

**MINUTES
CITY COUNCIL REGULAR MEETING**

December 1, 2022 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Tim Baney
Councilmember Phil Lawrence (*remote*)
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
Development Services Director Joe Hilbourn
Public Works Director Scott Holden
City Secretary Erin Day

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

Citizen Input

1. Citizen Input

Deborah Jacobs, 1415 Ford Lane, spoke in opposition to the McKinney Airport expansion. Mrs. Jacobs stated that her home is in the flight path should operations go forward. She asked the mayor if he was involved in any of the bond committees or advocacy groups that have been formed regarding this issue. She advised the noise will make the property value of her home decrease. She asked the City Council to start giving the public information about what is happening with the expansion. Mrs. Jacobs also spoke on culverts in the city. She asked for enforcement to start being done on the debris and high weeds in the culverts. Mayor Olk responded advising Mrs. Jacobs that he is on a bond committee for the expansion and that he will write a newsletter article to give the public some more information. Mayor Olk also gave Mrs. Jacobs information on how to report the city culverts that need attention.

Community Interest

2. Items of Community Interest

Mayor Olk spoke on items of community interest including:

- Donations for Holiday Donation Drive
- Country Christmas
- Lovejoy Fine Arts Festival
- Service Tree Nominations
- Community Waste Disposal procedures during the Christmas holiday
- Collin County Future Mobility Plan Meetings

Public Hearing - Cancelled

3. Hold a Public Hearing to consider a request by David Lewis, on behalf of property owner 3R Land Properties L.C., to rezone four parcels of land on the north side of Parker Road from Residential 1.5 acres to Residential 1 acre, situated in the Lewis P. Turner Survey, Abstract No. 901, Tract 4, 2.280 acres and Tract 5, 3.9943 acres, and in the John Gray Survey, Abstract No. 349, Tract 6, 8.5 acres and Tract 7, 10.296 acres.

The Public Hearing was cancelled.

Consent Agenda

4. Consent Agenda:

- A. Approval of the minutes of the November 17, 2022, City Council meeting.
- B. Approval of Ordinance #2022-12-00961 amending the Code of Ordinances Chapter 12, Article 12.03, Section 12.03.002 "Specific Speed Limits".
- C. Approval of Ordinance #2022-12-00962 reinstating Ordinance #1974-11-00038 which established the common boundary line between the City of Lucas, Texas and the City of Parker, Texas, and ratifying Ordinance #1998-04-00372 which repealed Ordinance #1998-01-0366 and amended Ordinance #1974-11-00038.

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

Regular Agenda

5. Consider approval of an application for a site plan, landscape plan, elevations, and a preliminary plat submitted by Dave Carter, on behalf of the owner NDC Holdings, LP, for Lucas Retail Addition, a retail center on a 1.619-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 2695 McGarity Lane.

Development Services Director Joe Hilbourn gave a presentation detailing the retail space including location, landscape, site specifications, architectural plans for the building, and the preliminary plat.

Council Comments

Council concerns regarded the retention pond, drainage, screening behind detention pond, exit roads, and what kind of stores will be in the retail space.

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Pro Tem Peele, to approve the application for a site plan, landscape plan, elevations, and a preliminary plat submitted by Dave Carter, on behalf of the owner NDC Holdings, LP, for Lucas Retail Addition, a retail center on a 1.619-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 2695 McGarity Lane. The motion passed unanimously by a 7 to 0 vote.

6. **Discuss proposed amendments to a development agreement with Younger Partners for property located at the northwest corner of Southview Drive and Parker Road.**

Development Services Director Joe Hilbourn gave a presentation regarding the proposed changes to the property.

Councilmember Lawrence disconnected from the meeting at 7:00 p.m.

Council Comments

Council expressed concerns regarding not enough commercial, existing infrastructure built for this to be a more commercial property, road configuration, and loss of sales tax.

Councilmember Lawrence rejoined the meeting at 7:05 p.m.

Tom Grunnah with Younger Partners, 14643 Dallas Parkway, Dallas, Texas, spoke in response to questions from the City Council. He advised some of the developer's concern is that if the area is more commercial, it is going to add to the traffic in the area. He introduced Matthew Smith with Vaquero Ventures, 2627 Tillar Street, Fort Worth, Texas, who spoke advising that the sales projections for the area are not high enough to support more retail. Mr. Smith advised that grocers want to see more residential behind the retail area.

Councilmember Johnson asked Development Services Director Joe Hilbourn how much commercial acreage is on Angel Parkway. Mr. Hilbourn advised there is 22.9 acres on the Walmart tract, the storage facility area is 6.47 acres, the Shipley tract is 28 acres, and Paxton tract is 85 acres. Mr. Smith advised that Parker Road carries too much traffic to have that much commercial area.

Mr. Grunnah advised that the area is unique with Lucas being a high-quality town. However he advised that the volume that it takes to support that amount of retail is not on the corner of land in question.

Mayor Olk advised Mr. Grunnah and Mr. Smith to come back with demographics on their statements so the Council can be informed on the specifications. Councilmember Fisher advised that there are no mixed-use residential areas in the city and that no propositions should include mixed-use. Councilmember Lawrence advised the developer should come back when they have more information and a better plan in place. Mayor Pro Tem Peele advised that there has not been an issue in the past with selling larger lots and that should not be a concern to the developer.

Steven Smith with Frasier Capital, 17250 Dallas Parkway, Dallas, Texas, spoke highlighting that since the previous time this property was discussed with City Council, the developer and engineers have worked to try to make a plan that the City Council would be happy with. Councilmember Baney asked for the north end of Lucas to be taken into account in terms of lot sizes and to use that as an example of the vision the Council has for the city. Mayor Pro Tem Peele and Councilmember Baney advised the developer to come back with larger lots and more commercial. Councilmember Johnson asked if some of the residential traffic dumping out onto Southview Drive could be redirected to Parker Road, or if there could be two different entrances. Matthew Smith advised they could work with the city to get that done.

The developer was directed to come back to Council with a new proposition with more retail and larger lot sizes.

MOTION: There was no motion needed for this item.

7. **Consider a request by Preston Walhood, on behalf of Young Dean Homestead, Ltd., for a preliminary plat for Dean Estates on a parcel of land consisting of 44.185 acres, located in the John McKinney Survey, Abstract Number 596, creating 27 single-family lots and two common spaces on the east side of Stinson Road, approximately 55 feet south of the roundabout.**

Development Services Director Joe Hilbourn gave a presentation highlighting the location, current zoning, requested zoning changes, and proposed preliminary plat.

Council Comments

Council comments included: if there is land buildable by the detention pond, whether the detention pond may become the responsibility of the city if the homeowner's association were abandoned, and whether people will start putting trash in the detention pond causing a drainage issue. Mayor Olk advised the abandonment of the homeowner's association is a bigger issue that the Council can discuss at a later time.

MOTION: A motion was made by Councilmember Baney, seconded by Mayor Olk, to approve a request by Preston Walhood, on behalf of Young Dean Homestead, Ltd., for a preliminary plat for Dean Estates on a parcel of land consisting of 44.185 acres, located in the John McKinney Survey, Abstract Number 596, creating 27 single-family lots and two common spaces on the east side of Stinson Road, approximately 55 feet south of the roundabout. The motion passed unanimously by a 7 to 0 vote.

8. **Consider the final draft of the City of Lucas Comprehensive Plan and set the public hearing dates for January 12 and January 19, 2023.**

The City Council suggested the following revisions:

- Update tax rate to reflect the current year.
- Revise the Zoning Map in the key to correctly reflect the colored sections.
- Change the Future Land Use Map to reflect areas in conflict with current zoning.
- Change colors in Zoning Map so that the colors are more distinctive.
- Update roads on the Future Land Use Map to reflect recent changes and change the type on roads where appropriate to reflect Council's suggestions.
- Revise typographical errors and remove sections that are outdated.

The mayor directed for the changes to be made and staff to send the revised pages to the Council to review before the public hearing date.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Keer, to approve final draft of the City of Lucas Comprehensive Plan and set the public hearing dates for January 12 and January 19, 2023. The motion passed unanimously by a 7 to 0 vote.

9. **Discuss establishing logo usage guidelines for the City of Lucas logo and provide direction to the City Manager.**

Mayor Olk advised he believes the City should not have a policy and only act if there is an issue with the usage. City Manager Joni Clarke advised she would monitor the usage and ensure the proper use.

Councilmember Lawrence asked if Ms. Clarke needed to issue a cease and desist order if it would have to come to Council to be approved. City Attorney Joe Gorfida advised that she would not.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Fisher, to deny establishing logo usage guidelines for the City of Lucas logo. The motion passed unanimously by a 6 to 1 vote, with Councilmember Keer voting against.

10. Consider board appointments to the Parks and Open Space Board for a two-year term beginning on January 1, 2023 and expiring on December 31, 2024.

City Council Liaison to the Parks and Open Space Board Tim Baney recommended the following:

- Reappoint Christel Parish
- Move Laura Giles from Alternate 1 to a voting member
- Move John Elliott from Alternate 2 to Alternate 1
- Appoint Joan Phillips as Alternate 2

MOTION: A motion was made by Councilmember Baney, seconded by Mayor Pro Tem Peele, to reappoint Christel Parish and appoint Joan Phillips as Alternate 1 to the Parks and Open Space Board, and to move Laura Giles from Alternate 1 to a voting member and move John Elliott from Alternate 2 to Alternate 1, for a term beginning on January 1, 2023 and expiring on December 31, 2024. The motion passed unanimously by a 7 to 0 vote.

Executive Agenda

11. Executive Session: As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

An Executive Session was not held during the meeting.

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

13. Adjournment.

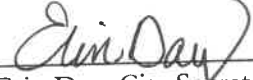
MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to adjourn the meeting at 8:44 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Erin Day, City Secretary