



MINUTES CITY COUNCIL REGULAR MEETING

December 2, 2021 | 6:30 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Tim Johnson (*arrived 6:39 pm*)
Councilmember Tim Baney
Councilmember David Keer
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Attorney Joe Gorfida (*arrived 6:35 pm*)
Development Services Director Joe Hilbourn
Public Works Director Scott Holden
Assistant to the City Manager Kent Souriyasak

City Councilmember Absent:

Councilmember Phil Lawrence

The regular City Council meeting was called to order at 6:30 pm.

Executive Session Agenda

1. **The City Council will convene into Executive Session as permitted under the Texas Government Code, Section 551.074, Personnel Matters, to conduct an interview of a Board of Adjustment applicant and discuss Board of Adjustment appointments.**

The City Council convened into Executive Session at 6:32 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 7:01 pm. There was no action taken as a result of the Executive Session.

Citizen Input

3. Citizen Input

There was no citizen input at this meeting.

Mayor Olk read an email into the record received from Kathleen Losapio regarding the Friends of Lucas Fire-Rescue requesting to participate in the Country Christmas farmers market event. Mayor Olk forwarded this email to the Lucas Farmers Market Committee Chairman Bill Esposito for response.

Community Interest

4. Items of Community Interest

Mayor Olk discussed upcoming community events related to Country Christmas, service tree award nominations, and candidate filing for the May 7, 2022, election.

Consent Agenda

5. Consent Agenda:

- A. Approval of the minutes of the November 18, 2021, City Council meeting.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Baney to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

Public Hearing Agenda

6. **Public hearing to consider adopting Ordinance 2021-12-00941 approving the request by Ron Lacock on behalf of Lucas Country Corner for a change in zoning from Residential 2-acre (R-2) to Commercial Business (C) on a parcel of land consisting of 5.831 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of a called 10.262-acre and a 0.54-acre tract of land leaving a remainder of 4.971 +/- tract of land R-2 more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road.**

Development Services Director Joe Hilbourn gave a presentation noting the areas proposed to be rezoned and that a Development Agreement for this property had also been approved. Staff recommended approval of the proposed rezoning request.

Mayor Olk opened the public hearing at 7:11 pm. There being no one wishing to speak the public hearing was closed at 7:12 pm.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson to adopt Ordinance 2021-12-00941 approving the request by Ron Lacock on behalf of Lucas Country Corner for a change in zoning from Residential 2-acre (R-2) to Commercial Business (C) on a parcel of land consisting of 5.831 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of a called 10.262-acre and a 0.54-acre tract of land leaving a remainder of 4.971 +/- tract of land R-2 more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

7. **Consider the request by James Peters on behalf of Good Shepherd United Methodist Church for approval of a final plat for the property situated in the Benjamin Sparks Survey, ABS A0813, Tract 73, being 4.0-acres located at 750 West Lucas Road.**

Development Services Director Joe Hilbourn gave a presentation noting the final plat was being requested to create an official lot of record, and that the church building currently on site was located on an existing lot line. Should any alterations be made to the existing main structure they would be required to come into compliance. Staff recommended approving the final plat.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to approve the request by Good Shepherd United Methodist Church for approval of a final plat for the property situated in the Benjamin Sparks Survey, ABS A0813, Tract 73, being 4.0-acres located at 750 West Lucas Road. The motion passed unanimously by a 6 to 0 vote.

8. **Consider the 2021 Lucas Farmers Market Annual Report and authorize the Lucas Farmers Market Committee to proceed with the 2022 season of the Lucas Farmers Market.**

Farmers Market Committee Chairman Bill Esposito, 13 North Star, Lucas, gave a presentation regarding the 2021 farmers market season discussing the history of the farmers market, volunteer assistance, operational costs and market vendor fees, new features added in 2021, results from customer and vendor surveys, and planning efforts for 2022.

There was no formal action taken on this item, it was for informational purposes only.

9. **Consider updating Chapter 7 (Streets and Drainage) of the City of Lucas Comprehensive Plan dated March 2017 and the City of Lucas 2017 Master Thoroughfare Plan.**

Development Services Director Joe Hilbourn explained that the Comprehensive Plan requires review every five years, and in particular review of Chapter 7 including the Master Thoroughfare Plan.

City Council recommended the Planning and Zoning Commission review the following items on the Master Thoroughfare Plan and Chapter 7 and provide a recommendation to the City Council on any recommended updates:

- Review all proposed future roadways including Allison Lane and review the Forest Grove extension that loops to Snider Lane and determine if they should remain on the Thoroughfare Plan
- Consider increasing right of way widths from 90 feet to 120 feet on all thoroughfares
- Consider leaving right of way as is and requiring the State to acquire right of way
- Review drainage system analysis in the Comprehensive Plan (page 34) and include the intent of drainage and how it works
- Determine if the geometric configuration of the streets (pages 30 – 32) outlined in the Comprehensive Plan meets current vehicle demands as well as future demands

- Recommended roads for reconstruction graph on page 36 needs updating
- Remove Highland Drive as a through roadway from FM 1378 to Lewis Lane

10. Discuss amending the City of Lucas Fee Schedule to cover costs associated with a builder or landowner proceeding with work prior to the issuance of a building permit from the City.

Mayor Pro Tem Peele discussed the need for additional controls in place to ensure that developers and property owners who do not obtain a permit before beginning construction can be enforced and the City has a way to recoup costs associated with having to incur additional time and efforts regarding that particular enforcement action.

The City Council was in agreement with language presented and directed staff to prepare an ordinance and place on the Consent Agenda.

11. Consider cancelling the January 6, 2022, City Council meeting.

MOTION: A motion was made by Councilmember Baney seconded by Councilmember Keer to cancel the January 6, 2022, City Council meeting. The motion passed unanimously by a 6 to 0 vote.

12. Adjournment.

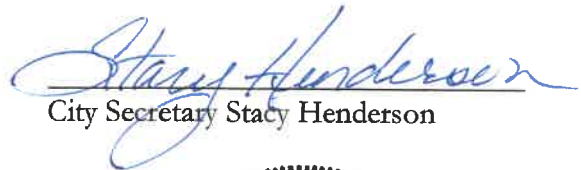
MOTION: A motion was made by Councilmember Johnson seconded by Councilmember Baney to adjourn the meeting at 8:43 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



City Secretary Stacy Henderson

