



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**

January 5, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

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**City Councilmembers Present:**

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

**City Councilmembers Absent:**

Councilmember Tim Baney

**City Staff Present:**

City Manager Joni Clarke  
Assistant City Manager Kent Souriyasak  
Public Works Director Scott Holden  
Development Services Director Joe Hilbourn  
CIP Manager Patrick Hubbard  
City Secretary Erin Day  
City Attorney Joe Gorfida  
Deputy Nicholas Noel

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

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**Citizen Input**

**1. Citizen Input**

There were no citizens wishing to address the City Council.

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**Community Interest**

**2. Items of Community Interest**

Mayor Olk gave items of community interest including:

- Upcoming public hearing dates for the Comprehensive Plan and Proposed Water and Wastewater Rate Increases.
- Lucas Farmers Market vendor information.
- Information about the new online GovQA Service Request Center.
- Information about the Founders Day Country Fair.
- Councilmember Fisher thanked the Lucas Christian Church for donating a historical plate to the City from the church.

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**Public Hearing**

- 3. Continuation of a Public Hearing to consider adopting Ordinance 2022-12-00963 approving the rezoning request made by Sudhir Sakaria with 3R Land Properties L.C., property owner, to rezone 4 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 the John Gray Survey, Abstract No. 349, Tract 6, 8.5 acres and Tract 7, 10.296 acres.**

Mayor Olk advised this is a continuation of the public hearing from the December 15, 2022 City Council meeting. Development Service Director Joe Hilbourn gave information regarding the zoning request, advising it received a negative recommendation by the Planning and Zoning Commission, and therefore, for the City Council to approve the request, it would require a supermajority vote. The City Council asked Mr. Hilbourn questions regarding roadways, rights-of-way, if during the platting process all ordinances would be required to be followed, septic systems, and detention ponds.

Jack Dunaway, 2 Santa Fe Trail, spoke in opposition due to the increased density, increased traffic, lower property values, and decreased quality of life for residents.

Joseph Ferdo, 6 Cimmaron Trail, spoke in opposition due to the developer's plan to put odorous, aerated septic systems on the lots and it would increase the density in the area.

Mayor Olk closed the public hearing at 6:48 p.m.

Mayor Olk gave information regarding the process of an appeal after the Planning and Zoning Commission recommends denial on a request. He explained that this property is proposed as R1 (Residential 1 Acre) in the Comprehensive Plan, and therefore the City has limited options when it comes to denying the request.

The City Council gave comments advising the public that their concerns are heard, however the Comprehensive Plan has to be followed, and encouraged the public to come to the upcoming public hearings to review the Comprehensive Plan so that issues like this are avoided in the future.

**MOTION:** A motion was made by Mayor Jim Olk, seconded by Mayor Pro Tem Peele, to approve adopting Ordinance 2022-12-00963, approving the rezoning request made by Sudhir Sakaria with 3R Land Properties L.C., property owner, to rezone 4 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 the John Gray Survey, Abstract No. 349, Tract 6, 8.5 acres and Tract 7, 10.296 acres. The motion passed unanimously by a 6 to 0 vote, with Councilmember Baney absent.

4. Public Hearing to consider amendments to the Land Use Assumptions and Capital Improvement Plan under which an Impact Fee may be amended for water and roadways within the City of Lucas. (Cancelled)

This public hearing was cancelled.

## **Consent Agenda**

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

- A. Approval of the minutes of the December 15, 2022 City Council meeting.
- B. Approval of Amendment No. 1 to the Interlocal Agreement between Collin County and the City of Lucas for Law Enforcement Services.

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

### Regular Agenda

6. **Consider adopting Ordinance 2023-01-00964 amending the City's Code of Ordinances, Chapter 8, Offenses and Nuisances, Article 8.02 Junked Vehicles.**

Development Services Director Joe Hilbourn gave a presentation explaining that our City Attorney has reviewed this ordinance and has suggested changes to fix errors in the ordinance and to add language regarding watercrafts and aircrafts.

### Council Comments

Councilmember Fisher advised she is glad to see the City going through the ordinances and getting them updated. Councilmember Johnson clarified that this ordinance does not mean that citizens cannot have junked vehicles, just that they cannot be seen by the public or be a nuisance. Councilmember Lawrence asked if this ordinance addresses all types of junked vehicles. Mr. Hilbourn advised it does.

**MOTION:** A motion was made by Councilmember Fisher, seconded by Councilmember Johnson, to approve adopting Ordinance 2023-01-00964 amending the City's Code of Ordinances, Chapter 8, Offenses and Nuisances, Article 8.02 Junked Vehicles as presented. The motion passed unanimously by a 6 to 0 vote, with Councilmember Baney absent.

7. **Discuss the West Lucas Road Reconstruction Project regarding the impacts of the alternative design and provide direction to the City Manager.**

Mayor Olk gave information regarding the history of this reconstruction project, explaining the barriers the City has regarding what Collin County will allow. He presented to the City Council options put together by staff and explained the financial implications of each option.

### Council Comments

Mayor Pro Tem Peele advised she is in favor of asking the county to widen the easement or to have the road reconstructed by the City itself without help from the county. Mayor Olk advised he could sit down with the County Commissioner to see if the matter could be taken back to Commissioner's Court. Councilmember Fisher advised she is opposed to taking away land from Lucas residents. Mayor Olk advised he would like to see left-turn lanes that would make the road safer. The City Council discussed the options and gave direction for the Mayor to schedule meetings with the County Commissioner to attempt to get the matter to go back to Commissioner's Court.

**MOTION:** There was no motion needed for this item.

8. **Discuss the location requirements related to the installation of utility structures on public right-of-way or easements and provide direction to the City Manager.**

Councilmember Fisher gave information regarding a light pole on Christian Road that was too close to the road and was presenting a safety hazard. She advised she would like to see some standards put in place to prevent utility companies from placing poles too close to the pavement and gave examples of challenges that the City may face in trying to set regulations regarding distance from the pavement.

### **Council Comments**

Mayor Pro Tem Peele asked if measurements on a map should be added to our permitting process. Councilmember Fisher advised that there were requirements in place already, but that the issue is that the further back the light poles are moved, they will eventually be in someone's property, and that utility and water lines that are already existing have to be taken into account.

Mayor Olk directed staff to come up with some safe standards to follow regarding distance from the pavement, property line, other utility lines and water lines.

**MOTION:** There was no motion needed for this item.

9. **Consider the 88th Legislative Session and discuss any proposed bill or significant resolution that may have an impact on the City of Lucas and provide guidance to the City Attorney and City Manager.**

City Attorney Gorfida asked that the City Council give him a list of bills that are top priority that they would like him to gather more information on and he would set up meetings with them to discuss his findings. Mayor Olk asked Mr. Gorfida if there were any hot-topic issues that the Council should be aware of. Mr. Gorfida and the Council discussed bills of interest such as bills related to election laws, ETJ's, authority of home-rule cities, limiting of construction materials, zoning bills, and any bills that relate to MUD districts.

**MOTION:** There was no motion needed for this item.

10. **Consider appointing City Council liaisons to the City's boards, commissions, and committees, as well as outside local organizations.**

**MOTION:** A motion was made by Mayor Olk, seconded by Mayor Pro Tem Peele, to appoint; Mayor Pro Tem Kathleen Peele as City Council Liaison to the Board of Adjustment, Councilmember Tim Baney as City Council Liaison to the Parks and Open Space Board, Councilmember Debbie Fisher as City Council Liaison to the North Texas Municipal Water District, Mayor Jim Olk as City Council Liaison to the North Central Texas Council of Governments and the Planning and Zoning Commission, and Councilmembers Debbie Fisher, David Keer, and Tim Johnson as City Council Liaisons to the Service Tree Committee. The motion passed unanimously by a 6 to 0 vote, with Councilmember Baney absent.

### **Executive Agenda**

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7. **Executive Session:** There was no Executive Session during this meeting.
8. **Reconvene from Executive Session and take any action necessary as a result of the Executive Session.**
9. **Adjournment.**

**MOTION:** A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to adjourn the meeting at 7:46 pm. The motion passed unanimously by a 6 to 0 vote, with Councilmember Baney absent.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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Erin Day, City Secretary