



AGENDA CITY COUNCIL MEETING

December 15, 2022 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, December 15, 2022, beginning at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. 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 on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Erin Day at eday@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Citizen Input

1. Citizen Input.

Community Interest

Pursuant to Section 5510415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

2. Items of Community Interest.

Public Hearing

3. Hold 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 R1.5 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. **(Development Services Director Joe Hilbourn)**

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

4. Consent Agenda:
 - A. Approval of the minutes of the December 1, 2022 City Council meeting. **(City Secretary Erin Day)**

Regular Agenda

5. Discuss the Texas Department of Transportation (TxDOT) intersection improvement project located at FM 1378 at FM 3286 (commonly referred to as the Bait Shop Intersection). **(Mayor Pro Tem Kathleen Peele)**

Executive Session

6. Executive Session:

As authorized by Section 551.074 of the Texas Government Code, the City Council may convene into closed Executive Session to deliberate the appointment of a member to the Board of Adjustment. This meeting is closed to the public as provided in the Texas Government Code.
7. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
8. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on December 9, 2022.

Erin Day, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Erin Day at 972.912.1211 or by email at eday@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

City Council Agenda Request

December 15, 2022

Item No. 01

Requester: Mayor Jim Olk

Agenda Item Request

Citizen Input.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

December 15, 2022

Requester: Mayor Jim Olk

Agenda Item Request

Items of Community Interest.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

December 15, 2022

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Hold 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 R1.5 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.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Public Hearing
- C. Take action on Ordinance

Background Information

This lot is currently zoned Residential 1.5 acres (R1.5) and the applicant is requesting a change in zoning to Residential 1 acre (R-1). The tract is 25 +/- acres of land and is shown in the Comprehensive Plan to be planned for R-1.

At the November 10, 2022 Planning and Zoning Commission meeting the request was recommended as a denial by a unanimous vote. Pursuant to Section 14.02.063 of the City Zoning Code, the Applicant is appealing the decision of the Commission.

Attachments/Supporting Documentation

1. Public Notice
2. Location Map
3. Depiction
4. Legal Description
5. Zoning Checklist
6. Land Use Map
7. Proposed Concept Plan
8. Ordinance #2022-12-00963

Budget/Financial Impact

NA



City of Lucas

City Council Agenda Request

December 15, 2022

Recommendation

The Planning and Zoning Commission recommended not approving the zoning request. However, staff recommends approval of the requested zoning change because it is conformance with the comprehensive plan.

Motion

I make a motion to approve/deny 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 R1.5 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.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Lucas, Texas, will conduct a Public Hearing on Thursday, December 15, 2022 at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider an appeal to the City Council regarding a negative recommendation given by the Planning and Zoning Commission for a request for a change in zoning from R1.5, Residential 1.5 acres, to R-1, Residential 1-acre, on a parcel of land described as follows:

SITUATED in the Lewis P. Turner survey, abstract no. 901 and in the J. Gray survey, abstract no. 349, being a survey of the 12.576 acre tract described in a correction deed from Nelda Rae Owens and Myrna Marie Godier to 3R Land Properties, L. C., recorded as clerk's file no. 2022000078425 of the Official Public Records of Collin County, Texas and a part of the 12.64017 acre tract described in a deed from Phillip E. Kennedy and wife, Margaret Jean Kennedy, to 3R Properties LC, recorded in volume 5024, page 1136 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northwest corner of said 12.64017 acre tract and the northeast corner of the corrected plat of Kirkland Estates West recorded in volume 10, page 74 and volume A, page 244 of the Collin County plat records;

THENCE North 88°55'12" East, with the north line of said 12.64017 acre tract, 298.73 feet to a 2.5-inch iron pipe found at the northeast corner of said 12.64017 acre tract and the northwest corner of said 12.576 acre tract;

THENCE South 89°34'53" East, with the north line of said 12.576 acre tract, passing at 290.04 feet a 3/4-inch iron pin found and continuing in all, 296.30 feet to a point at the northeast corner of said 12.576 acre tract;

THENCE South 00°23'01" East, 1863.33 feet to a 1/2-inch iron pin set in the north right-of-way line of Parker Road(FM 2514), at the northeast corner of the 0.1715 acre tract recorded as clerk's file no. 20150922001201110;

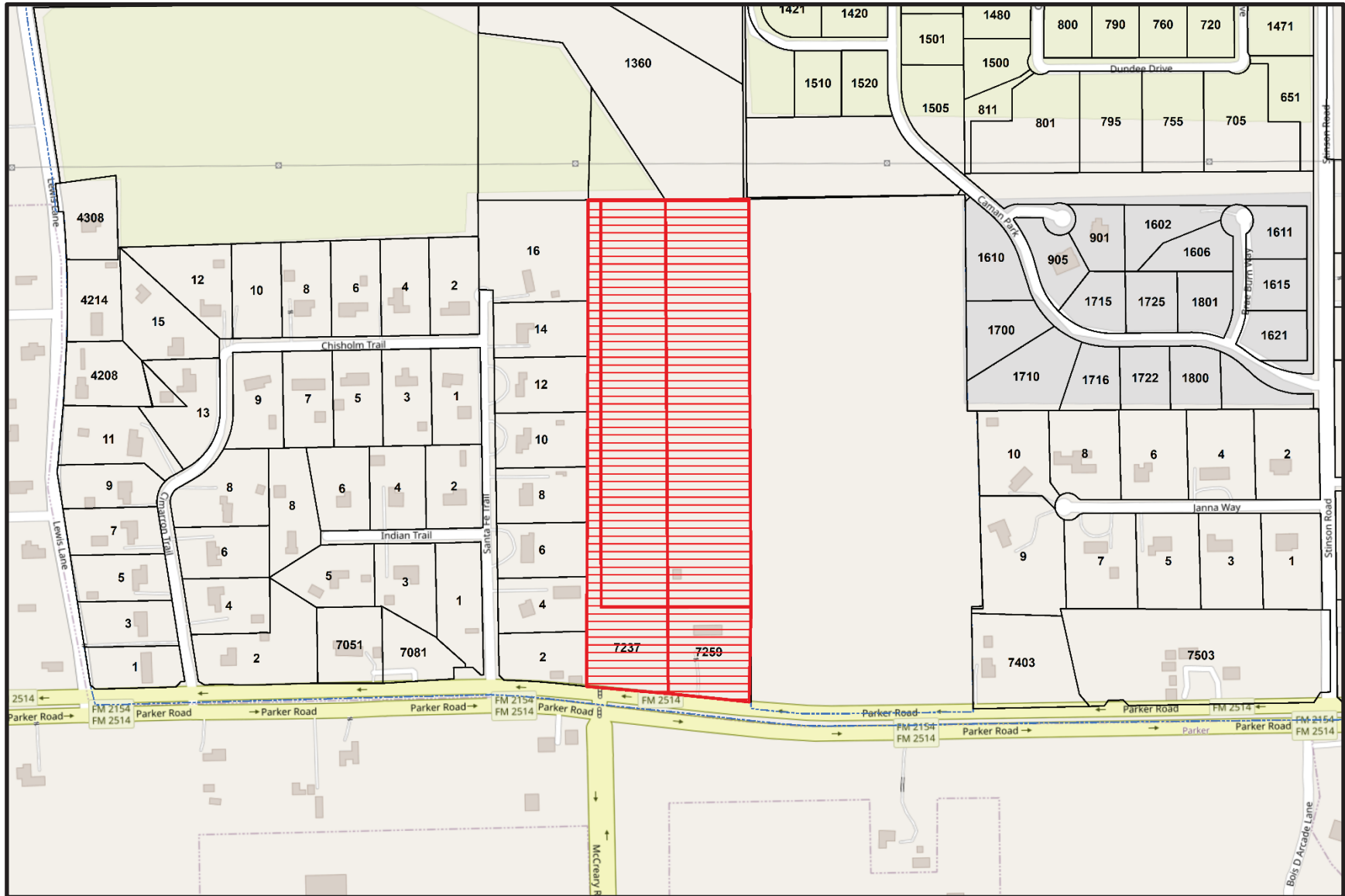
THENCE North 84°05'06" West, with the north right-of-way line of said Parker Road and with the north line of said 0.1715 acre tract, passing at 298.10 feet, the northwest corner of said 0.1715 acre tract and the northeast corner of the 0.1458 acre tract recorded as clerk's file no. 20151125001484280, continuing with the north line of said 0.1458 acre tract, in all 603.38 feet to an iron pin found with aluminum cap at the northwest corner of said 0.1458 acre tract; same being in the west line of said 12.64017 acre tract and the east line of said Kirkland Estates West;

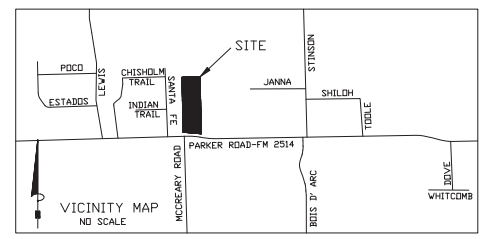
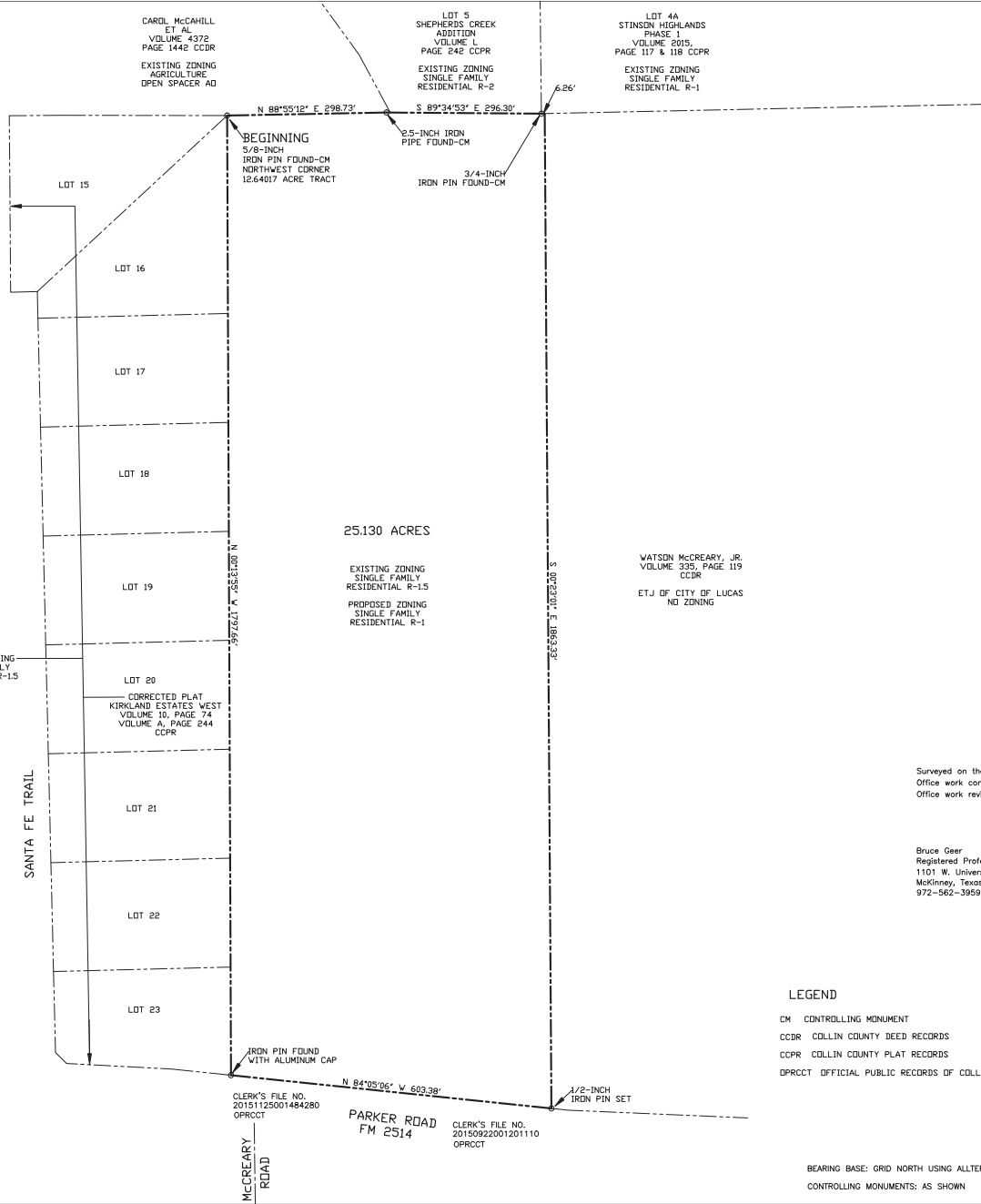
THENCE North 00°13'55" West, with the west line of said 12.64017 acre tract and the east line of said Kirkland Estates West, 1797.66 feet to the PLACE OF BEGINNING and containing 25.130 acres.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments, you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, or email eday@lucastexas and it will be presented at the hearing. If you have any questions about the request, please contact Joe Hilbourn at jhilbourn@lucastexas.us.



LOCATION MAP: PARKER ROAD DEVELOPMENT





25.130 ACRES

EXISTING ZONING
SINGLE FAMILY
RESIDENTIAL R-15
PROPOSED ZONING
SINGLE FAMILY
RESIDENTIAL R-1

WATSON McCREARY, JR.
VOLUME 335, PAGE 119
CCDR
ET J OF CITY OF LUCAS
NO ZONING

Surveyed on the ground and under my supervision.
Office work completed October 6, 2022
Office work revised October 17, 2022

Bruce Geer

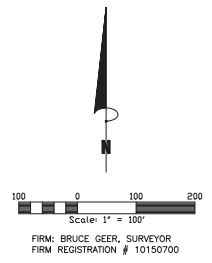
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive (U.S. Highway 380)
McKinney, Texas 75069
972-562-3959



LEGEND

- CM CONTROLLING MONUMENT
- CCDR COLLIN COUNTY DEED RECORDS
- CCPR COLLIN COUNTY PLAT RECORDS
- DPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS

BEARING BASE: GRID NORTH USING ALLTERRA GPS NETWORK
CONTROLLING MONUMENTS: AS SHOWN



Developer/Owner:
JR Land Properties L. C.
3708 Gray Lane
Parker, Texas 75002

Surveyor:
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive (U.S. Highway 380)
McKinney, Texas 75069
972-562-3959

ZONING EXHIBIT
25.130 ACRES
LEWIS P. TURNER SURVEY,
ABSTRACT NO. 901 AND IN THE
J. GRAY SURVEY, ABSTRACT NO. 349
CITY OF LUCAS
COLLIN COUNTY, TEXAS
7259 E. PARKER ROAD
LUCAS, TEXAS 75002
SURVEY DATE: 10-6-2022

Legal Description
(3R Properties, Parker Road)

SITUATED in the Lewis P. Turner survey, abstract no. 901 and in the J. Gray survey, abstract no. 349, being a survey of the 12.576 acre tract described in a correction deed from Nelda Rae Owens and Myrna Marie Godier to 3R Land Properties, L. C., recorded as clerk's file no. 2022000078425 of the Official Public Records of Collin County, Texas and a part of the 12.64017 acre tract described in a deed from Phillip E. Kennedy and wife, Margaret Jean Kennedy, to 3R Properties LC, recorded in volume 5024, page 1136 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northwest corner of said 12.64017 acre tract and the northeast corner of the corrected plat of Kirkland Estates West recorded in volume 10, page 74 and volume A, page 244 of the Collin County plat records;

THENCE North 88°55'12" East, with the north line of said 12.64017 acre tract, 298.73 feet to a 2.5-inch iron pipe found at the northeast corner of said 12.64017 acre tract and the northwest corner of said 12.576 acre tract;

THENCE South 89°34'53" East, with the north line of said 12.576 acre tract, passing at 290.04 feet a 3/4-inch iron pin found and continuing in all, 296.30 feet to a point at the northeast corner of said 12.576 acre tract;

THENCE South 00°23'01" East, 1863.33 feet to a 1/2-inch iron pin set in the north right-of-way line of Parker Road(FM 2514), at the northeast corner of the 0.1715 acre tract recorded as clerk's file no. 20150922001201110;

THENCE North 84°05'06" West, with the north right-of-way line of said Parker Road and with the north line of said 0.1715 acre tract, passing at 298.10 feet, the northwest corner of said 0.1715 acre tract and the northeast corner of the 0.1458 acre tract recorded as clerk's file no. 20151125001484280, continuing with the north line of said 0.1458 acre tract, in all 603.38 feet to an iron pin found with aluminum cap at the northwest corner of said 0.1458 acre tract; same being in the west line of said 12.64017 acre tract and the east line of said Kirkland Estates West;

THENCE North 00°13'55" West, with the west line of said 12.64017 acre tract and the east line of said Kirkland Estates West, 1797.66 feet to the PLACE OF BEGINNING and containing 25.130 acres.



Zoning Exhibit Checklist

Minimum Requirements

Project Name: SANDALWOOD TRAIL DEVELOPMENT

Preparer: David Lewis, P.E. - LR Engineering

This checklist is provided to assist you in addressing the minimum requirements for a zoning or rezoning submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by initialing the box next to the required information. Initialing each item certifies to the City that you have completely and accurately addressed the issue. Return this form at the time of application submittal.

A zoning/rezoning request and associated plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed.

For Zoning or Rezoning to a Straight Zoning District

- Location/vicinity map showing the location of the proposed zoning with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.
- Statement of purpose and intent of the zoning or rezoning that includes:
 - Land Use(s) proposed
 - Existing and proposed zoning
 - Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - Impact on land use(s) adjacent to the rezoning request.
 - Conformance to the Comprehensive Plan.
 - Other information as required by City staff, Planning & Zoning Commission, and/or City Council
 - If a residential use, the density of the proposal and density of adjacent residential use(s).
- Adjacent zoning and existing land use(s) within 500 feet is indicated.
- Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the property are shown and labeled.
- A note stating that development of the site will be in accordance with City of Lucas development standards.
- Provide an electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document.
- Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



ZONING APPLICATION

City of Lucas, Texas

Name of Project: SANDALWOOD TRAIL DEVELOPMENT

Application Fee

<input checked="" type="checkbox"/> Initial Zoning (newly annexed or agricultural property) per classification	\$450.00
<input type="checkbox"/> Rezoning (property currently zoned) per classification	\$450.00
<input type="checkbox"/> Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures	\$450.00

Physical Location of Property: 7259 E. Parker Rd - approx. northeast of McCreary Rd intersection.

[Address and General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):

Lewis P. Turner Survey, Abstract No. 901 (Tract 4 & 5), and J. Gary Survey, Abstract No. 349 (Tract 6 & 7)

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Collin County Appraisal District Short Account Number: 372331, 372340, 359061, 359070

Acreage: 25.13 Existing Zoning: R1.5 Requested Zoning: R1
(Total)

[Attach a detailed description of requested zoning]

OWNER(S) NAME: 3R LAND PROPERTIES L.C. Phone Number: 214-727-6181

Applicant / Contact Person: Sudhir Sakaria Title: Principal

Company Name: 3R LAND PROPERTIES L.C.

Mailing Address: 1470 N. Kimball Ave City: Southlake State: TX ZIP: 76092

Phone: () 214-727-6181 Fax: () _____ Email Address: _____

ENGINEER(S) / REPRESENTATIVE(S) NAME: David Lewis, P.E. - LR Engineering

Contact Person: David Lewis, P.E. Title: Principal

Company Name: LR Engineering

Mailing Address: 2115 Teakwood Ln, Suite 450 City: Plano State: TX ZIP: 75075

Phone: () 972-964-2161 Fax: () 972-964-2037 Email Address: engineering@lrtexas.com



ZONING APPLICATION (continued)

Name of Project: **SANDALWOOD TRAIL DEVELOPMENT**

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal.)

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 500 feet of the subject property. Please contact City staff in advance for submittal deadlines.

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

SUBMISSIONS. Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

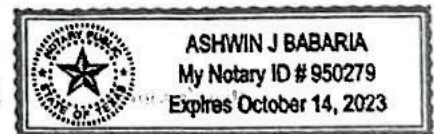
NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED, WITH NO AMBIGUITY.

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Sudhakar Sekaria, Nimish Sekaria and Ashwin Babaria the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval and incomplete applications will result in delays and possible denial."

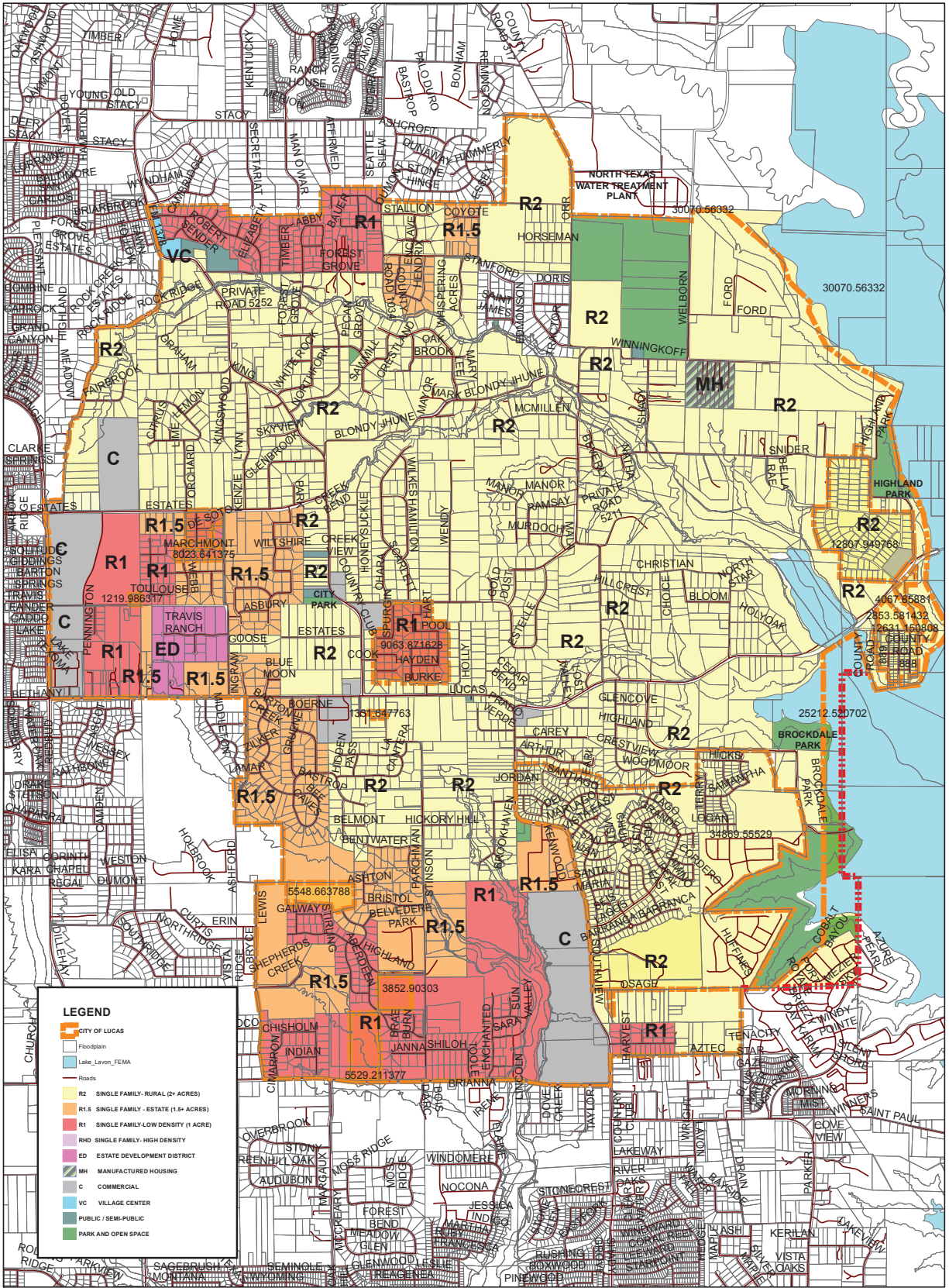
[Signatures]
****Owner / Agent (circle one)**



SUBSCRIBED AND SWORN TO before me, this the 18th day of OCTOBER, 2022

Notary Public in and for the State of Texas: [Signature]

Official Use Only	Action Taken
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Made a Written Withdrawal: Yes or No	Date: _____



March 16, 2017

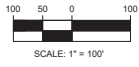
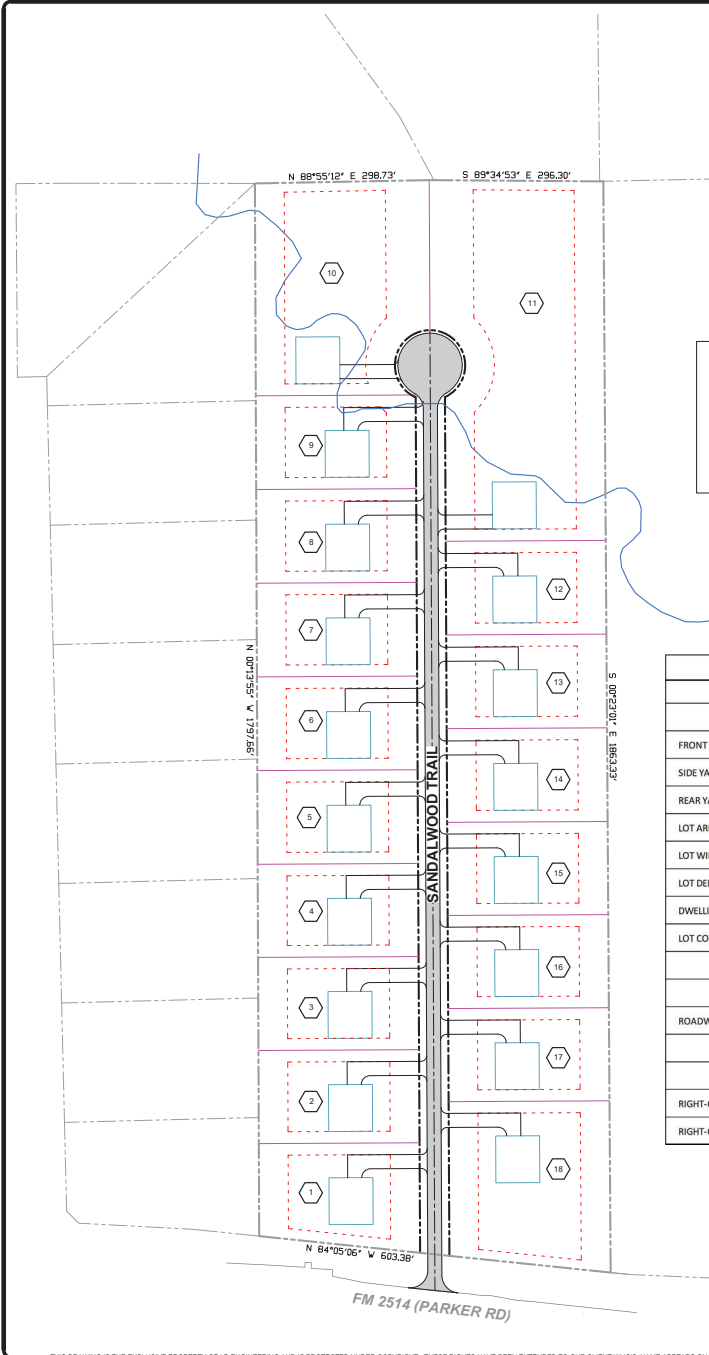


LAND USE MAP

CITY OF LUCAS

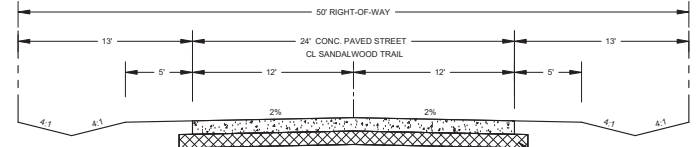


0 1,250 2,500 Feet



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINES
- - - LOT SETBACK LIMITS
- - - APPROX. FLOODWAY
- ▬ PROPOSED PAVED ROAD
- LOT ID



50' RIGHT-OF-WAY WITH 24' PAVED STREET
NOT TO SCALE

(PAVEMENT SECTION SHALL MEET THE CITY OF LUCAS STANDARDS OR AS RECOMMENDED BY GEOTECHNICAL REPORT)

R1 ZONING COMPLIANCE TABLE			
	SECTION	REQUIREMENT	PROVIDED
R1 ZONING			
FRONT YARD	14.03.233/ 14.03.113	50 FT	80 FT (MIN.)
SIDE YARD	14.03.233/ 14.03.113	SMALLER OF 10% OF LOT WIDTH OR 20 FT	20 FT (MIN.)
REAR YARD	14.03.233/ 14.03.113	50 FT	119 FT (MIN.)
LOT AREA	14.03.233	1 ACRE	1 ACRE (MIN.)
LOT WIDTH	14.03.233	140 FT	159 FT (MIN.)
LOT DEPTH	14.03.233	180 FT	188 FT (MIN.)
DWELLING SIZE	14.03.233	1,800 SF	6,000 SF
LOT COVERAGE	14.03.233	LESS THAN 30% OF LOT AREA	14% (MAX.)
ROADWAY			
ROADWAY WIDTH	10.03.123(a)(1)	24 FT	24 FT
RIGHT-OF-WAY			
RIGHT-OF-WAY, STREET	10.03.123(a)(1)	50 FT	50 FT
RIGHT-OF-WAY, CUL-DE-SAC RADIUS	10.03.123(a)(5)	60 FT	60 FT

PROPOSED PARCEL/LOT SCHEDULE										
LOT ID	FRONT YARD (FT)	SIDE YARD		REAR YARD (FT)	LOT AREA		LOT WIDTH (FT)	LOT DEPTH (FT)	DWELLING SIZE (SF)	LOT COVERAGE
		LEFT (FT)	RIGHT (FT)		(SF)	(AC)				
1	80	20 (MIN.)	59	119	47,487	1.0902	187.9	274.64	6,000	13%
2	80	20	59	119	43,626	1.0015	159	274.38	6,000	14%
3	80	20	59	119	43,598	1.0009	159	274.20	6,000	14%
4	80	20	59	119	43,569	1.0002	159	274.02	6,000	14%
5	80	20	60	119	43,814	1.0058	160	273.84	6,000	14%
6	80	20	60	118	43,784	1.0051	160	273.65	6,000	14%
7	80	20	60	118	43,755	1.0045	160	273.47	6,000	14%
8	80	20	60	118	43,726	1.0038	160	273.29	6,000	14%
9	80	20	60	118	43,680	1.0028	160	273.10	6,000	14%
10	94	20	248	68	103,140	2.3678	368	297.80	6,000	6%
11	80	514	20	118	171,462	3.9362	615	188.06	6,000	3%
12	80	60	20	118	43,747	1.0043	160	273.42	6,000	14%
13	80	60	20	118	43,785	1.0052	160	273.67	6,000	14%
14	80	60	20	118	43,824	1.0061	160	273.91	6,000	14%
15	80	59	20	119	43,588	1.0006	159	274.15	6,000	14%
16	80	59	20	119	43,626	1.0015	159	274.38	6,000	14%
17	80	59	20	119	43,664	1.0024	159	274.62	6,000	14%
18	80	59	116	119	76,501	1.7562	275	275.37	6,000	8%

UTILITIES		
TYPE OF UTILITY	UTILITY OWNER/ADMINISTRATION	NOTES
WATER	CITY OF LUCAS	EXISTING 6" MAIN AVAILABLE ALONG FM 2514. PROPOSED WATER MAIN WILL BE LOOPED FROM AND TO FM 2514. EXPECTED 15,120 GPD DEMAND OR 840 GPD/LOT.
ELECTRIC	ONCOR	EXISTING PRIMARY AVAILABLE ALONG FM 2514
SANITARY/SEWAGE	COLLIN COUNTY	INDIVIDUAL SEPTIC SYSTEM PER LOT

- NOTES:
- EXISTING PROPERTY LINE BEARINGS SHOWN ARE BASED ON SURVEY TITLED ZONING EXHIBIT PROVIDED BY BRUCE GEER, L.S., DATED 10/17/22.
 - SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF LUCAS DEVELOPMENT STANDARDS.

PROPOSED RE-ZONING R1.5 TO R1

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LR ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN EXTENDED TO OUR CLIENT WHO'S NAME APPEARS ON THE PLAN. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR DISTRIBUTION IS EXPRESSLY LIMITED TO SUCH USE. ALTERATIONS BY ANY PARTY OTHER THAN LR ARE NOT PERMITTED MAY VOID RESPONSIBILITY. NOTIFY THIS ENGINEER IF PLANS APPEAR TO HAVE BEEN MODIFIED.

REV#	DATE	DESCRIPTION
A	10/10/22	RE-ZONING EXHIBIT

LR ENGINEERING
STRUCTURAL DESIGN & INSPECTION
2116 TEAKWOOD LANE
PLANO, TEXAS 75075
PHONE # 972-844-2451
FAX # 972-844-2037
ENGINEERING@LRTEXAS.COM
FIRM # F-15662

SANDALWOOD TRAIL DEVELOPMENT
RE-ZONING R1.5 TO R1
72377259 E PARKER RD
LUCAS, TEXAS 75002
ABS ABOUT 3RD AND 4TH PROPERTIES
CONTACT: SUDHIR SAKARIA - 214-727-6181



City of Lucas

City Council Agenda Request

December 15, 2022

Requester: City Secretary Erin Day

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the December 1, 2022, City Council meeting.

Background Information

NA

Attachments/Supporting Documentation

- 1. Minutes of the December 1, 2022 City Council meeting

Budget/Financial Impact

NA

Recommendation

City staff recommends approval of the Consent Agenda.

Motion

I make a motion to approve the Consent Agenda as presented.



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:

ATTEST:

Mayor Jim Olk

Erin Day, City Secretary



City of Lucas

City Council Agenda Request

December 15, 2022

Requester: Mayor Pro Tem Kathleen Peele

Agenda Item Request

Discuss the Texas Department of Transportation (TxDOT) intersection improvement project located at FM 1378 at FM 3286 (commonly referred to as the Bait Shop Intersection).

Background Information

In May 2017, the City became an active participant in the planning for improvements by entering into an agreement with Collin County for the purchase of 2.194 acres of land (Lucas Corners Tract) on the north side of Lucas Road. The City's cost was \$300,000, and the land was held in Collin County's name. This was a proactive step to assist TxDOT in securing the necessary right-of-way for the project.

In July 2020, the City was contacted by members of the TxDOT Right-of-Way Division requesting that the City enter a Local Public Agency (LPA) Agreement. The Bait Shop Intersection project will have 11 parcels, and an estimate by TxDOT shows that the City's 10% participation cost (Texas Administrative Code: (43 TAC § Local Governments to contribute to the State funding participation for the cost of acquiring the right of way and relocating or adjusting utilities for the proper improvement of the State Highway System) is \$129,517.60.

On August 20, 2020, the City Council took no action on this item until a meeting with TxDOT could be arranged. On September 17, 2020, Collin County Area Engineer Jennifer Vorster, PE provided information to the Lucas City Council regarding TxDOT's design. Ms. Vorster is responsible for all TxDOT work within Collin County.

This project is anticipated to be scheduled to go to bid in May 2023. TxDOT has acquired all right-of-way, completed 95% construction plans, and existing utilities are currently being relocated.

The City of Lucas is being required to relocate a 12-inch waterline to accommodate TxDOT's Bait Shop Intersection project. The City is waiting on the permit to be issued and the project is ready to go out to bid.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

This is a TxDOT project, and the following funding has been provided by the City of Lucas:



City of Lucas

City Council Agenda Request

December 15, 2022

- 10% of right-of-way acquisition cost = \$129,518 (2019 CO FY 2019-2020)
- Land acquisition with Collin County for 2.194-acre tract = \$300,000 (Reserves FY 2016-2017). The City of Lucas also received proceeds from land sale to TxDOT = \$248,093 (3/8 of \$661,581 – split with Collin County)

The City of Lucas is also required to relocate a 12-inch water line. The City acquired the services of Huitt-Zollars, Inc. in January 2021. The design budget is \$107,875, of which \$94,219 has been spent as of December 5, 2022. The construction budget is \$1,134,546 which includes a 10% contingency.

Recommendation

NA

Motion

There is no motion needed for this item.



City of Lucas
City Council Agenda Request
December 15, 2022

Item No. 06

Requester: Mayor Jim Olk

Agenda Item Request

Executive Session:

As authorized by Section 551.074 of the Texas Government Code, the City Council may convene into closed Executive Session to deliberate the appointment of a member to the Board of Adjustment. This meeting is closed to the public as provided in the Texas Government Code.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas
City Council Agenda Request
December 15, 2022

Item No. 07

Requester: Mayor Jim Olk

Agenda Item Request

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

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA