olk read the following emails received into the record.

- Ardith Sackett, 12 Carey Lane
- Tonya Egger, 8 Carey Lane
- Tina Con, 10 Carey Lane

The City Council also discussed reimbursing any collected impact fees to the property owner not to exceed \$80,000. Mayor Olk directed the City Attorney to draft a 380 Policy Agreement allowing for reimbursement of impact fees and bring back for consideration at the October 7, 2021, City Council meeting.

There was no formal action taken on this item.

**8. Adjournment.**

**MOTION:** A motion was made by Councilmember Johnson seconded by Councilmember Fisher to adjourn the meeting at 8:45 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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City Secretary Stacy Henderson

