



AGENDA CITY COUNCIL MEETING

March 2, 2023 | 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, March 2, 2023, 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.
 - Mayor's items of community interest

- Red Kettle Challenge presentation by the Salvation Army of North Texas.

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.

3. Consent Agenda:
 - A. Memorandum to the City Council of the automatic renewal of the Interlocal Agreement with Lovejoy ISD for Emergency Medical Services and providing an overview of the cost and burden to Lucas Fire-Rescue during the 2022 football season. **(Fire Chief Ted Stephens)**
 - B. Approval of Ordinance 2023-03-00972 declaring unopposed candidates in the May 6, 2023 General Election to be elected to office, cancelling the May 6, 2023 General Election and providing an effective date. **(City Secretary Erin Day)**
 - C. Approval of the minutes of the February 16, 2023 City Council meeting, the February 23, 2023 City Council Special Called meeting, and the February 23, 2023 City Council and Planning and Zoning Commission Joint Special Called meeting. **(City Secretary Erin Day)**

Public Hearing

4. Conduct a public hearing and consider approval of amendments to the Land Use Assumptions, Capital Improvement Plan and Water and Roadway Impact Fee Report. **(Public Works Director Scott Holden, CIP Manager Patrick Hubbard)**
 - A. Presentation by CIP Manager Patrick Hubbard
 - B. Conduct public hearing
 - C. Take action regarding approval of amendments to the Land Use Assumptions, Capital Improvement Plan, and Water and Roadway Impact Fee Report
5. Conduct a public hearing and consider a request by Billy Ray and Sharon McGee, property owners of 1050 Creek View Lane, Willow Creek Acres (Unrecorded), Lot 36 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space. **(Development Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding the proposed specific use permit request
6. Conduct a public hearing and consider a request by Charles and Elise Bissell, property owners of 1220 Winningkoff Road, Rolling Hills Estates, Block A, Lot 1 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space. **(Development Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding the proposed specific use permit request

Regular Agenda

7. Consider the acceptance and approval of the City of Lucas Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2021-2022 presented by Susan LaFollett from Vail & Park, P.C. (**Finance Director Liz Exum**)
8. Discuss the City of Lucas Thoroughfare Plan. (**Development Director Joe Hilbourn**)
9. Consider a request by Wylie Northeast Special Utility District to amend its Certificate of Convenience and Necessity to provide sewer utility service to two areas. (**Development Director Joe Hilbourn**)

Executive Session

10. Executive Session:
 - A. As authorized by Section 551.071 of the Local Government Code, the City Council may convene into Executive Session to consult with the attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter, to-wit: obtain legal advice on result of SUP audit.
 - B. As authorized by Section 551.071 of the Local Government Code, the City Council may convene into Executive Session to consult with the attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter, to-wit: obtain legal advice on property rental regulations and short-term property rental regulations.
 - C. As authorized by Section 551.071 of the Local Government Code, the City Council may convene into Executive Session to consult with the attorney on a matter in which the attorney's duty to the government body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter, to-wit: obtain legal advice regarding cottage food production operation zoning law.
11. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
12. 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 February 24, 2023.

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

March 2, 2023

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

March 2, 2023

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

March 2, 2023

Item No. 03

Requester: City Secretary Erin Day
Fire Chief Ted Stephens

Agenda Item Request

Consent Agenda:

- A. Memorandum to the City Council of the automatic renewal of the Interlocal Agreement with Lovejoy ISD for Emergency Medical Services and providing an overview of the cost and burden to Lucas Fire-Rescue during the 2022 football season.
- B. Approval of Ordinance 2023-03-00971 declaring unopposed candidates in the May 6, 2023 General Election to be elected to office, cancelling the May 6, 2023 General Election and providing an effective date.
- C. Approval of the minutes of the February 16, 2023 City Council meeting, the February 23, 2023 City Council Special Called meeting, and the February 23, 2023 City Council and Planning and Zoning Commission Joint Special Called meeting.

Background Information

Agenda Item 3A:

During the February 21, 2019 City Council Meeting, the City Council agreed to allow the Interlocal Agreement for Emergency Medical Services with Lovejoy ISD to automatically renew on a yearly basis. Mayor Olk requested an annual evaluation of the needs of the school and the burden, if any, put on Lucas Fire-Rescue and provide the City Council a yearly update on this matter.

Agenda Item 3B:

On February 16, 2023, the City Council ordered the City of Lucas General Election to be held on May 6, 2023 for the purpose of electing two (2) City Councilmembers for Seat Number 1 and Seat Number 2. The filing period for submitting an application for a place on the ballot ended on February 17, 2023. For Seat 1, Councilmember Tim Johnson was the only applicant. For Seat 2, Chairman Dusty Kuykendall was the only applicant. As both Seats are unopposed, the election can be cancelled.

Attachments/Supporting Documentation

1. Interlocal Agreement with Lovejoy ISD for Emergency Medical Services
2. Ordinance 2023-03-00972 Declaring Unopposed Candidates and Cancelling Election
3. Certificate of Unopposed Candidates
4. February 16, 2023 City Council Meeting Minutes



City of Lucas

City Council Agenda Request

March 2, 2023

Item No. 03

5. February 23, 2023 City Council Special Called Meeting Minutes
6. February 23, 2023 City Council and Planning and Zoning Commission Joint Special Called Meeting Minutes

Budget/Financial Impact

N/A

Recommendation

City staff recommends approval of the Consent Agenda.

Motion

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



MEMORANDUM

To: Lucas City Council

From: Ted Stephens, Fire Chief 

Copy: Joni Clarke, City Manager; Liz Exum, Finance Director

Re: Lovejoy EMS

Date: February 7, 2023

During the July 19, 2018 City Council meeting, Mayor Olk requested that when the Lovejoy ISD (LISD) contract is up for renewal for ambulance service it be brought before the City Council for review. The contract has an automatic renewal date of March 2022 unless terminated by either party. Termination of the contract requires a 30-day written notice.

During the February 21, 2019 City Council Meeting, Council agreed with my request to allow the contract to automatically renew on a yearly basis. Mayor Olk requested I evaluate the needs of the school and the burden, if any, put on Lucas Fire-Rescue and send the Council a yearly update on this matter.

Our current guideline is to send Medic 862 to cover the game, while Medic 861 covers the City. If a transport is needed from the game and Medic 861 is not on another call for service, Medic 861 will respond to the school and take the patient to the hospital. If Medic 861 is on another call, Wylie Dispatch would automatically dispatch a Fairview, Allen, or Wylie ambulance.

Lovejoy ISD only hosted 6 home games this season where our ambulance was requested. Volunteer EMT's and Paramedics are given the first option at working the games. During the 2022 football season, an even split between volunteer emergency responders and full-timers worked the football games.

During the 2022 football season, our total expenditure for LISD game coverage was \$1,099.43. Total revenue from LISD was \$2,106.00.

I strongly support continuing to provide EMS services to the Lovejoy football games and that there is very little burden on Lucas Fire-Rescue or the City of Lucas.

If you have any questions or comments, please do not hesitate to contact me.

STATE OF TEXAS §
 § **INTERLOCAL AGREEMENT FOR**
COUNTY OF COLLIN § **EMERGENCY MEDICAL SERVICES**

This Interlocal Agreement ("Agreement") is made by and between the City of Lucas, Texas ("City") and the Lovejoy Independent School District ("LISD"), (each a "Party" and collectively the "Parties"). acting by and through their duly authorized representatives.

RECITALS

WHEREAS, this Agreement is being entered into pursuant to the Interlocal Cooperation Act, V.T.C.A., Government Code, Section 791.001, *et seq.* (the "Act"); and

WHEREAS, City and LISD are units of local governments engaged in the provision of governmental functions and services to their citizens as defined by Section 791.003 of the Act; and

WHEREAS, these functions and services serve the public health, safety and welfare, promote efficiency and effectiveness of local government and are of mutual concern to the parties; and

WHEREAS, LISD desires to have Emergency Medical Services provided by the City at all Lovejoy Independent School District home football games (varsity, junior varsity and middle school); and

NOW, THEREFORE, in consideration of the mutual promises and benefits contained herein, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article I
Term

The term of this Agreement shall be for a period of one year commencing on the last date of execution hereof (the "Effective Date") and shall thereafter automatically continue for successive terms of one (1) year each, unless sooner terminated as provided herein.

Article II
Scope of Work

2.1 City shall provide one on-site equipment with two qualified personnel at LISD home football games (varsity, junior varsity and middle school) at either Lovejoy High School field, 2350 Estates Parkway, or Willow Springs Middle School, 1101 West Lucas Road.

2.2 On-site equipment and service will remain dedicated to the LISD event and will not be available for other routine EMS calls. If an on-site injury occurs at the event requiring

ambulance transport services, another ambulance and crew will be immediately routed to the event to transport the patient.

2.3 The coordination of the games requiring City's services shall be assigned to the City Manager, or his/her designee; and the LISD Superintendent, or his/her designee. LISD shall notify and provide the City with the game schedule(s) thirty (30) days prior to the first game. LISD shall notify the City of any modifications to the game schedule, including date, time or location, not later than 72 hours in advance.

Article III Compensation

3.1 LISD shall compensate the City in the amount of \$78.00 per hour for two (2) emergency medical technicians and/or paramedics and equipment for each LISD home football game (varsity, junior varsity and middle school).

3.2 City shall bill and collect all allowable fees and costs if it is necessary to provide a medical transport.

3.3 In the unlikely condition of certain extreme, catastrophic, or immediate life-threatening emergencies requiring the City to utilize the equipment and crew dedicated to the LISD event or a lapse of on-site coverage occurs, all fees associated with this Agreement for the event will be waived.

Article IV Termination

4.1 This Agreement may be terminated by the City in the event the LISD breaches any of the terms or conditions of this Agreement and, such breach is not cured within thirty (30) days after written notice thereof from City to the LISD, provided, however, that in the event the breach cannot be cured through diligent effort within such thirty (30) day period and the LISD commences action to cure such breach within such thirty (30) day period and diligently pursues such action and the City shall extend the period to cure for an additional thirty (30) days.

4.2 City or LISD may cancel this Agreement for any reason and at any time upon thirty (30) days written notice by certified mail to the other Party to this Agreement. Both the City and LISD agree that upon the termination of this Agreement that neither Party shall have any liability whatsoever to the other Party.

Article V Miscellaneous

5.1 Successors and Assigns. This Agreement shall be binding on and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives,

successors, and assigns. This Agreement may not be assigned without the written consent of the other Party.

5.2 Limitation on Liability. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties. It is understood and agreed among the Parties that each Party, in satisfying the conditions of this Agreement, has acted independently, and each Party assumes no responsibilities or liabilities to third Parties in connection with these actions.

5.3 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that is granted and assumed under this Agreement.

5.4 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day actually received when sent by courier or otherwise hand delivered.

If intended for City:

City of Lucas, Texas
Attn: Joni Clarke, City Manager
665 Country Club Road
Lucas, Texas 75002

With copy to:

Joseph J. Gorfida, Jr.
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Ross Tower
500 N. Akard
Dallas, Texas 75002

If intended for LISD:

Lovejoy Independent School District
Attn: Ted Moore, Superintendent
259 Country Club Road
Allen, Texas 75002

With copy to:

Robert H. Roeder
Abernathy, Roeder, Boyd & Joplin, P.C.
1700 Redbud Blvd., #300
McKinney, Texas 75069

5.5 Entire Agreement. This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the Parties and relating to the matters in this Agreement, and except as otherwise provided herein cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

5.6 Governing Law. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in District Court of Collin County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

5.7 Amendment. This Agreement may be amended by the mutual written agreement of the Parties.

5.8 Force Majeure. No Party will be liable for any default or delay in the performance of its obligations under this Agreement if and to the extent such default or delay is

caused, directly or indirectly, by fire, flood, earthquake, elements of nature or acts of God, riots, civil disorders, acts of terrorism or any similar cause beyond the reasonable control of such party, provided that the non-performing party is without fault in causing such default or delay. The non-performing Party agrees to use commercially reasonable efforts to recommence performance as soon as possible.

5.9 Legal Construction. In the event anyone or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

5.10 Recitals. The recitals to this Agreement are incorporated herein.

5.11 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but any of the counterparts shall constitute one and the same instrument.

5.12 Exhibits. Any exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

5.13 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties set forth in this Agreement shall survive termination.

5.14 Compliance with Laws. The Parties shall fully comply with all local, state and federal laws, including all codes, ordinances and regulations applicable to this Agreement and the work to be done thereunder, which exist or which may be enacted later by governmental bodies having jurisdiction or authority for such enactment.

5.15 Severability. In the event any section, subsection, paragraph, sentence, phrase or word herein is held invalid, illegal or unconstitutional, the balance of this Agreement shall be enforceable and shall be enforced as if the Parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase or word.

(signature page to follow)

EXECUTED this 19 day of March, 2018.

City of Lucas, Texas

By:

Joni Clarke
Joni Clarke, City Manager

Approved as to Form:

By:

Joseph Gorfida Jr.
Joseph Gorfida Jr., City Attorney

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

The foregoing instrument was acknowledged before me this 19 day of March, 2018, by Joni Clarke, City Manager Mayor of the City of Lucas, a municipal corporation existing under the laws of the State of Texas, in such capacity on behalf of such municipal corporation.



Stacy Henderson
Notary Public, State of Texas

My Commission Expires

9-10-2019

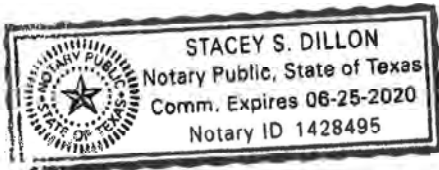
EXECUTED this 23rd day of March, 2018.

Lovejoy Independent School District

By: Ted Moore
Ted Moore, Superintendent

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me this 23rd day of March, 2018, by Ted Moore, Superintendent of Lovejoy Independent School District, on behalf of said independent school district.



Stacey Dillon
Notary Public, State of Texas
My Commission Expires
June 25, 2020



ORDINANCE 2023-03-00972
[Declaring Unopposed Candidates and
Cancelling the May 6, 2023 General Election]

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LUCAS,
COLLIN COUNTY, TEXAS, DECLARING THE UNOPPOSED
CANDIDATES IN THE MAY 6, 2023 GENERAL ELECTION TO BE
ELECTED TO OFFICE; CANCELLING THE MAY 7, 2023 GENERAL
ELECTION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on February 16, 2023, the City of Lucas General Election was ordered by the Lucas City Council to be held on May 6, 2023 for the purpose of electing two (2) Lucas City Councilmembers for Seat No. 1 and Seat No. 2.

WHEREAS, the City Secretary has certified in writing that no person has made a declaration of write-in candidacy, that each candidate on the ballot for office is unopposed for this election, and the deadlines for filing an application for a place on the ballot and declaration for a write-in candidate for the City’s General Election have expired.

WHEREAS, Chapter 2, Subchapter C, Section 2.053 of the Texas Election Code authorizes the City Council to declare the candidates elected and cancel the General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUCAS COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The following candidates, who are unopposed in the May 6, 2023 General Election, are declared elected to office, and shall be issued Certificates of Election following the time the election would have been canvassed.

<u>Office</u>	<u>Candidate</u>
City Council Seat 1	Tim Johnson
City Council Seat 2	Dusty Kuykendall

SECTION 2. The May 6, 2023 General Election is cancelled, and the City Secretary is hereby directed to cause a copy of this ordinance to be posted on Election Day at the polling location designated by Ordinance 2023-02-00971, the Lucas Community Center, located at 665 Country Club Road, Lucas, Texas.

SECTION 3. This Ordinance shall take effect immediately upon its passage.

APPROVED AND ADOPTED by the City Council of the City of Lucas this 2nd day of March, 2023.

Jim Olk, Mayor

ATTEST:

APPROVED AS TO FORM:

Erin Day, City Secretary

Joseph J. Gorfida, Jr., City Attorney



**CERTIFICATION OF UNOPPOSED CANDIDATES
FOR THE CITY OF LUCAS**

To: Mayor Jim Olk

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the City of Lucas May 6, 2023 General Election.

Offices and names of candidates:

<u>Office/Seat</u>	<u>Candidate</u>
City Council Seat 1	Tim Johnson
City Council Seat 2	Dusty Kuykendall

Erin Day, TRMC
City Secretary, City of Lucas

March 2, 2023
Date



MINUTES

CITY COUNCIL REGULAR MEETING

February 16, 2023 | 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 Phil Lawrence (*remote*)
Councilmember David Keer
Councilmember Tim Baney
Councilmember Debbie Fisher

City Staff Present:

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

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

Citizen Input

1. Citizen Input

Community Interest

2. Items of Community Interest

Mayor Olk gave items of community interest including:

- GovQa Service Request Center
- Keep Lucas Beautiful Cleanup Event
- Founders Day Country Fair
- Lucas Farmers Market upcoming dates
- Community CPR Class
- Styrofoam Recycling Dates

Mayor Olk also congratulated Deputy Nicholas Noel for earning his Advanced Certification in Negotiation.

Consent Agenda

3. Consent Agenda:

- A. Approval of Ordinance 2023-02-00968 reappointing the Municipal Court Judge for an additional two (2) year term from February 1, 2023 through February 1, 2025.
- B. Approval of the City of Lucas Quarterly Investment Report ended March 2022.

- C. Approval of the City of Lucas Quarterly Investment Report ended June 2022.
- D. Approval of the City of Lucas Quarterly Investment Report ended September 2022.
- E. Approval of Ordinance 2023-02-00971 ordering a general election to be held on May 6, 2023 for the purpose of electing two (2) City Councilmembers for Seat Number 1 and Seat Number 2, designating location of polling place, and ordering notice of election to be given as prescribed by law in connection with such election, authorizing execution of joint election agreement, and providing an effective date.
- F. Consider payment in the amount of \$199,075 from Restricted General Fund Reserves to OW Homes, LLC (Farmstead Phase Two) in conformance with the approved Public Improvement Participation Agreement for detention of excess offsite stormwater runoff.
- G. Approval of the minutes of the January 19, 2023 City Council meeting.

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

Regular Agenda

- 4. **Consider adopting Ordinance 2023-02-00969 amending the City’s Code of Ordinances, Chapter 1 titled “General Provisions” by amending article 1.09 titled “Parks and Recreation” by amending Section 1.09.062 titled “Conduct in Parks” to allow the possession, sale, and consumption of alcohol in Parks by permit or as otherwise authorized by the City.**

John Todd Elliott, 1250 Ramsay Drive, Vice Chairman for the Parks and Open Space Board, spoke in favor of this item, explaining that beer and wine is an agricultural product that will increase traffic for the Farmers Markets of 2023. Vice Chairman Elliott advised that having beer and wine will increase diversity in vendors for the market.

Dewayne and Amy Hill, 540 County Road 698 in Farmersville, spoke advising their business, Cedar Hollow Winery, just opened a year ago and that they are in the process of developing a vineyard. Mr. Hill advised he was contacted by Chairman to the Parks and Open Space Board Bill Esposito. Mrs. Hill described awards that their business has won and expressed their desire to offer their wine at the Lucas Farmers Market. Councilmember Fisher asked if the grapes used are locally grown grapes. Mr. Hill advised they are imported from different areas.

Michelle Miller, 1200 Scarlett Drive, advised she would like to see variety at the Farmers Market including wine and beer.

Val Turnbow, 550 Honeysuckle Lane, advised she is a past board member on the Parks and Open Space Board and a current volunteer of the Lucas Farmers Market. Mrs. Turnbow advised passing this ordinance would help expand the market, bring in more traffic, help local vendors and will promote agriculture. Mrs. Turnbow advised that this might help bring art into the park and promote small business.

Mayor Pro Tem Peele advised the amount consumed is not addressed in the ordinance. City Attorney Joe Gorfida advised that the amount would be based on what the vendor got the permit for and that vendors would have to verify age and abide by state law.

Councilmember Lawrence asked if vendors going to be required to show proof of licensure, and if we need to be added as an additional insured on vendor policies. Mr. Gorfida advised in order to get the permit they will need to show their license and insurance, and that the liability of serving alcohol will fall back on the vendor. Councilmember Johnson asked if the wording of the ordinance would allow the City to rent out the park for wedding type events. Mr. Gorfida advised that it would.

City Manager Joni Clarke advised staff is only asking for the ability to sell beer and wine, and to have small tastings, and that she will only issue permits related to Farmers Markets. Any other type of event would come back before City Council for approval.

Councilmember Fisher advised many people have expressed to her that selling beer and wine would be a good draw for the Farmers market. Councilmember Lawrence advised he is in agreement if it will have a solid permitting process and legal is involved making sure the proper verbiage is used. Councilmember Baney advised he believes this will be a benefit to the Farmers Market.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney, to approve adopting Ordinance 2023-02-00969 amending the City’s Code of Ordinances, Chapter 1 titled “General Provisions” by amending article 1.09 titled “Parks and Recreation” by amending Section 1.09.062 titled “Conduct in Parks” to allow the possession, sale, and consumption of alcohol in Parks by permit or as otherwise authorized by the City. The motion passed unanimously by a 7 to 0 vote.

5. Discuss recommendations to amend the City’s Code of Ordinances, Chapter 13 Utilities, Article 13.06 Solid Waste and provide direction to the City Manager.

Assistant City Manager Kent Souriyasak advised staff is recommending putting information about recycling in the ordinance for solid waste, so it is clarified for residents. Mr. Souriyasak also advised there is a conflict in the ordinance regarding the time that residents should put trash carts on the curb and the time to put them away, as well as times for brush/bulk pickup. Mayor Olk asked he would like to see the time as noon the day before to midnight the day after.

Councilmember Fisher advised she does not think there should not be a requirement on location as long as the cart is not on the road. City Manager Joni Clarke advised some people are leaving their carts by their mailboxes. Councilmember Fisher advised that if the carts blow in the road it could be a traffic hazard. Mayor Olk advised he would like to see the areas Mrs. Clarke is referencing to determine if there is an issue. Councilmember Johnson advised perhaps in Section 4 should say “shall be removed from curbside location...” and remove “out of view”. Mrs. Clarke advised that staff would gather some pictures for the City Council to review.

Mayor Olk advised item C1 talks about “other containers” which conflicts with Item A. Mrs. Clarke advised that is a conflict that needs to be removed.

Mayor Olk gave direction for staff to bring the ordinance back to staff with the conflicts resolved.

MOTION: There was no motion needed for this item.

6. **Consider adopting Ordinance 2023-02-00970 amending Code of Ordinances, Appendix C – “Fee Schedule”, Articles 19.000 and 20.000 adjusting the water and wastewater rates for a five-year period beginning March 1, 2023, through September 30, 2026.**

Finance Director Liz Exum gave a presentation advising that the rate study by Capex Consulting was approved by the City Council in November of 2022 and a public hearing was held on January 19, 2023. The ordinance will approve adjusting the water rates per the study conducted.

MOTION: A motion was made by Councilmember Keer, seconded by Councilmember Johnson, to approve adopting Ordinance 2023-02-00970 amending Code of Ordinances, Appendix C – “Fee Schedule”, Articles 19.000 and 20.000 adjusting the water and wastewater rates for a five-year period beginning March 1, 2023, through September 30, 2026. The motion passed unanimously by a 7 to 0 vote.

7. **Consider the approval of amending the fiscal year 2022-2023 budget by appropriating funding in the amount of \$60,000 from Unrestricted General Fund Reserves to Account 11-8210-421 (Vehicles) for the purchase of one-ton pickup truck with a utility bed for Public Works.**

Development Services Director Joe Hilbourn gave a presentation explaining that this year’s budget included the purchase of a one-ton pickup truck, and that there were none available, therefore staff ordered the three-quarter ton truck that was to go on the budget next year. However, staff was informed that if they need the one-ton truck for next year, it would need to be ordered this year.

Councilmember Lawrence asked if all brands were checked. Mr. Hilbourn advised that checked Chevy, Ford and Dodge, but there is a low supply of trucks. Mayor Pro Tem Peele advised low supply is a widespread issue right now.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Fisher, to approve amending the fiscal year 2022-2023 budget by appropriating funding in the amount of \$60,000 from Unrestricted General Fund Reserves to Account 11-8210-421 (Vehicles) for the purchase of one-ton pickup truck with a utility bed for Public Works. The motion passed unanimously by a 7 to 0 vote.

8. **Consider the following items as it relates to the Bait Shop Waterline Relocation Project:**

- A. **Appropriate \$168,204 from Unrestricted Water Fund Reserves to Account FY 22-23 budget Account 21-8210-490-129 (Bait Shop Waterline Relocation), resulting in a total project cost of \$1,302,750.**
- B. **Award the bid and authorize the Mayor to enter into an agreement with J&L Construction for the construction of the Bait Shop Waterline Relocation in an amount not to exceed \$1,184,318.**
- C. **Encumber a 10% contingency totaling \$118,432 to be reserved by the city to cover any unforeseen project expenses.**

Public Works Director Scott Holten gave a presentation advising that eight qualifying bids were received and J&L Construction was the low bidder and came in below the engineer’s estimate.

Mayor Olk asked if there is an estimated date of completion. Scott Holden advised the estimated date of completion is September 12, 2023. Mayor Pro Tem Peele asked if this project has to be completed before TxDOT can start their project. Mr. Holden advised that it does. Councilmember Johnson asked if the impact to access to the Bait Store has been thought about. Mr. Holden advised it will be on the backside of the Bait Store so access will not be affected.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson, to approve following items as it relates to the Bait Shop Waterline Relocation Project:

- A. Appropriate \$168,204 from Unrestricted Water Fund Reserves to Account FY 22-23 budget Account 21-8210-490-129 (Bait Shop Waterline Relocation), resulting in a total project cost of \$1,302,750.
- B. Award the bid and authorize the Mayor to enter into an agreement with J&L Construction for the construction of the Bait Shop Waterline Relocation in an amount not to exceed \$1,184,318.
- C. Encumber a 10% contingency totaling \$118,432 to be reserved by the city to cover any unforeseen project expenses.

The motion passed unanimously by a 7 to 0 vote.

9. **Consider awarding the bid and authorizing the Mayor to enter into an agreement with J&L Construction, LLC for the construction of the South Orchard Road Channel and Culvert Improvements in an amount not to exceed \$347,038 and to encumber a 10% contingency of \$34,704 for a total of \$381,742 using funds in Account 11-8209-303 (Drainage).**

Mr. Holden advised the bids were accepted on January 24, 2023, and had 6 qualifying bidders. J&L Construction was the lowest bidder. Bids were reviewed and references were checked, and it was determined that J&L Construction should be accepted by the City.

Councilmember Fisher asked if the two different projects would be able to use dirt from one project on the other. Mayor Olk advised it would be up to the contractors. Mayor Olk advised he would like to see a tabulation on what has been spent regarding drainage, including what has been spent on the Consent Agenda, so that the Council can understand the full picture of costs on all of the drainage projects. Mayor Pro Tem Peele advised the City is approaching a million dollars on drainage and that is more than she wanted spent, and that she is not in favor of this item. Councilmember Fisher advised this is an issue for Lemontree Estates, but that it would also fix issues downstream. Mayor Pro Tem Peele advised she would like to see a prioritization of what needs to be fixed. City Manager Clarke advised that the drainage update being discussed on this agenda will address some of those concerns. Mayor Olk advised that this particular culvert is in the public right-of-way and it is the City's responsibility to fix it. Councilmember Baney advised this is a test case and will help the Council going forward. Councilmember Fisher advised the new requirements for developments going in will take care of a lot of future issues going forward.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Baney, to approve awarding the bid and authorizing the Mayor to enter into an agreement with J&L Construction, LLC for the construction of the South Orchard Road Channel and Culvert Improvements in an amount not to exceed \$347,038 and to encumber a 10% contingency of \$34,704 for a total of \$381,742 using funds in Account 11-8209-303

(Drainage). The motion passed by a 6 to 1 vote, with Mayor Pro Tem Peele voting against.

- 10. Consider awarding the bid and authorizing the Mayor to enter into an agreement with G-Rod Construction, LLC for the construction of the Rimrock Detention Pond Improvements in an amount not to exceed \$164,870 and to encumber a 10% contingency of \$16,487 for a total of \$181,357 using funds budgeted in Account 11-8209-303 (Drainage).**

Councilmember Fisher advised this project will not affect just one neighborhood because it is a system that affects multiple neighborhoods and will help a large quadrant of the city. Mayor Pro Tem Peele advised the City Council needs to have the big picture so that priorities can be determined. Mayor Olk advised also that this project will make improvements to the drainage issue but will not completely fix the problem. Mayor Olk advised he agrees that the cost is high, but that this is a system that will be improve drainage for a large area.

MOTION: A motion was made by Councilman Baney, seconded by Councilmember Lawrence, to approve awarding the bid and authorizing the Mayor to enter into an agreement with G-Rod Construction, LLC for the construction of the Rimrock Detention Pond Improvements in an amount not to exceed \$164,870 and to encumber a 10% contingency of \$16,487 for a total of \$181,357 using funds budgeted in Account 11-8209-303 (Drainage). The motion passed by a 6 to 1 vote, with Mayor Pro Tem voting against.

- 11. Consider authorizing the City Manager to enter into a contract with Reynolds Asphalt & Construction Company for the rehabilitation of Honeysuckle Lane in an amount not to exceed \$54,638 and Estelle Lane in an amount not to exceed \$104,354, for a total of \$158,992 from Account 11-8209-301 Improvement Roads (Street Maintenance).**

Mr. Holden advised that Honeysuckle Lane had a water line that had to be repaired which presented an opportunity to improve Honeysuckle Lane and Estelle Lane. Mr. Holden advised that staff hopes that if Reynolds Asphalt & Construction Company does well the City can use them for future road projects.

Val Turnbow, 550 Honeysuckle Lane, spoke again advising that she has lived on Honeysuckle Lane for eight years, and that traffic has greatly increased with the school drop offs and pick ups. Mrs. Turnbow advised that they have spoken with Lovejoy ISD and nothing has been done, and that her and her neighbors cannot get out of their driveway during those time periods. Mrs. Turnbow also advised the road is damaged and needs to be repaired. Mayor Olk advised that road repairs are being done based on a rating structure, but that Honeysuckle Lane will be looked at and it's condition would be determined. Mayor Olk also encouraged Mrs. Turnbow to continue to speak with Lovejoy ISD to try to get the traffic issue addressed.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Keer, to approve authorizing the City Manager to enter into a contract with Reynolds Asphalt & Construction Company for the rehabilitation of Honeysuckle Lane in an amount not to exceed \$54,638 and Estelle Lane in an amount not to exceed \$104,354, for a total of \$158,992 from Account 11-8209-301 Improvement Roads (Street Maintenance). The motion passed unanimously by a 7 to 0 vote.

Mayor Olk recessed the City Council for a break at 8:00 p.m.

Mayor Olk reconvened the City Council into Open Session at 8:05 p.m.

12. Provide update and discuss status of drainage policy for effectively managing the stormwater system and provide direction to the City Manager.

CIP Manager Patrick Hubbard gave a presentation highlight the background of the drainage policy development, the four policy elements (Management of Public Drainage System, Activities on Private Property, Regulatory Compliance, and Funding Drainage Activity), the GIS database project status, drainage mapping, stormwater condition ratings project summary, data that will be associated with the map, the steps for inspection and condition rating of existing facilities, and the review process of facilities.

Mayor Olk advised the map is a great resource, but that the data being collected will not show the bigger picture without spending a lot of time and effort, and that the focus needs to go where the bigger issues are.

Mayor Pro Tem Peele advised the bigger picture and the funding options need to be looked at. Mayor Olk advised possibly by citizen complaints, the main concerns could be pinpointed, and then funding options could be determined. Councilmember Baney advised we are possibly down the path that we need to do a study to identify where the problems are, and that our next step should be how do we fund that study. Mayor Pro Tem Peele advised that would be too costly. Councilmember Baney advised it will be costly but necessary. Councilmember Lawrence advised that the drainage issue is like an onion, every layer you pull off has another layer underneath it, and that funding sources and problems need to be identified at the same time.

Councilmember Fisher asked for City Engineer Joe Grawjeski to come up, and asked if other large developments in the area do water studies. Joe Grawjeski advised they are required do a water drainage study as part of the process, and that new developments would not need a water study done, just the older areas.

City Manager Clarke advised with the new GovQa system being utilized for service requests, Mr. Hubbard be able to track what neighborhoods are having issues and can put together a neighborhood drainage assessment.

Councilmember Johnson asked how far staff is from being able to do inspections on culverts. City Manager Clarke advised the criteria is being developed currently and once that is finished, staff can begin inspections.

Mayor Olk advised that the first priority should be flooding of a public street, number two should be flood damage to a critical facility (such as a fire station, nursing home, or medical facility), number three should be failure of a public drainage facility, number four should be a major illicit discharge of contamination, number five should be flooding of a fire lane, and number six flooding of a private street.

Councilmember Lawrence asked if we would be able to differentiate between City owned facilities and private owned facilities. Mayor Olk advised the reports and maps will only be related to public facilities. Mr. Hubbard advised that if an issue was being caused by a citizen, code enforcement would get involved.

Mayor Olk advised the work being done is great work, but that the City Council would like to speed up the process of figuring out the biggest issues. Councilmember Lawrence asked how the priority issues can be identified. City Manager Clarke advised that staff prioritizes based on damage to structures and public roadways, and that the City's engineers are getting a lot of field experience.

Mayor Olk directed staff to work on the issues discussed and bring the item back to the City Council.

MOTION: No motion needed for this item.

- 13. 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 Joe Gorfida advised that he is keeping up to date with House Bill 2127 and Senate Bill 814, two bills that were filed that would limit the authority of municipalities in certain areas such as the finance code, insurance code, labor code, nature resource code, agriculture code, and others. Councilmember Fisher advised she is concerned about House Bill 43 related to value added taxes, and also the location of sales for sales tax as it relates to internet sales. Mr. Gorfida also mentioned a proposed bill that would shorten the response time for open record requests. Mayor Pro Tem Peele advised that the federal government has come out with a directive that any city or town that accepts government funding is subject to federal regulations regarding zoning. City Manager Clarke advised Senate Bill 612 may authorize a municipality to reauthorize street maintenance and sales tax for 8 or 10 years.

MOTION: No motion needed for this item.

- 14. Consider holding a joint workshop between the Lucas City Council and the Planning and Zoning Commission to discuss accessory building regulations.**

Mayor Olk explained that accessory building regulations have been on the agenda for multiple Planning and Zoning Commission meetings and that City Council should sit down with the Commission and explain their concerns. Mayor Olk suggested holding a workshop on February 23, 2023. Mayor Pro Tem Peele and Councilmember Lawrence advised that would not be able to attend. The City Council discussed the date and time and gave direction the joint workshop will be held on February 23, 2023 at 6:00 pm., with the evaluation of the City Manager being held prior at 5:00 pm.

MOTION: No motion needed for this item.

Executive Agenda

- 7. Executive Session:**

As authorized by Section 551.074 of the Texas Government Code, the City Council may convene into closed Executive Session for the evaluation of the City Manager. This meeting is closed to the public as provided in the Texas Government Code.

The executive session was rescheduled to February 23, 2023 at 5:00 pm.

- 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 9:06 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:

Mayor Jim Olk

Erin Day, City Secretary



MINUTES

CITY COUNCIL SPECIAL CALLED MEETING

February 23, 2023 | 5:00 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Jim Olk
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Tim Baney
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
City Secretary Erin Day

City Councilmembers Absent:

Mayor Pro Tem Kathleen Peele
Councilmember Phil Lawrence

The regular City Council meeting was called to order at 5:00 pm.

Executive Agenda

1. Executive Session:

As authorized by Section 551.074 of the Texas Government Code, the City Council may convene into closed Executive Session for the evaluation of the City Manager. This meeting is closed to the public as provided in the Texas Government Code.

Mayor Olk convened into Executive Session at 5:01 pm.

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

Mayor Olk reconvened into Regular Session at 6:00 pm.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Keer, to increase the salary of the City Manager by 4% beginning December 31, 2023. The motion passed unanimously by a 5 to 0 vote, with Mayor Pro Tem Peele and Councilmember Lawrence absent.

3. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Fisher, to adjourn the meeting at 6:01 pm. The motion passed unanimously by a 5 to 0 vote, with Mayor Pro Tem Peele and Councilmember Lawrence absent.

APPROVED:

ATTEST:

Mayor Jim Olk

Erin Day, City Secretary



MINUTES
CITY COUNCIL AND PLANNING AND ZONING
COMMISSION SPECIAL CALLED MEETING

February 23, 2023 | 6:02 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Jim Olk
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Tim Baney
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
City Attorney Courtney Morris
Development Services Director Joe Hilbourn
City Secretary Erin Day
Management Analyst Joshua Menhennet

City Councilmembers Absent:

Mayor Pro Tem Kathleen Peele
Councilmember Phil Lawrence

Planning and Zoning Commission Member

Present:

Chairman Dusty Kuykendall
Vice Chairman Tommy Tolson
Commissioner Peggy Rusterholtz

The joint special called meeting of the City Council and Planning and Zoning Commission meeting was called to order at 6:02 pm.

Executive Agenda

1. Discuss Accessory Dwelling Unit Regulations in the City of Lucas.

Mayor Olk gave a list of points regarding accessory dwelling units that are up for discussion including:

- How many accessory dwelling units should be allowed per lot.
- Standalone accessory dwelling units versus accessory dwelling units as part of an existing or larger accessory building.
- Allowable size of an accessory dwelling unit.
- Allowing a kitchen to be part of an accessory dwelling unit.
- If other accessory building regulations should remain as they are.
- If home additions that may resemble an accessory dwelling unit should be considered differently than detached structures.
- If utilities should be required to be supplied only to the main building on a lot.
- Definition of accessory dwelling unit needs to be better defined.
- Redefine accessory building, accessory use, and primary building and use.
- Conditions for approving or disapproving special use permits for kitchens in accessory dwelling units.
- If accessory buildings adjacent to streets should have the same setback requirements as the main building.

- If accessory dwelling units should be prohibited from being rented separate from the main structure.

Mayor Olk advised the Planning and Zoning Commission unanimously that there should only be one allowable accessory dwelling unit on a lot. Only one accessory dwelling unit allowed per residence.

Mayor Olk explained the Planning and Zoning Commission had mixed views regarding accessory dwelling units as a standalone building versus being part of an existing or larger accessory building. Commission Rusterholtz advised that the Planning and Zoning Commission is trying to finalize what size an accessory dwelling unit should be. Councilmember Johnson asked if an accessory dwelling unit is part of an existing house, if that would just be an addition to the house.

Mayor Olk advised there was strong public testimony regarding limiting the size of other accessory buildings. Councilmember Fisher asked if there is a size limit on attached accessory buildings. Mr. Hilbourn advised there is not, and that attached accessory buildings increase the square footage of the house, which also increases the allowable size of detached accessory buildings. Mayor Olk advised that regulation should be looked at as well.

Mayor Olk discussed the need for definitions of accessory dwelling unit, accessory buildings, accessory use, and primary buildings.

Councilmember Fisher advised that she is not a big supporter of approving special use permits. Commission Rusterholtz advised that if special use permits are done away with, then it would eliminate the ability to force residents to have a deed restriction preventing a homeowner from renting out an accessory dwelling unit. Councilmember Fisher advised that people are getting accessory dwelling units without a kitchen and then adding a kitchen after the City is done with the approval process.

Councilmember Baney asked City Attorney Courtney Morris what other cities regulations are regarding accessory dwelling units. Mrs. Morris advised other cities do not have this issue because their lot sizes are smaller and there is no uniformity, and that Lucas is unique because people have the resources and the space to build another dwelling unit. Councilmember Baney advised he is in favor of putting a max allowable size on accessory dwelling units. Vice Chairman Tolson advised that they did look at other city's regulations and both Celina and Parker had similar ordinances regarding Airbnbs. Vice Chairman Tolson advised the sizes that some of the current accessory buildings with habitable space are currently being built at makes them a second single-family home.

Mayor Olk advised there were two more things that the Planning and Zoning Commission were unanimous about, one being accessory buildings that are adjacent to the street have to meet the same setbacks as the main building, and the second being that accessory building units be prohibited from being rented out separate from the main structure.

Mayor Olk went through the changes he and City Attorney Court Morris had come up with for the current ordinance including:

- Change definition of accessory dwelling unit to suggested verbiage regarding interconnection with primary dwelling. Councilmember Johnson asked if that includes houses with drive-through breezeways that have a building on the other side. Mayor Olk advised most of those have a connecting hallway, but if one did not, then it would be counted as detached.

- Add definition of accessory buildings and structures to include language regarding a building being subordinate in area, volume and extent, as well as incidental in use to the use of the main dwelling or other principal building.
- Sentence under Section 14.04.302 regarding accessory buildings in agriculture districts should be moved to another area that makes more sense.
- Under Section 14.04.302, add language regarding use prohibited from being offensive to persons of ordinary sensibilities.
- Change the allowable size of an accessory dwelling unit to 500 square feet unless a specific use permit is obtained.
- Other clean-up type corrections need to be made, including the language regarding setbacks.
- Clarify that structures that support the accessory dwelling unit count as part of the square footage.
- Add in Section 4 that accessory dwelling units “may” only be used/occupied by the owner/occupant, their family, invited guests, and/or domestic staff.

Mayor Olk advised language regarding utilities to accessory dwelling units needs to be considered.

Councilmember Fisher asked if the total square footage of an accessory dwelling unit would include garages. Mayor Olk advised it would. Councilmember Johnson advised we may need to clarify the verbiage regarding attached accessory dwelling units.

Chairman Kuykendall asked Vice Chairman Tolson if the International Residential Code clearly define what is and is not habitable space. Vice Chairman Tolson advised it does not define non-habitable space.

Mayor Olk gave options regarding maximum square footage allowed in specific zoning districts. Vice Chairman Tolson asked if the City Council would like to see the allowable sizes on a tier system based on zoning districts. Mayor Olk advised that is what the Planning and Zoning Commission should look at, with Agriculture District considered separately.

MOTION: There was no motion needed.

2. Executive Session:

There was no executive session during this meeting.

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

3. Adjournment.

MOTION: A motion was made by Councilmember Baney, seconded by Chairman Kuykendall, to adjourn the meeting at 7:10 pm. The motion passed unanimously by a 5 to 0 vote, with Mayor Pro Tem Peele and Councilmember Lawrence absent.

APPROVED:

ATTEST:

Mayor Jim Olk

Erin Day, City Secretary



City of Lucas

City Council Regular Meeting

March 2, 2023

Item No. 04

Requester: Public Works Director Scott Holden
CIP Manager Patrick Hubbard

Agenda Item Request

Conduct a public hearing and consider approval of amendments to the Land Use Assumptions, Capital Improvement Plan and Water and Roadway Impact Fee Report.

- A. Presentation by CIP Manager Patrick Hubbard
- B. Conduct public hearing
- C. Take action regarding approval of amendments to the Land Use Assumptions, Capital Improvement Plan, and Water and Roadway Impact Fee Report

Background Information

The Planning and Zoning Commission and the City Council have completed the update to the City of Lucas Comprehensive Plan. This plan update contains Land Use Assumptions in the form of a Future Land Use Plan, which is the City's guidepost for planning long-term infrastructure needs. Changes to the Land Use Plan (i.e., Land Use Assumptions) are minimal. The Capital Improvement Plan for the 2022 Water Distribution System and the Capital Improvement Plan for the 2022-2032 Roadway Projects consist only of those capital projects which are impact fee eligible.

Impact fees, which are fees collected on new development to establish a proportionate share for the cost of existing and future capital expenditure resulting from development, are confined strictly to those projects that grow or add capacity to the system. Non-impact fee eligible projects may be included in the broader, Capital Improvement Plan used by the city but are funded from other sources and not included in this report.

Staff and the consultant Birkhoff, Hendricks and Carter, LLP (BHC) have analyzed data for all capital recovery and proposed capital projects meeting the impact fee definition. This agenda item presents these findings.

BHC has calculated a fee based on this analysis and on any revision to Land Use Assumptions or planned capital projects. This item presents the results and provides the opportunity for public comment on the 2022-2023 Water and Roadway Impact Fee Report.

The Capital Improvement Advisory Committee reviewed and received a presentation on this report on January 12, 2023. The committee recommended approval of the report.

This item pertains solely to the approval of the report and not the approval of a specific modification to the impact fee rate. An ordinance codifying this adoption and the adjustment of said impact fee rates will be provided at the March 16, 2023 City Council meeting.



City of Lucas

City Council Regular Meeting

March 2, 2023

Item No. 04

Attachments/Supporting Documentation

1. 2022-2032 Water and Roadway Impact Fee Report
2. 2022-2032 Water and Roadway Impact Fee Update: Adoption Schedule
3. Capital Improvement Advisory Committee Recommendation Letter

Budget/Financial Impact

The intent of the impact fee is to offset the cost incurred by existing taxpayers by collecting a lump sum from new development representative of a fair share of the cost of infrastructure buildout. For all projects, this fee is paid by the builder at the time of building permitting.

At the March 16, 2023, City Council meeting, staff will recommend adoption of the maximum Water and Roadway Impact Fees of \$12,930 per Living Unit Equivalent for Water and \$504.00 per Living Unit Equivalent for roadways with the clarification that a 1” residential meter is to be classified as one (1) Living Unit Equivalent. This will result in a typical total impact fee of \$14,351.28 per new single-family home permit. The City Council previously set the Roadway Impact fee below the maximum allowable amount with a combined impact fee of \$9,900 per single family unit. Based on an analysis of current home sale prices versus home sale prices in 2018, the full fee is the same or marginally less as a proportion of the median sale price of a home in Lucas. Both the current fee and proposed fee are equivalent to approximately 1% of the median sale price for a home at the time of adoption.

For commercial permits, staff anticipate a net reduction in total impact fees even with the adoption of the maximum allowable fee due to the reduction in the roadway impact fee rate.

Recommendation

Engineering and Development Services staff recommend that the City Council approve amendments to the Land Use Assumptions, Capital Improvement Plan and Water and Roadway Impact Fee Report as presented.

Motion

I make a motion to approve/deny approval of amendments to the Land Use Assumptions, Capital Improvement Plan and Water and Roadway Impact Fee Report as presented.

WATER & ROADWAY IMPACT FEE UPDATE 2022-2032



Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

*SPECIALIZING IN CIVIL ENGINEERING FOR
MUNICIPALITIES AND GOVERNMENTAL AGENCIES
(WATER IMPACT FEE)*

In Association With

LEE ENGINEERING, L.L.C.

(ROADWAY IMPACT FEE)

CITY OF LUCAS
WATER AND ROADWAY 2022-2032 IMPACT FEE UPDATE

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Gary C. Hendricks, P.E., R.P.L.S.
(Water Impact Fee)

[Handwritten Signature]
01/30/2023

Saul Mendoza, E.I.T.
(Water Impact Fee)

[Handwritten Signature]
01/30/2023



Kelly Parma, P.E.
(Roadway Impact Fee)

[Handwritten Signature]
Lee Engineering
(TBPE F-450)

CITY OF LUCAS, TEXAS
WATER & ROADWAY IMPACT FEE UPDATE
2022 to 2032

I. INTRODUCTION

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. Under Chapter 395, political subdivisions receive authorization to enact or impose impact fees on land that is located within their political subdivision’s corporate boundaries or extraterritorial jurisdictions. No governmental entity or political subdivision can enact or impose an impact fee unless they receive specific authorization by state law or by Chapter 395.

An “Impact Fee” is a charge or assessment imposed by a political subdivision for new development within its service area in order to generate revenue for funding or recouping the costs of capital improvements of facility expansions necessitated by and attributable to the new development.¹ The Water Service Area extends to the Extra Territorial Jurisdiction (ETJ) and the Roadway Service Area is all the land within the current city limits. The first step in determining an impact fee is preparation of land use and growth assumptions for the service area for the next ten years. These assumptions were taken from the City of Lucas’ Comprehensive Plan. Next, a Capital Improvements Plan must be created to describe the water and roadway infrastructure that will be necessary to serve the anticipated land uses and growth. The following section describes the Water Impact Fee. The Roadway Impact Fee section is at the end of this report.

WATER IMPACT FEES

The following items can be included in the water impact fee calculation:

- 1) The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.
- 2) Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City and part by the Developer.
- 3) Interest and other finance charges on bonds issued by the City to cover its portion of the cost.

¹ P. 831, Texas Local Government Code, West’s Texas Statutes and Codes, 1998 Edition.

These items are summed and the utilized capacity is calculated over the impact fee period. The maximum allowable impact fee per service unit may not exceed fifty percent of the calculated maximum amount of the total utilized capital improvement cost divided by the total number of new standard service units. This maximum allowable impact fee recovers a portion of the City's costs to construct facilities to serve the new developments and growth. However, the City may recover the maximum fee by crediting the portion of utility service revenue generated by new service units during the 10-year program period.

Chapter 395 requires that an update of the land use assumptions, capital improvements plan, and impact fees be performed every five years, unless it is determined by the political subdivision after a review that such an update is not necessary.

This section of the report constitutes the City's 2022 water portion of the Capital Improvements Plan, and the maximum allowable impact fees. As required by state law, the study period is a ten-year period with 2022 as the base year. The engineering analysis of the water systems is based on established land use in the year 2022, projected land use patterns through the year 2032, and on proposed infrastructure.

The engineering analysis portion of the City of Lucas's 2022 Impact Fee determines utilized capacity cost of the water distribution master plan between the year 2022 and 2032.

GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption and amendment of the City's impact fee program.
2. Area-related facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-related facility may include a capital improvement which is located off-site, or within or on the perimeter of the development site.
3. Assessment means the determination of the amount of the maximum impact fee per service unit which can be imposed on new development.
4. Capital improvement means either a water facility, wastewater facility or roadway with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.
5. City means the City of Lucas, Texas.
6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines, that is equal to the value of area-related facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.
7. Facility expansion means either a water facility expansion, sewer facility expansion or roadway expansion.
8. Final plat approval means the point at which the applicant has complied with all conditions of approval in accordance with the City's subdivision regulations, and the plat has been approved for filing with Denton County.
9. Impact fee means either a fee for water facilities, wastewater facilities or roadway facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.

10. Impact fee capital improvements plan means either a water capital improvements plan, wastewater capital improvements plan or roadway capital improvements plan, adopted or revised pursuant to the impact fee regulations.
11. Land use assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.
12. Land use equivalency table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.
13. New development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.
14. Plat has the meaning given the term in the City's subdivision regulations. Plat includes replat.
15. Platting has the meaning given the term in the City's subdivision regulations. Platting includes replatting.
16. Property owner has the meaning given the term in the City's subdivision regulations. Property owner includes the developer for a new development.
17. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements which the City had previously oversized to serve new development.
18. Roadway facility means any freeway, expressway, principal or minor arterial or collector roadways designated in the City's adopted Thoroughfare Plan, as may be amended from time to time. It can include any roadway designated as a numbered highway on the official Federal or Texas highway system. It includes but is not limited to the establishment of curbs, gutters, sidewalks, drainage appurtenances, street lights and right-of-ways.
19. Roadway capital improvements plan means the adopted plan, as may be amended from time to time, which identifies the roadway facilities or roadway expansions and their costs for

each road service area, which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

20. Roadway facility expansion means the expansion of the capacity of an existing roadway in the City to serve new development. It does not include the repair, maintenance, modernization, or expansion of an existing roadway to better serve existing development.
21. Service area means either a water service area or wastewater benefit area within the City, within which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area. For roadways, it means a roadway service area within the city limits.
22. Service unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan which can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development. For roadway facilities, the service unit is converted vehicle miles.
23. Site-related facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water, wastewater or roadway facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.
24. Utility connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.
25. Water facility means a water interceptor or main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes land, easements or structures associated with such facilities. Water facility excludes site-related facilities.
26. Water facility expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance,

modernization, or expansion of an existing water improvement to serve existing development.

27. Water improvements plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
28. Water meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

II. LAND USE ASSUMPTIONS SUMMARY

Under Chapter 395, of the Local Government Code, “Land Use Assumptions” includes a description of service area and projections of changes in land uses, densities, intensities, and population in the service area for a minimum of a 10-year period. In order to impose an impact fee, the City must adopt an order, ordinance, or resolution that establishes a public hearing date to consider the land use assumptions within the designated service area. After the public hearing on the land use assumptions, the City makes a determination of adoption or rejection of the ordinance, order or resolution approving the land use assumptions, that will be utilized to develop the Capital Improvement Plan.

The Land Use Assumptions used in this impact fee process were taken by the City of Lucas’s Comprehensive Plan. Table 1 shows a 10-year population growth projection based on the City’s Comprehensive Plan. The table demonstrates that the City will be at the end of the 10-year period in which this impact fee is being analyzed.

TABLE NO. 1
2022-2032 Population Projections

	2022	2032	Buildout
Population	8,800	12,094	12,094
% of Buildout	73%	100%	100%
2022 to 2032 Population Growth:		37.4%	

III. DEFINITION OF A SERVICE UNIT - WATER

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A “service unit” means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. This update defines a water service unit to be a 3/4-inch water meter and has referred to this service unit as a Single Family Living Unit Equivalent (SFLUE). The SFLUE is based on the continuous duty capacity of a 3/4-inch water meter. This is the typical meter used for a single family detached dwelling, and therefore is considered to be equivalent to one “living unit”. Other meter sizes can be compared to the 3/4-inch meter through a ratio of water flows as published by the American Water Works Association as shown in Table No. 2 below. This same ratio is then used to determine the proportional water impact fee amount for each water meter size.

TABLE NO. 2
LIVING UNIT EQUIVALENCIES
FOR VARIOUS TYPES AND SIZES OF WATER METERS

Meter Type	Meter Size	Continuous Duty Maximum Rate ^(a)	Living Unit Per Meter Size
Simple	5/8” x 3/4”	10	1.0
Simple	1”	25	1.0
Simple	1½”	50	5.0
Simple	2”	80	8.0
Compound	2”	80	8.0
Turbine	2”	100	10.0
Compound	3”	160	16.0
Turbine	3”	240	24.0
Compound	4”	250	25.0
Turbine	4”	420	42.0
Compound	6”	500	50.0
Turbine	6”	920	92.0
Compound	8”	800	80.0
Turbine	8”	1,600	160.0
Compound	10”	1,150	115.0
Turbine	10”	2,500	250.0
Turbine	12”	3,300	330.0

^(a) Source: AWWA Standard C700 - C702

IV. CALCULATION OF WATER LIVING UNIT EQUIVALENTS 2022-2032

The City of Lucas provided the existing water meter count by size category as of July 2022. In total, there are 2,576 water meters serving the existing population of 8,800 residents and businesses. Table No. 3 shows the number of existing meters, the living unit equivalent factor, and the total number of living unit equivalents (LUE's) for water accounts. As shown in Table No. 2, the new LUE's during the impact fee period total 4,583. The projected meter counts and LUE's for 2032 are based on the population growth assumption.

TABLE NO. 3
WATER LIVING UNIT EQUIVALENTS BY METER SIZE

Meter Size	2022			2032			New Living Units During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	
5/8" x 3/4"	1,168	1.0	1,168	1,605	1.0	1,605	437
1"	1,329	1.0	1,329	1,826	1.0	1,826	497
1½"	13	5.0	65	18	5.0	90	25
2"	61	10.0	610	84	10.0	840	230
3"	3	24.0	72	4	24.0	96	24
4"	2	42.0	84	3	42.0	126	42
6"	0	92.0	0	0	92.0	0	0
8"	0	160.0	0	0	160.0	0	0
12"	0	330.0	0	0	330.0	0	0
Totals	2,576		3,328	3,540		4,583	1,255

V. **WATER DISTRIBUTION SYSTEM**

This update includes additional capital improvement plan (CIP) projects that will tentatively serve new developments, and modifies previous CIP projects that have since been constructed. The proposed CIP projects are shown schematically in Figure No. 1, and are summarized in Table No. 4. Existing facilities, applicable for reimbursement under Chapter 395 of the Local Government Code are also shown in Figure No. 1. Eligible facilities include major distribution lines, pump stations, treatment facilities, ground and elevated storage reservoirs as well as regional systems participation. Utilized capacities were based on ten-year growth system demands.

A. **Existing Facilities**

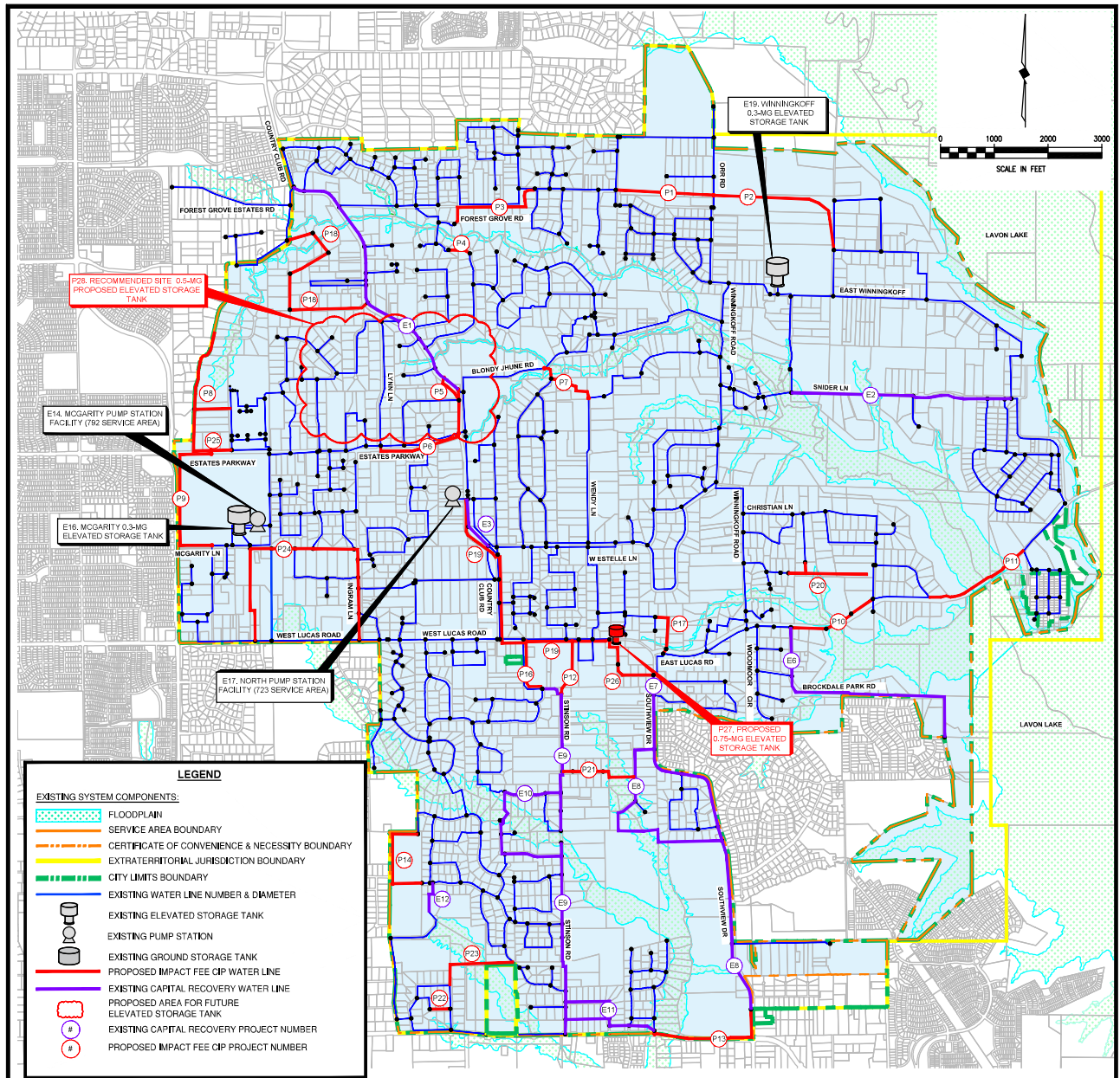
As of 2022, the City of Anna has participated financially in the construction of the facilities shown on Figure No. 1 and identified as capital recovery projects. The capital recovery projects are itemized with their project costs in Table No. 4. These distribution lines and facilities have capacity to serve new developments, and the portion of capacity expected to be absorbed by the new developments has been included, as a percentage of the total 20-year project cost, in the value of the maximum impact fee calculation.

Actual capital costs, including construction, engineering and easements of the various elements of the existing water distribution system, were utilized where the information was known. The existing costs of facilities were determined from records provided by the City of Lucas.

B. **Water Distribution System Capital Improvement Projects**

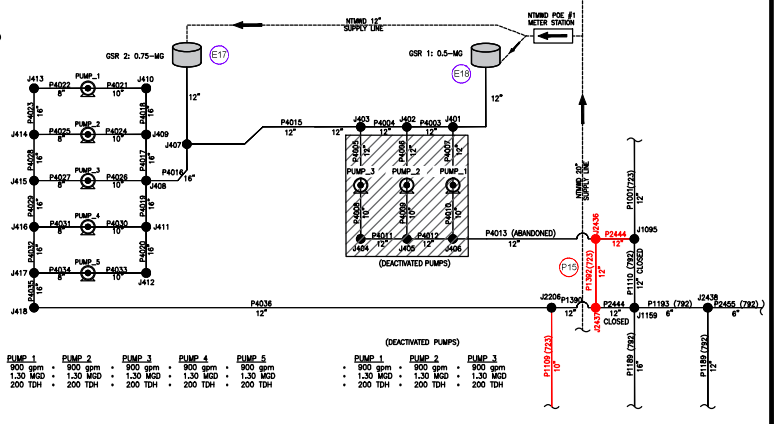
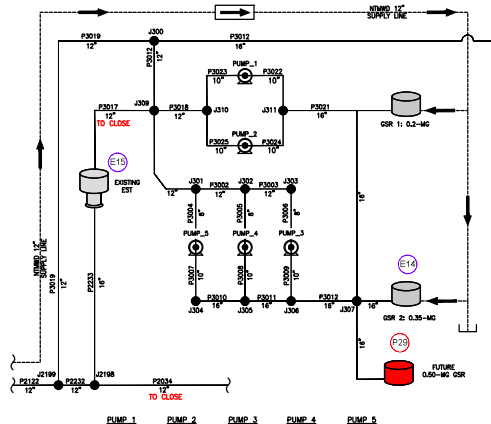
In order to meet the demands of the anticipated growth over the next 10-years to 2032, certain water distribution system improvements are required. Figure No. 1 shows the recommended system improvements and Table No. 5 itemizes each project and the project cost. These recommended improvements, along with certain existing facilities, form the basis for the Water System Impact Fee Calculation.

Costs for CIP projects were estimated using average unit costs from projects which have been bid recently, plus an estimated cost for engineering and easements, and were amortized to include the additional cost of issuing 20-year bonds at 5% annual interest rate. Projects determined to involve developer financing were estimated with a lesser unit value.



E14 MCGARITY PUMP STATION (792 SERVICE AREA)
MAX DAY DEMAND = 4.3 MGD

E16 NORTH PUMP STATION (723 SERVICE AREA)
MAX DAY DEMAND = 6.6 MGD



PUMP #	Capacity (gpm)	Capacity (MGD)	Capacity (TDH)
PUMP_1	1,100 gpm	1.28 MGD	160 TDH
PUMP_2	1,100 gpm	1.28 MGD	160 TDH
PUMP_3	750 gpm	1.08 MGD	190 TDH
PUMP_4	750 gpm	1.08 MGD	190 TDH
PUMP_5	750 gpm	1.08 MGD	190 TDH

PUMP #	Capacity (gpm)	Capacity (MGD)	Capacity (TDH)
PUMP_1	900 gpm	1.30 MGD	200 TDH
PUMP_2	900 gpm	1.30 MGD	200 TDH
PUMP_3	900 gpm	1.30 MGD	200 TDH
PUMP_4	900 gpm	1.30 MGD	200 TDH
PUMP_5	900 gpm	1.30 MGD	200 TDH



FIGURE NO. 1 2022 WATER DISTRIBUTION SYSTEM CAPITAL IMPROVEMENT PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPLSE Firm No. 526; Survey No. 10031800
11910 Greenville Ave #600, Dallas, Texas 75243
(214)651-7900

JANUARY 2023

TABLE NO. 4
CITY OF LUCAS, TEXAS
IMPACT FEE UPDATE
WATER DISTRIBUTION SYSTEM
CAPITAL RECOVERY PROJECTS

EXISTING WATER LINES

Project No.	Project	Size	Project Cost	Debt Service	Total Project Cost
1	Country Club 12-inch Water Line	12"	\$ 590,933	\$ 310,240	\$ 901,173
2	Snider Ln 8-inch Water Line	12"	\$ 594,480	\$ 312,102	\$ 906,582
3	Country Club 16-inch Water Line	16"	\$ 203,008	\$ 106,579	\$ 309,587
4	Brockdale Park Rd 8-inch Water Line	8"	\$ 635,743	\$ 333,765	\$ 969,508
5	Southview Dr 12-inch Water Line	12"	\$ 732,007	\$ 384,304	\$ 1,116,311
6	Brookhaven Dr & Kenwood Trl 8-inch Water Lines	8"	\$ 751,933	\$ 394,765	\$ 1,146,698
7	Stinson Rd 12-inch Water Line	12"	\$ 1,094,193	\$ 574,451	\$ 1,668,645
8	Bentwater Dr to Bristol Park 12-inch Water Line Loop	12"	\$ 11,020	\$ 5,785	\$ 16,805
9	Shiloh Dr & Toole Dr 12-inch Water Lines	12"	\$ 176,510	\$ 92,667	\$ 269,177
10	Highland Dr to Shepards Creek 8-inch Water Line	8"	\$ 14,031	\$ 7,366	\$ 21,397
Subtotal Water Lines:			\$ 4,803,858	\$ 2,522,025	\$ 7,325,883

EXISTING SUPPLY, PUMPING & STORAGE FACILITIES

Project No.	Project	Capacity	Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
11	McGarity Pump Station Facility	4.3-MGD	\$ 438,780	\$ 230,360	\$ 669,140
12	North Pump Station Facility	6.6-MGD	\$ 720,960	\$ 378,504	\$ 1,099,464
13	McGarity 0.35 MG Ground Storage Reservoir	0.35-MG	\$ 438,780	\$ 230,360	\$ 669,140
14	North Pump Station 0.75 MG Ground Storage Reservoir	0.75-MG	\$ 982,884	\$ 516,014	\$ 1,498,898
15	North Pump Station 0.50 MG Ground Storage Reservoir	0.50-MG	\$ 1,496,880	\$ 785,862	\$ 2,282,742
16	McGarity 0.30 MG Elevated Storage Tank	0.30-MG	\$ 673,607	\$ 353,644	\$ 1,027,251
17	Winningkoff 0.30 MG Elevated Storage Tank	0.30-MG	\$ 465,786	\$ 244,538	\$ 710,324
Subtotal Supply, Pumping and Storage Facilities:			\$ 5,217,677	\$ 2,739,280	\$ 7,956,957

TABLE NO. 5
CITY OF LUCAS, TEXAS
IMPACT FEE UPDATE
WATER DISTRIBUTION SYSTEM
10-YEAR CAPITAL IMPROVEMENT PLAN

PROPOSED WATER LINES

Project No.	Project	Size	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
1	Forest Grove Rd to Orr Rd 12-inch Water Line	12"	\$ 842,111	\$ -442,108	\$ 1,284,219
2	Orr Rd to Wellborn Ln 12-inch Water Line	12"	\$ 1,383,432	\$ 726,302	\$ 2,109,734
3	Shady Creek Cir to Forest Grove Ln 8-inch Water Line	8"	\$ 719,449	\$ 377,711	\$ 1,097,160
4	Silver Creek Cir to White Rock Trail 8-inch Water Line	8"	\$ 174,220	\$ 91,465	\$ 265,685
5	Estates Pkwy to Glenbrook Cir & Glenbrook Cir to Country Club Rd 16-inch Water Lines	16"	\$ 946,391	\$ 496,855	\$ 1,443,246
6	Estates Pkwy Parallel 16-inch Water Line to Country Club Rd	16"	\$ 923,952	\$ 485,075	\$ 1,409,027
7	Blondy Jhune Rd to Wendy Ln 8-inch Water Lines	8"	\$ 426,877	\$ 224,110	\$ 650,987
8	Rock Ridge Rd 12-inch Water Line & Rock Ridge to Lovejoy High School 12-inch Water Line	12"	\$ 1,644,956	\$ 863,602	\$ 2,508,558
9	Angel Pkwy 8-inch & 12-inch Water Lines	12"	\$ 1,311,093	\$ 688,324	\$ 1,999,417
10	Brockdale Park Rd to Lakeview Dr 8-inch Water Lines	8"	\$ 940,392	\$ 493,706	\$ 1,434,098
11	Holyoak Ln to Daytona Ave 8-inch Water Line	8"	\$ 1,069,816	\$ 561,654	\$ 1,631,470
12	Stinson Rd Extension 12-inch Water Line	12"	\$ 487,235	\$ 255,798	\$ 743,033
13	Toole Dr to Southview Dr 12-inch Water Line	12"	\$ 1,050,210	\$ 551,360	\$ 1,601,570
14	Highland Dr to Lewis Lane 8-inch Water Line	8"	\$ 722,413	\$ 379,267	\$ 1,101,680
15	North Pump Station Water 12-inch Water Line	12"	\$ 81,360	\$ 42,714	\$ 124,074
16	West Lucas Rd to Stinson Rd Parallel 12-inch Water Line	12"	\$ 538,996	\$ 282,973	\$ 821,969
17	Cedar Bend Trail 8-inch Water Line	8"	\$ 426,520	\$ 223,923	\$ 650,443
18	Graham Ln to Rock Ridge Ct Replacement 8-inch Water Line	8"	\$ 1,496,134	\$ 785,470	\$ 2,281,605
19	Country Club 10-inch Parallel Water Line	10"	\$ 2,057,848	\$ 1,080,370	\$ 3,138,219
20	Rollingwood Cir, Choice Ln, & Lakeview 6-inch Water Lines	8"	\$ 551,434	\$ 289,503	\$ 840,938
21	Hickory Hill St 8-inch Water Line Replacement	8"	\$ 546,100	\$ 286,703	\$ 832,803
22	Indian Trail 6-inch Replacement Water Line	8"	\$ 150,594	\$ 79,062	\$ 229,655
23	Chisholm Trl & Caman Park 8-inch Water Line	8"	\$ 567,997	\$ 298,198	\$ 866,195
24	Ingram Lane, McGarity Ln & West Lucas Rd Replacement Water Line	8"	\$ 1,856,736	\$ 974,787	\$ 2,831,523
25	Estates Parkway 8-inch Water Line	8"	\$ 512,603	\$ 269,117	\$ 781,720
26*	Prado Verde 12-inch Water Line	8"	\$ 742,987	\$ 390,068	\$ 1,133,055
Subtotal Proposed Water Lines:			\$ 22,171,859	\$ 11,640,225	\$ 33,812,084

PROPOSED SUPPLY, PUMPING & STORAGE FACILITIES

Project No.	Project	Capacity	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
27	723 Service Area 0.75 MG Elevated Storage Tank	0.75 MG	\$ 5,715,475	\$ 3,000,624	\$ 8,716,099
28	792 Service Area 0.50 MG Elevated Storage Tank	0.50 MG	\$ 4,093,152	\$ 2,148,905	\$ 6,242,057
29	McGarity Pump Station 0.50 MG Ground Storage Tank	0.50 MG	\$ 3,960,000	\$ 2,079,000	\$ 6,039,000
Subtotal Supply, Pumping and Storage Facilities:			\$ 13,768,627	\$ 7,228,529	\$ 20,997,156

Notes:

- (1) Opinion of Project Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (2) Debt Service based on 20-year simple interest bonds at 5%

C. Utilized Capacity

The portion of City-funded projects costs that may be reimbursed by impact fee revenue is relative to the portion of facility capacity that is anticipated to be absorbed by new developments during the fee period. This portion, or utilized capacity, was determined for existing facilities and for proposed CIP projects. For existing facilities, available capacities were found under current 2022 demands, and were compared to the available capacity remaining under the predicted 2032 demand scenario. The difference in available capacities, by percentage, was applied to the 20-year total project cost to determine the allowable recovery dollar amount. The same procedure was utilized to determine utilized capacity during fee period for proposed CIP projects.

For each line segment in the water distribution model, the build-out flow rate in any given line was compared to the flow rate in the same line for the 2022 and the 2032 models. The utilized capacity was then calculated for each year based on the build-out being 100% capacity. The utilized capacity during the Impact Fee period is the difference between the year 2022 percent utilized and the year 2032 percent utilized. The utilized capacity for each water distribution facility, both existing and proposed, is presented in detail in the Impact Fee Capacity Calculation Tables. Table No. 6 summarizes the project cost and utilized cost over the impact fee period of 2022 - 2032 for each element of the Water Distribution System.

TABLE NO. 6**SUMMARY OF ELIGIBLE CAPITAL COST & UTILIZED CAPACITY COST**

Water System	Total Capital Cost (\$)	Total 20-Year Project Cost (\$)	Utilized Capacity During Fee Period (\$)
Existing Water Lines	\$ 4,803,858	\$ 7,325,883	\$ 2,947,882
Existing Water Facilities	\$ 5,217,677	\$ 7,956,957	\$ 4,415,549
Existing Water System Subtotal:	\$ 10,021,535	\$ 15,282,841	\$ 7,363,431
Proposed Water Lines	\$ 22,171,859	\$ 33,812,084	\$ 13,805,464
Proposed Water Facilities	\$ 13,768,627	\$ 20,997,156	\$ 11,760,303
Proposed Water System Subtotal:	\$ 35,940,486	\$ 54,809,240	\$ 25,565,767
TOTAL:	\$ 45,962,021	\$ 70,092,081	\$ 32,929,198

VI. CALCULATION OF MAXIMUM IMPACT FEES – WATER SYSTEM

The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the service area within the 10-year period by the number of living units anticipated to be added to the City within the 10-year period as shown on Table No. 7. The calculations are shown below.

**TABLE NO. 7
MAXIMUM ALLOWABLE WATER IMPACT FEE**

Maximum Water Impact Fee	= $\frac{\text{Eligible Existing Utilized Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Years}}$	+ $\frac{\text{Eligible Proposed Utilized Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Years}}$	
	= $\frac{\$7,363,431}{1,255}$	+ $\frac{\$25,565,767}{1,255}$	$\frac{\$32,929,198}{1,255}$
Maximum Impact Fee	= <u>\$26,238</u>		
Allowable Maximum Water Impact Fee: (Max Impact Fee x 50%)*			<u>\$13,119</u>
<small>* Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC</small>			

Based on the Maximum Water Impact Fee Calculation, Table No. 8 calculates the maximum impact fee for the various sizes of water meters.

**TABLE NO. 8
 MAXIMUM ALLOWABLE FEE PER
 LIVING UNIT EQUIVALENT AND
 PER METER SIZE AND TYPE**

50% Max . Water Impact fee /LUE

\$ 13,119

Typical Land Use	Meter Type	Meter Size	LUE	Maximum Water Impact Fee	Total
Single Family Residential	Simple	5/8" x3/4"-1"	1	\$ 13,119	\$ 13,119
Single Family Residential	Simple	1"	2.5	\$ 32,798	\$ 32,798
Single Family Residential	Simple	1-1/2"	5	\$ 65,596	\$ 65,596
Single Family Residential	Compound	2"	8	\$ 104,954	\$ 104,954
Commercial/Retail	Simple	< 2"	1	\$ 13,119	\$ 13,119
Commercial/Retail	Compound	2"	8	\$ 104,954	\$ 104,954
Commercial/Retail	Turbine	2"	10	\$ 131,192	\$ 131,192
Commercial/Retail/Multi Family	Compound	3"	16	\$ 209,907	\$ 209,907
Commercial/Retail/Multi Family	Turbine	3"	24	\$ 314,861	\$ 314,861
Commercial/Retail/Multi Family	Compound	4"	25	\$ 327,980	\$ 327,980
Commercial/Retail/Multi Family	Turbine	4"	42	\$ 551,006	\$ 551,006
Industrial	Compound	6"	50	\$ 655,960	\$ 655,960
Industrial	Turbine	6"	92	\$ 1,206,967	\$ 1,206,967
Industrial	Compound	8"	80	\$ 1,049,536	\$ 1,049,536
Industrial	Turbine	8"	160	\$ 2,099,072	\$ 2,099,072
Industrial	Compound	10"	115	\$ 1,508,708	\$ 1,508,708
Industrial	Turbine	10"	250	\$ 3,279,801	\$ 3,279,801
Industrial	Turbine	12"	330	\$ 4,329,337	\$ 4,329,337

***WATER IMPACT FEE UTILIZED
CAPACITY TABLES***

**TABLE NO. 9
CITY OF LUCAS, TEXAS
WATER DISTRIBUTION IMPACT FEE STUDY
EXISTING PUMPING AND STORAGE FACILITIES**

Year Const.	Capacity	Water Facilities Cost (\$)				Capacity Utilized (%)		Capacity Utilized (\$)		In The CRF Period
		Construction Cost (\$)	Opinion of Project Total Cost (\$)	20 Year Debt Service Utilizing Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	2022	2032	2022	2032	
Pump Station Improvements										
High Service Pump Stations										
Max Day	McGarity Pump Station Facility	4.3-MGD	\$ 438,780	\$ 438,780	\$ 230,360	\$ 669,140	37%	\$ 246,337	\$ 669,140	\$ 422,803
Max Day	North Pump Station Facility	6.6-MGD	\$ 720,960	\$ 720,960	\$ 378,504	\$ 1,099,464	41%	\$ 452,446	\$ 1,099,464	\$ 647,018
	High Service Pump Station Subtotal	7.60	\$ 1,159,740	\$ 1,159,740	\$ 608,864	\$ 1,768,604		\$ 698,783	\$ 1,768,604	\$ 1,069,821
Ground Storage Reservoirs										
Max Day	McGarity 0.35 MG Ground Storage Reservoir	0.35-MG	\$ 438,780	\$ 438,780	\$ 230,360	\$ 669,140	38%	\$ 254,273	\$ 669,140	\$ 414,866
Max Day	North Pump Station 0.75 MG Ground Storage Reservoir	0.75-MG	\$ 982,884	\$ 982,884	\$ 516,014	\$ 1,498,898	48%	\$ 719,471	\$ 1,498,898	\$ 779,427
Max Day	North Pump Station 0.50 MG Ground Storage Reservoir	0.50-MG	\$ 1,496,880	\$ 1,496,880	\$ 785,862	\$ 2,282,742	48%	\$ 1,095,716	\$ 2,282,742	\$ 1,187,026
	Ground Storage Reservoir Subtotal	1.60	\$ 2,918,544	\$ 2,918,544	\$ 1,532,236	\$ 4,450,780		\$ 2,069,460	\$ 4,450,780	\$ 2,381,319
Elevated Storage Tanks										
Max Day	McGarity 0.30 MG Elevated Storage Tank	0.30-MG	\$ 673,607	\$ 673,607	\$ 353,644	\$ 1,027,251	40%	\$ 410,900	\$ 1,027,251	\$ 616,350
Max Day	Winningshoff 0.30 MG Elevated Storage Tank	0.30-MG	\$ 465,786	\$ 465,786	\$ 244,538	\$ 710,324	51%	\$ 362,265	\$ 710,324	\$ 348,059
	Subtotal Elevated Storage Tanks	0.6	\$ 1,139,393	\$ 1,139,393	\$ 598,181	\$ 1,737,574		\$ 773,165	\$ 1,737,574	\$ 964,409
	Existing Facilities Total		\$ 5,217,677	\$ 5,217,677	\$ 2,739,280	\$ 7,956,957		\$ 3,541,408	\$ 7,956,957	\$ 4,415,549

**TABLE NO. 10
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
EXISTING WATER LINES**

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)		Capacity Utilized (\$)	
									2022	2032	2022	2032
Country Club 12-inch Water Line												
P2004	324	12"		\$73	\$23,687	\$23,687	\$12,436	\$36,123	80%	100%	\$28,898.10	\$36,123
P2012	1,315	12"		\$73	\$95,963	\$95,963	\$50,381	\$146,344	74%	100%	\$108,294.62	\$146,344
P2013	451	12"		\$73	\$32,943	\$32,943	\$17,295	\$50,238	57%	100%	\$28,635.90	\$50,238
P2014	629	12"		\$73	\$45,909	\$45,909	\$24,102	\$70,012	55%	100%	\$38,506.58	\$70,012
P2093	1,183	12"		\$73	\$86,387	\$86,387	\$45,353	\$131,740	89%	100%	\$117,249.02	\$131,740
P2099	739	12"		\$73	\$53,972	\$53,972	\$28,336	\$82,308	78%	100%	\$64,200.27	\$82,308
P2100	220	12"		\$73	\$16,038	\$16,038	\$8,420	\$24,459	85%	100%	\$20,789.77	\$24,459
P2101	289	12"		\$73	\$21,073	\$21,073	\$11,063	\$32,136	57%	100%	\$18,317.69	\$32,136
P2109	1,035	12"		\$73	\$75,574	\$75,574	\$39,676	\$115,250	73%	100%	\$84,132.26	\$115,250
P2115	313	12"		\$73	\$22,872	\$22,872	\$12,008	\$34,879	56%	100%	\$19,532.38	\$34,879
P2117	178	12"		\$73	\$13,014	\$13,014	\$6,833	\$19,847	55%	100%	\$10,915.74	\$19,847
P2403	523	12"		\$73	\$38,187	\$38,187	\$20,048	\$58,236	76%	100%	\$44,259.11	\$58,236
P2404	91	12"		\$73	\$6,623	\$6,623	\$3,477	\$10,100	83%	100%	\$8,382.78	\$10,100
P2436	804	12"		\$73	\$58,689	\$58,689	\$30,812	\$89,501	74%	100%	\$66,231.05	\$89,501
Subtotal:	8,095				\$590,933	\$590,933	\$310,240	\$901,173			\$658,345	\$901,173
Snider Ln 8-inch Water Line												
P1153	3,392	8"		\$96	\$327,099	\$327,099	\$171,727	\$498,826	53%	100%	\$264,377.77	\$498,826
P1155	2,105	8"		\$96	\$202,942	\$202,942	\$106,544	\$309,486	54%	100%	\$167,122.37	\$309,486
P1379	502	8"		\$96	\$48,384	\$48,384	\$25,402	\$73,786	65%	100%	\$47,961.06	\$73,786
P1443	167	8"		\$96	\$16,055	\$16,055	\$8,429	\$24,484	94%	100%	\$23,014.69	\$24,484
Subtotal:	6,166				\$594,480	\$594,480	\$312,102	\$906,582			\$502,476	\$906,582
Country Club 16-inch Water Line												
P1002	888	16"		\$114	\$101,408	\$101,408	\$53,239	\$154,647	99%	100%	\$153,100.33	\$154,647
P1189	889	16"		\$114	\$101,600	\$101,600	\$53,340	\$154,940	99%	100%	\$153,390.60	\$154,940
Subtotal:	1,777				\$203,008	\$203,008	\$106,579	\$309,587			\$306,491	\$309,587
Brockdale Park Rd 8-inch Water Line												
P1020	1,366	8"		\$89	\$121,915	\$121,915	\$64,005	\$185,920	53%	100%	\$98,537.48	\$185,920
P1264	5,756	8"		\$89	\$513,828	\$513,828	\$269,760	\$783,588	56%	100%	\$438,809.44	\$783,588
Subtotal:	7,122				\$635,743	\$635,743	\$333,765	\$969,508			\$537,347	\$969,508

**TABLE NO. 10
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
EXISTING WATER LINES**

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)			Capacity Utilized (\$)		
									2022	2032	During Fee Period	2022	2032	During Fee Period
Southview Dr 12-inch Water Line														
P1011	173	12"		\$69	\$11,893	\$11,893	\$6,244	\$18,137	53%	100%	47%	\$9,612.69	\$18,137	\$8,524
P1012	1,234	12"		\$69	\$84,990	\$84,990	\$44,620	\$129,609	53%	100%	47%	\$68,692.96	\$129,609	\$60,916
P1013	2,064	12"		\$69	\$142,091	\$142,091	\$74,598	\$216,689	53%	100%	47%	\$114,845.31	\$216,689	\$101,844
P1014	404	12"		\$69	\$27,833	\$27,833	\$14,612	\$42,445	53%	100%	47%	\$22,495.99	\$42,445	\$19,949
P1016	1,960	12"		\$69	\$134,936	\$134,936	\$70,842	\$205,778	53%	100%	47%	\$109,062.20	\$205,778	\$96,716
P1253	389	12"		\$69	\$26,808	\$26,808	\$14,074	\$40,882	53%	100%	47%	\$21,667.61	\$40,882	\$19,215
P1256	1,511	12"		\$69	\$104,039	\$104,039	\$54,620	\$158,659	53%	100%	47%	\$84,089.43	\$158,659	\$74,570
P1272	1,121	12"		\$69	\$77,156	\$77,156	\$40,507	\$117,664	53%	100%	47%	\$62,361.67	\$117,664	\$55,302
P2430	1,776	12"		\$69	\$122,261	\$122,261	\$64,187	\$186,447	53%	100%	47%	\$98,817.13	\$186,447	\$87,630
Subtotal:	10,632				\$732,007	\$732,007	\$384,304	\$1,116,311				\$591,645	\$1,116,311	\$524,666
Brookhaven Dr & Kenwood Trl 8-inch Water Lines														
P1273	1,197	8"		\$119	\$142,962	\$142,962	\$75,055	\$218,016	53%	100%	47%	\$115,548.66	\$218,016	\$102,468
P1275	4,327	8"		\$119	\$516,737	\$516,737	\$271,287	\$788,023	53%	100%	47%	\$417,652.35	\$788,023	\$370,371
P2469	772	8"		\$119	\$92,235	\$92,235	\$48,423	\$140,658	53%	100%	47%	\$74,548.80	\$140,658	\$66,109
Subtotal:	6,296				\$751,933	\$751,933	\$394,765	\$1,146,698				\$607,750	\$1,146,698	\$538,948
Stinson Rd 12-inch Water Line														
P1046	555	12"		\$111	\$61,455	\$61,455	\$32,264	\$93,718	76%	100%	24%	\$71,225.84	\$93,718	\$22,492
P1056	515	12"		\$111	\$57,106	\$57,106	\$29,980	\$87,086	53%	100%	47%	\$46,155.60	\$87,086	\$40,930
P1057	302	12"		\$111	\$33,488	\$33,488	\$17,581	\$51,069	53%	100%	47%	\$27,066.41	\$51,069	\$24,002
P1058	411	12"		\$111	\$45,529	\$45,529	\$23,903	\$69,432	53%	100%	47%	\$36,798.86	\$69,432	\$32,633
P1308	659	12"		\$111	\$73,023	\$73,023	\$38,337	\$111,361	76%	100%	24%	\$84,634.19	\$111,361	\$26,727
P1326	378	12"		\$111	\$41,860	\$41,860	\$21,976	\$63,836	53%	100%	47%	\$33,833.19	\$63,836	\$30,003
P1327	1,363	12"		\$111	\$150,980	\$150,980	\$79,265	\$230,245	53%	100%	47%	\$122,029.91	\$230,245	\$108,215
P1338	344	12"		\$111	\$38,137	\$38,137	\$20,022	\$58,159	53%	100%	47%	\$30,824.08	\$58,159	\$27,335
P1341	145	12"		\$111	\$16,113	\$16,113	\$8,459	\$24,572	53%	100%	47%	\$13,023.42	\$24,572	\$11,549
P1370	508	12"		\$111	\$56,298	\$56,298	\$29,556	\$85,854	75%	100%	25%	\$64,390.55	\$85,854	\$21,463
P1404	657	12"		\$111	\$72,809	\$72,809	\$38,225	\$111,033	53%	100%	47%	\$58,847.55	\$111,033	\$52,186
P1410	1,308	12"		\$111	\$144,990	\$144,990	\$76,120	\$221,109	53%	100%	47%	\$117,187.91	\$221,109	\$103,921
P2416	562	12"		\$111	\$62,234	\$62,234	\$32,673	\$94,907	66%	100%	34%	\$62,638.41	\$94,907	\$32,268
P2428	2,167	12"		\$111	\$240,173	\$240,173	\$126,091	\$366,264	59%	100%	41%	\$216,095.58	\$366,264	\$150,168
Subtotal:	9,874				\$1,094,193	\$1,094,193	\$574,451	\$1,668,645				\$984,751	\$1,668,645	\$683,892

TABLE NO. 10
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
EXISTING WATER LINES

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)		Capacity Utilized (\$)		
									2022	2032	2022	2032	During Fee Period
Bentwater Dr to Bristol Park 12-inch Water Line Loop													
P1044	1,156	12"		\$2	\$2,485	\$2,485	\$1,304	\$3,789	75%	100%	\$2,841.84	\$3,789	\$947
P1045	428	12'		\$2	\$919	\$919	\$483	\$1,402	76%	100%	\$1,065.35	\$1,402	\$336
P1048	885	12'		\$2	\$1,902	\$1,902	\$959	\$2,901	77%	100%	\$2,233.59	\$2,901	\$667
P1055	1,594	12'		\$2	\$3,428	\$3,428	\$1,800	\$5,228	53%	100%	\$2,770.72	\$5,228	\$2,457
P1322	428	12'		\$2	\$920	\$920	\$483	\$1,404	76%	100%	\$1,066.67	\$1,404	\$337
P1324	635	12'		\$2	\$1,366	\$1,366	\$717	\$2,083	77%	100%	\$1,603.56	\$2,083	\$479
Subtotal:	5,126				\$11,020	\$11,020	\$5,785	\$16,805			\$11,582	\$16,805	\$5,223
Shiloh Dr & Toole Dr 12-inch Water Lines													
P1059	1,211	8"		\$40	\$47,931	\$47,931	\$25,164	\$73,094	73%	100%	\$53,558.6379	\$73,094	\$19,735
P1342	1,697	8"		\$40	\$67,160	\$67,160	\$35,259	\$102,419	53%	100%	\$42,821.2156	\$102,419	\$48,137
P1343	220	8"		\$40	\$8,719	\$8,719	\$4,578	\$13,297	53%	100%	\$7,047.269443	\$13,297	\$6,249
P1378	531	8"		\$40	\$21,026	\$21,026	\$11,038	\$32,064	53%	100%	\$16,993.97208	\$32,064	\$15,070
P1437	800	8"		\$40	\$31,674	\$31,674	\$16,629	\$48,303	53%	100%	\$25,600.60996	\$48,303	\$22,702
Subtotal:	4,461				\$176,510	\$176,510	\$92,667	\$269,177			\$157,283	\$269,177	\$111,893
Highland Dr to Shepards Creek 8-inch Water Line													
P1055	1,594	12"		\$9	\$14,031	\$14,031	\$7,366	\$21,397	95%	100%	\$20,275.1556	\$21,397	\$1,070
Subtotal:	1,594				\$14,031	\$14,031	\$7,366	\$21,397			\$20,328	\$21,397	\$1,070
TOTAL:					\$4,803,858	\$4,803,858	\$2,522,025	\$7,325,883			\$4,377,997	\$7,325,883	\$2,947,882

**TABLE NO. II
CITY OF LUCAS, TEXAS
WATER DISTRIBUTION IMPACT FEE STUDY
PROPOSED WATER FACILITIES**

Facility Improvements	Year Const.	Projected Capacity	Water Facilities Cost (\$)				Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)			Capacity Utilized (\$)	In The CRF Period	
			Construction Cost (\$)	Engineering, Testing and Property Acquisition (\$)	Opinion of Project Total Cost (\$)	20 Year Debt Service Utilizing Simple Interest (\$)		2022	2032	In The CRF Period			2022
Proposed Pump Stations, Ground Storage, and Elevated Storage Facilities													
27		0.75 MG	\$ 4,762,896	\$ 952,579	\$ 5,715,475	\$ 3,000,624	\$ 8,716,099	51%	100%	49%	\$ 4,445,210.59	\$ 8,716,099	\$ 4,270,889
28		0.50 MG	\$ 3,410,960	\$ 682,192	\$ 4,093,152	\$ 2,148,905	\$ 6,242,057	40%	100%	60%	\$ 2,496,822.80	\$ 6,242,057	\$ 3,745,234
29		0.50 MG	\$ 3,300,000	\$ 660,000	\$ 3,960,000	\$ 2,079,000	\$ 6,039,000	38%	100%	62%	\$ 2,294,820.00	\$ 6,039,000	\$ 3,744,180
Proposed Facility Total:			\$ 11,473,856	\$ 2,294,771	\$ 13,768,627	\$ 7,228,529	\$ 20,997,156					\$ 20,997,156	\$ 11,760,303
Max Day Demand													

**TABLE NO. 12
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED WATER LINES**

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Engineering, Testing and Property Acquisition 20% (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)		During Fee Period
										2022	2032	
1. Forest Grove Rd to Orr Rd 12-inch Water Line												
P-2425	2,731	12"		\$257	\$701,759	\$140,352	\$842,111	\$442,108	\$1,284,219	39%	100%	61%
Subtotal:	2,731				\$701,759	\$140,352	\$842,111	\$442,108	\$1,284,219			\$783,374
2. Orr Rd to Wellborn Ln 12-inch Water Line												
P-2426	4,611	12"		\$250	\$1,152,860	\$230,572	\$1,383,432	\$726,302	\$2,109,734	65%	100%	35%
Subtotal:	4,611				\$1,152,860	\$230,572	\$1,383,432	\$726,302	\$2,109,734			\$738,407
3. Shady Creek Cir to Forest Grove Ln 8-inch Water Line												
P-1407	3,123	8"		\$192	\$599,541	\$119,908	\$719,449	\$377,711	\$1,097,160	57%	100%	43%
Subtotal:	3,123				\$599,541	\$119,908	\$719,449	\$377,711	\$1,097,160			\$471,779
4. Silver Creek Cir to White Rock Trail 8-inch Water Line												
P-1406	618	8"		\$235	\$145,183	\$29,037	\$174,220	\$91,465	\$265,685	24%	100%	76%
Subtotal:	618				\$145,183	\$29,037	\$174,220	\$91,465	\$265,685			\$201,920

TABLE NO. 12
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED WATER LINES

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Engineering, Testing and Property Acquisition 20% (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)		Capacity Utilized (\$)	
										2022	2032	2022	2032
5. Estates Pkwy to Glenbrook Cir & Glenbrook Cir to Country Club Rd 16-inch Water Lines													
P-2448	1,065	16"		\$338	\$359,811	\$71,962	\$431,773	\$226,681	\$658,454	44%	100%	\$289,719.88	\$658,454
P-2240	909	16"		\$360	\$327,398	\$65,480	\$392,878	\$206,261	\$599,139	35%	100%	\$209,698.64	\$599,139
P-2241	232	16"		\$438	\$101,450	\$20,290	\$121,739	\$63,913	\$185,653	20%	100%	\$37,130.53	\$185,653
Subtotal:	1,065				\$788,659	\$157,732	\$946,391	\$496,855	\$1,443,246			\$289,720	\$658,454
6. Estates Pkwy Parallel 16-inch Water Line to Country Club Rd													
P-2447	2,347	16"		\$328	\$769,960	\$153,992	\$923,952	\$485,075	\$1,409,027	66%	100%	\$929,958.07	\$1,409,027
Subtotal:	2,347				\$769,960	\$153,992	\$923,952	\$485,075	\$1,409,027			\$929,958	\$1,409,027
7. Blondy Jhune Rd to Wendy Ln 8-inch Water Lines													
P-1405	407	8"		\$232	\$94,494	\$18,899	\$113,392	\$59,531	\$172,923	54%	100%	\$93,378.51	\$172,923
P-1403	1,313	8"		\$199	\$261,237	\$52,247	\$313,485	\$164,579	\$478,064	69%	100%	\$329,864.05	\$478,064
Subtotal:	1,720				\$355,731	\$71,146	\$426,877	\$224,110	\$650,987			\$423,243	\$650,987
8. Rock Ridge Rd 12-inch Water Line & Rock Ridge to Lovejoy High School 12-inch Water Line													
2461	4,417	12"		\$247	\$1,091,118	\$218,224	\$1,309,341	\$687,404	\$1,996,745	59%	100%	\$1,178,079.65	\$1,996,745
2463	1,021	12"		\$274	\$279,679	\$55,936	\$335,615	\$176,198	\$511,813	38%	100%	\$194,488.92	\$511,813
Subtotal:	5,438				\$1,370,797	\$274,159	\$1,644,956	\$863,602	\$2,508,558			\$1,372,569	\$2,508,558
9. Angel Pkwy 8-inch & 12-inch Water Lines													
2435	4,423	12"		\$247	\$1,092,577	\$218,515	\$1,311,093	\$688,324	\$1,999,417	57%	100%	\$1,139,667.57	\$1,999,417
Subtotal:	4,423				\$1,092,577	\$218,515	\$1,311,093	\$688,324	\$1,999,417			\$1,139,668	\$1,999,417
10. Brockdale Park Rd to Lakeview Dr 8-inch Water Lines													
1453	750	8"		\$241	\$180,750	\$36,150	\$216,900	\$113,873	\$330,773	42%	100%	\$138,924.47	\$330,773
2458	1,530	8"		\$222	\$339,660	\$67,932	\$407,592	\$213,986	\$621,578	51%	100%	\$317,004.72	\$621,578
1235	1,350	8"		\$195	\$263,250	\$52,650	\$315,900	\$165,848	\$481,748	76%	100%	\$366,128.15	\$481,748
Subtotal:	3,630				\$783,660	\$156,732	\$940,392	\$493,706	\$1,434,098			\$822,057	\$1,434,098

**TABLE NO. 12
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED WATER LINES**

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Engineering, Testing and Property Acquisition 20% (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)			During Fee Period
										2022	2032	2032	
11. Holyoak Ln to Daytona Ave 8-inch Water Line													
2460	4,668	8"		\$191	\$891,514	\$178,303	\$1,069,816	\$561,654	\$1,631,470	45%	100%	55%	\$897,309
Subtotal:	4,668				\$891,514	\$178,303	\$1,069,816	\$561,654	\$1,631,470				\$897,309
12. Stinson Rd Extension 12-inch Water Line													
2429	1,538	12"		\$264	\$406,029	\$81,206	\$487,235	\$255,798	\$743,033	83%	100%	17%	\$126,316
Subtotal:	1,538				\$406,029	\$81,206	\$487,235	\$255,798	\$743,033				\$126,316
13. Toole Dr to Southview Dr 12-inch Water Line													
1394	3,501	12"		\$250	\$875,175	\$175,035	\$1,050,210	\$551,360	\$1,601,570	95%	100%	5%	\$80,079
Subtotal:	3,501				\$875,175	\$175,035	\$1,050,210	\$551,360	\$1,601,570				\$80,079
14. Highland Dr to Lewis Lane 8-inch Water Line													
2438	870	8"		\$205	\$178,309	\$35,662	\$213,971	\$112,335	\$326,305	70%	100%	30%	\$97,892
2465	2,207	8"		\$192	\$423,702	\$84,740	\$508,442	\$266,932	\$775,375	56%	100%	44%	\$341,165
Subtotal:	3,077				\$602,011	\$120,402	\$723,413	\$379,267	\$1,101,680				\$439,057
15. North Pump Station Water 12-inch Water Line													
1392	51	12"		\$966	\$49,295	\$9,859	\$59,153	\$31,056	\$90,209	60%	100%	40%	\$36,084
2444	23	12"		\$822	\$18,506	\$3,701	\$22,207	\$11,659	\$33,865	61%	100%	39%	\$13,207
Subtotal:	74				\$67,800	\$13,560	\$81,360	\$42,714	\$124,074				\$49,291
16. West Lucas Rd to Stinson Rd Parallel 12-inch Water Line													
1393	1,768	12"		\$254	\$449,163	\$89,833	\$538,996	\$282,973	\$821,969	67%	100%	33%	\$271,250
Subtotal:	1,768				\$449,163	\$89,833	\$538,996	\$282,973	\$821,969				\$271,250
17. Cedar Bend Trail 8-inch Water Line													
1249	1,235	8"		\$235	\$290,249	\$58,050	\$348,298	\$182,857	\$531,155	30%	100%	70%	\$371,808
2464	228	8"		\$286	\$65,185	\$13,037	\$78,222	\$41,067	\$119,289	35%	100%	65%	\$77,538
Subtotal:	1,463				\$355,434	\$71,087	\$426,520	\$223,923	\$650,443				\$449,346

**TABLE NO. 12
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED WATER LINES**

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Engineering, Testing and Property Acquisition 20% (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)			During Fee Period
										2022	2032	2032	
18. Graham Ln to Rock Ridge Ct Replacement 8-inch Water Line													
2043	947	8"		\$218	\$206,554	\$41,311	\$247,864	\$130,129	\$377,993	40%	100%	60%	\$226,790
2112	1,218	8"		\$200	\$243,696	\$48,739	\$292,435	\$153,528	\$445,964	40%	100%	60%	\$267,578
2111	1,004	8"		\$214	\$214,833	\$42,967	\$257,799	\$135,345	\$393,144	38%	100%	62%	\$243,749
2110	2,228	8"		\$192	\$426,675	\$85,335	\$512,010	\$268,805	\$780,816	51%	100%	49%	\$382,600
2457	726	8"		\$213	\$155,021	\$31,004	\$186,025	\$97,663	\$283,688	31%	100%	69%	\$195,745
Subtotal:	6,125				\$1,246,779	\$249,356	\$1,496,134	\$785,470	\$2,281,605				\$1,316,468
19. Country Club 10-inch Parallel Water Line													
1109	5,215	10"		\$225	\$1,173,331	\$234,666	\$1,407,997	\$739,198	\$2,147,195	69%	100%	31%	\$665,630
1408	1,306	10"		\$225	\$293,947	\$58,789	\$352,736	\$185,186	\$537,922	73%	100%	27%	\$145,239
2427	1,100	10"		\$225	\$247,597	\$49,519	\$297,116	\$155,986	\$453,102	51%	100%	49%	\$222,020
Subtotal:	7,622				\$1,714,874	\$342,975	\$2,057,848	\$1,080,370	\$3,138,219				\$1,032,889
20. Rollingwood Cir, Choice Ln, & Lakeview 6-inch Water Lines													
2466	482	6"		\$236	\$113,695	\$22,739	\$136,434	\$71,628	\$208,061	30%	100%	70%	\$145,643
2467	258	6"		\$253	\$65,256	\$13,051	\$78,307	\$41,111	\$119,418	42%	100%	58%	\$69,262
2468	1,500	6"		\$187	\$280,579	\$56,116	\$336,694	\$176,764	\$513,459	38%	100%	62%	\$318,344
Subtotal:	2,240				\$459,529	\$91,906	\$551,434	\$289,503	\$840,938				\$553,249
21. Hickory Hill St 8-inch Water Line Replacement													
1309	289	8"		\$255	\$73,510	\$14,702	\$88,212	\$46,311	\$134,524	32%	100%	68%	\$91,476
1310	842	8"		\$204	\$171,764	\$34,353	\$206,116	\$108,211	\$314,328	26%	100%	74%	\$232,602
2470	971	8"		\$216	\$209,810	\$41,962	\$251,772	\$132,180	\$383,952	33%	100%	67%	\$257,248
Subtotal:	2,102				\$455,084	\$91,017	\$546,100	\$286,703	\$832,803				\$581,326

TABLE NO. 12
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED WATER LINES

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Engineering, Testing and Property Acquisition 20% (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)		Capacity Utilized (\$)		
										2022	2032	2022	2032	During Fee Period
1038	577	6"		\$217	\$125,495	\$25,099	\$150,594	\$79,062	\$229,655	29%	100%	66600.01564	\$229,655	\$163,055
Subtotal:	577				\$125,495	\$25,099	\$150,594	\$79,062	\$229,655			\$66,600	\$229,655	\$163,055
22. Indian Trail 6-inch Replacement Water Line														
2472	2,415	8"		\$196	\$473,331	\$94,666	\$567,997	\$298,198	\$866,195	55%	100%	476407.2408	\$866,195	\$389,788
Subtotal:	2,415				\$473,331	\$94,666	\$567,997	\$298,198	\$866,195			\$476,407	\$866,195	\$389,788
23. Chisholm Trl & Caman Park 8-inch Water Line														
24. Ingram Lane, McGarity Ln & West Lucas Rd Replacement Water Line														
P2030	388	8"		\$188	\$72,993	\$14,599	\$87,591	\$45,986	\$133,577	76%	100%	101518.4975	\$133,577	\$32,058
P2031	494	8"		\$188	\$92,898	\$18,580	\$111,478	\$58,526	\$170,004	54%	100%	91801.93404	\$170,004	\$78,202
P2032	695	8"		\$188	\$130,593	\$26,119	\$156,712	\$82,274	\$238,985	82%	100%	195967.9638	\$238,985	\$43,017
P2179	1,145	8"		\$188	\$215,315	\$43,063	\$258,378	\$135,649	\$394,027	55%	100%	216714.8213	\$394,027	\$177,312
P2182	503	8"		\$188	\$94,607	\$18,921	\$113,528	\$59,602	\$173,131	55%	100%	95221.80862	\$173,131	\$77,909
P2183	654	8"		\$188	\$122,982	\$24,596	\$147,578	\$77,478	\$225,056	41%	100%	92273.03145	\$225,056	\$132,783
P2184	593	8"		\$188	\$111,394	\$22,279	\$133,673	\$70,178	\$203,852	58%	100%	118233.9355	\$203,852	\$85,618
P2185	2,709	8"		\$188	\$509,258	\$101,852	\$611,110	\$320,833	\$931,943	78%	100%	726915.3659	\$931,943	\$205,027
P2189	307	8"		\$188	\$57,659	\$11,532	\$69,191	\$36,325	\$105,516	62%	100%	65419.94225	\$105,516	\$40,096
P2192	742	8"		\$188	\$139,581	\$27,916	\$167,497	\$87,936	\$255,433	43%	100%	109836.1221	\$255,433	\$145,597
Subtotal:	8,230				\$1,547,280	\$309,456	\$1,856,736	\$974,787	\$2,831,523			\$1,813,903	\$2,831,523	\$1,017,619

TABLE NO. 12
CITY OF LUCAS, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED WATER LINES

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const. (Year)	Avg. Unit Cost (\$/Ft.)	Construction Cost (\$)	Engineering, Testing and Property Acquisition 20% (\$)	Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	Capacity Utilized (%)		During Fee Period
										2022	2032	
25. Estates Parkway 8-inch Water Line												
2155	1,665	8"		\$191	\$318,701	\$63,740	\$382,442	\$200,782	\$583,223	88%	100%	12%
2432	567	8"		\$191	\$108,468	\$21,694	\$130,162	\$68,335	\$198,497	83%	100%	17%
Subtotal:	2,231				\$427,170	\$85,434	\$512,603	\$269,117	\$781,720			\$677,989
26. Prado Verde 12-inch Water Line												
P1250	849	12"		\$300	\$254,833	\$50,967	\$305,799	\$160,545	\$466,344	58%	100%	42%
P1251	1,214	12"		\$300	\$364,323	\$72,865	\$437,188	\$229,523	\$666,711	58%	100%	42%
Subtotal:	2,064				\$619,156	\$123,831	\$742,987	\$390,068	\$1,133,055			\$667,172
TOTAL:					\$18,476,549	\$3,695,310	\$22,171,859	\$11,640,225	\$33,812,084			\$19,221,830
												\$195,865
												\$280,019
												\$198,497
												\$103,731
												\$475,884
												\$13,805,464

VIII. ROADWAY IMPACT FEES - LAND USE ASSUMPTIONS BY SERVICE AREA

One of the initial steps in developing roadway impact fees includes the identification of data related to the planned land uses for land within the City of Lucas city limits by roadway service area, as identified in **Figure 2** (page 30). A summary of the land use data by roadway service area is provided in **Table 13** below, which was obtained from the City of Lucas Comprehensive Plan.

Table 13: Summary of Land Use Data

Service Area	Land Use:	Residential	Office	Retail	Industrial	Public/Institutional	Parks/Open Space	
		Unit:	Dwelling Units	Acres	Acres	Acres	Acres	Acres
1	Year	2022	2,733	0	60	7	159	153
		2032	3,756	0	375	7	159	153
		Ultimate	3,756	0	375	7	159	153

IX. CAPITAL IMPROVEMENT PLAN FOR ROADWAY IMPACT FEES

The capital improvement plan (CIP) includes projects intended for construction by the City of Lucas in the next 10 years to serve both existing and future development. In order to be funded by roadway impact fees, a roadway project must be included in the 10-year CIP.

A) Existing Facilities

The City of Lucas street system is mostly developed at this time. Almost all of the roadways in the City are built to current thoroughfare plan standards and almost all of the proposed roadway segments on the thoroughfare plan currently exist.

The existing major roadways within the City or near the City Limits under the operation and maintenance jurisdiction of the Texas Department of Transportation (TxDOT) include FM 2551 (Angel Parkway), FM 1378 (Country Club Road / West Lucas Road / Southview Drive), FM 2170 (Estates Parkway), FM 3286 (East Lucas Road) and FM 2514 (Parker Road). All existing roadway facilities are two-lane undivided roadways.

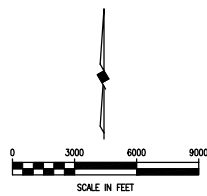
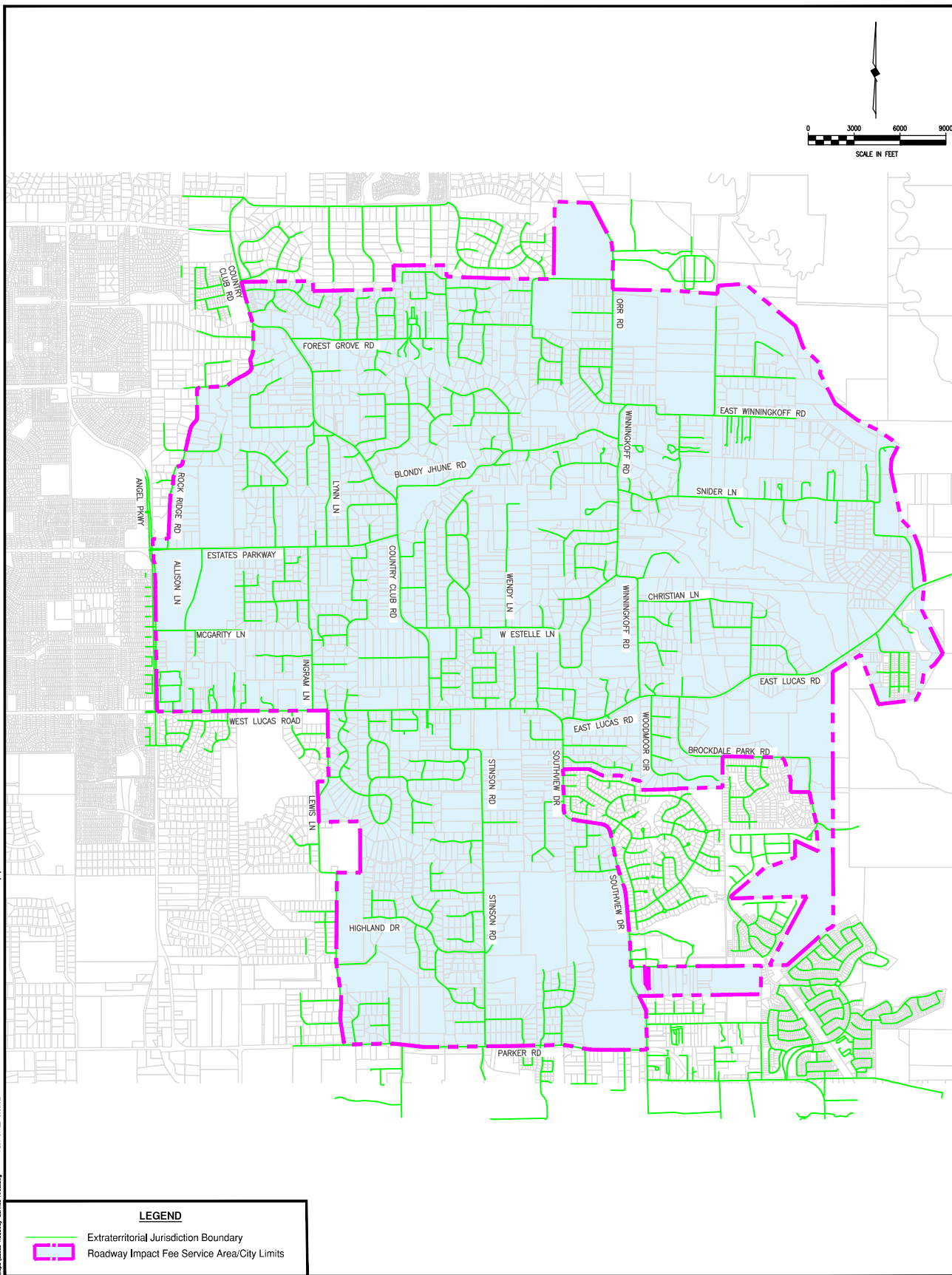
B) Proposed Facilities

The City of Lucas Thoroughfare Plan is the basis for development of the future street system. The thoroughfare system is a conventional network conforming to a hierarchical, functional classification system developed to support the forecast traffic demands of future land use.



While two (2) roadways bordering the City of Lucas (Angel Parkway & Parker Road) are classified as 6-lane roadways, the highest classification of roadway within the City of Lucas is a 4-lane roadway (Country Club Road, Southview Drive, Estates Parkway & Lucas Road).

These roadways will generally include medians that serve the function of controlling access, separating opposing traffic movements and providing an area for the storage of left turning vehicles. All other roadways are classified as 2-lanes that are developed to serve the adjoining developments.

Figure 2: Roadway Impact Fee Service Area



REVISION: 11/20/22 - SMDK02A
 H:\Project\Lucas\Roadway Impact Fee Service Area\Drawings
 PLOT STYLE: road.dwg
 PLOT SCALE: 1:1
 PLOTTED BY: SML MDK02A ON 1/4/2023

LEGEND	
	Extraterritorial Jurisdiction Boundary
	Roadway Impact Fee Service Area/City Limits



2022-2032 ROADWAY IMPACT FEE UPDATE ROADWAY IMPACT FEE SERVICE AREA

JANUARY 2023

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 THPLSE Firm No. 526; Survey No. 10031800
 11910 Greenville Ave #600, Dallas, Texas 75243
 (214)6631-7990

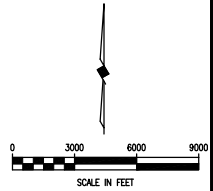
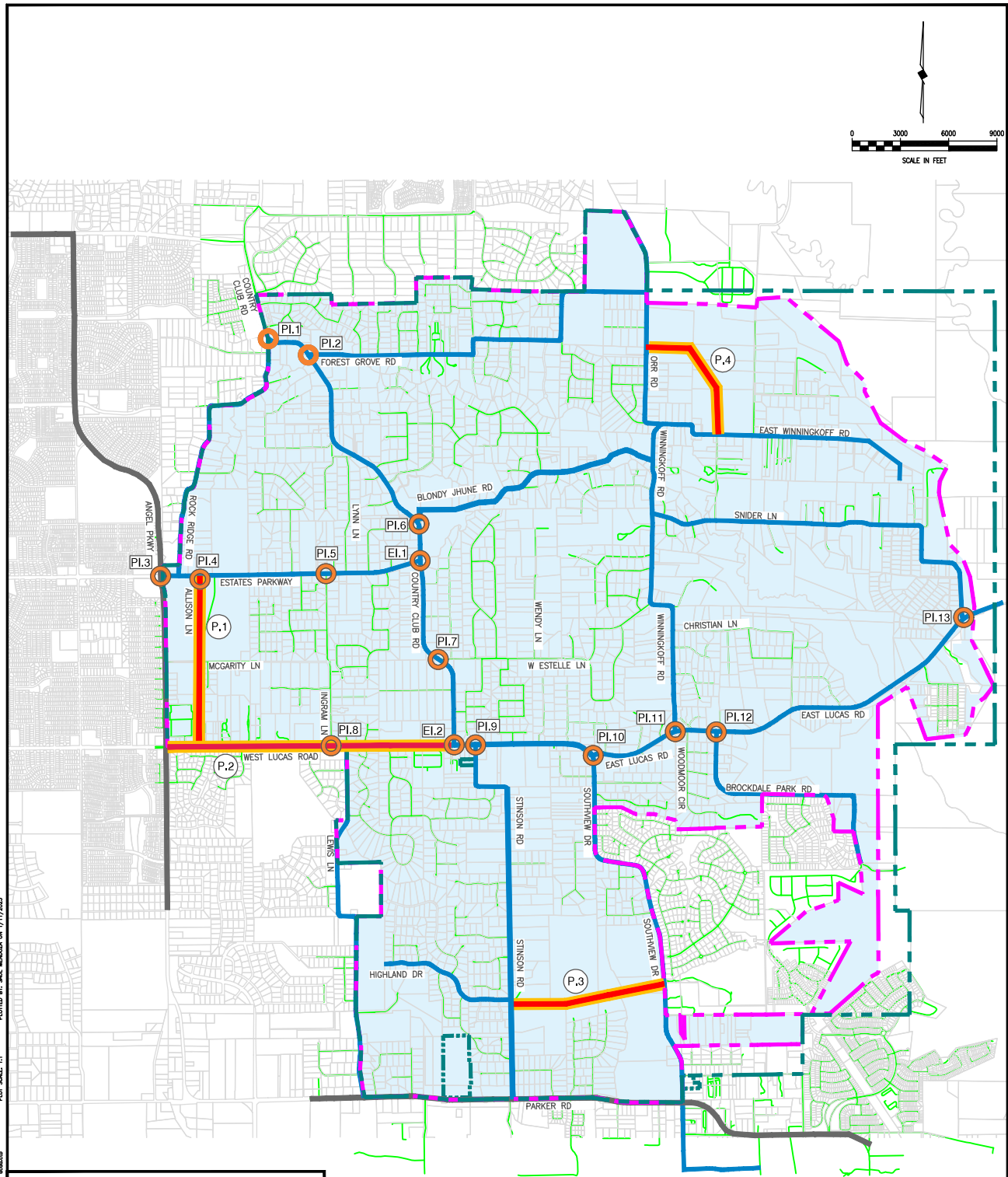
C) Capital Improvement Plan for Roadway Impact Fees

All roadways included in the Thoroughfare Plan were considered for inclusion in the Capital Improvement Plan (CIP). The thoroughfare facilities determined for inclusion in the Capital Improvement Plan of this study are graphically illustrated in **Figure 3** (page 32). **Table 14A** (page 33) presents the proposed capital projects based on information provided by City staff. Under existing State Statute, a municipalities' cost associated with TxDOT facilities can be financed with impact fees. Each listed project includes a description of the planned improvements, the approximate project length, and an engineer's opinion of probable cost to the City. The probable construction costs for these projects were prepared without the benefit of a detailed preliminary engineering study for each project and were developed by Birkhoff, Hendricks & Carter. All roadways included in the 2022 Roadway Impact Fee CIP are identified in the City of Lucas Thoroughfare Plan.

Recoupment costs for projects completed as part of the previous CIP are shown in **Table 14B** (page 34) and identified in **Figure 3** (page 32). These are projects which have previously been built to serve existing and future roadway needs. The construction costs for these recoupment projects were based on engineering judgment in discussions with Birkhoff, Hendricks & Carter.

For both the CIP and recoupment projects, the costs shown include only those costs that will be paid for or have been paid for by the City of Lucas. Financing costs for both of these types of projects were also included in the total estimated cost and used an assumed interest rate of 5%.

Figure 3: CIP Projects for Roadway Impact Fee



PLOTTED BY: SAUL MEDRANO, ON: 1/11/2023
 PLOT SCALE: 1:1
 PLOT STYLE: acad.ctb
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 REVISION: 1/11/23 - SMD/024

LEGEND

- Intersection Projects
- Extraterritorial Jurisdiction Boundary
- City Limits
- Impact Fee CIP Project Number
- Capital Improvement Projects
- Existing Roadways



2022-2032 ROADWAY IMPACT FEE UPDATE CAPITAL IMPROVEMENT PLAN MAP

JANUARY 2023

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 THPLSE Firm No. 526; Survey No. 10031800
 11910 Greenville Ave #600, Dallas, Texas 75243
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Table 14A: Proposed Roadway Capital Improvement Projects

Project #	Road Name	From	To	Segment Length (ft)	Existing Configuration	Planned Configuration	Needed Construction	Capital Cost (1)	Debt Service (2)	Total Project Cost
Service Area 1										
P.1	Allison Ln	Estates Parkway	West Lucas Rd	5,300	-	2 lanes	Construct 2-lane undivided roadway	\$ 3,000,000.00	\$ 1,575,000.00	\$ 4,575,000.00
P.2	West Lucas Rd	Angel Parkway	Country Club Rd	8,870	2 lanes	4 lanes	Widen 2-lane to 4-lane divided roadway	\$ 5,541,521.00	\$ 2,909,299.00	\$ 8,450,820.00
P.3	Highland Dr	Stinson Rd	Southview Dr	4,800	-	2 lane	Construct 2-lane undivided roadway	\$ 2,840,112.00	\$ 1,491,058.80	\$ 4,331,170.80
P.4	Future Loop	Orr Rd	East Winningkoff Rd	4,300	-	2 lane	Construct 2-lane undivided roadway	\$ 2,516,000.00	\$ 1,320,900.00	\$ 3,836,900.00
PI.1	Country Club Rd & Rock Ridge Rd	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,612,000.00	\$ 846,300.00	\$ 2,458,300.00
PI.2	Country Club Rd & Forest Grove Rd	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,612,000.00	\$ 846,300.00	\$ 2,458,300.00
PI.3	Angel Pkwy & Estates Pkwy	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,151,000.00	\$ 604,275.00	\$ 1,755,275.00
PI.4	Allison Ln & Estates Pkwy	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,612,000.00	\$ 846,300.00	\$ 2,458,300.00
PI.5	Ingram Ln & Estates Pkwy	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,612,000.00	\$ 846,300.00	\$ 2,458,300.00
PI.6	Blondy June Rd & Country Club Rd	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,612,000.00	\$ 846,300.00	\$ 2,458,300.00
PI.7	Country Club Rd & Estelle Ln	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,612,000.00	\$ 846,300.00	\$ 2,458,300.00
PI.8	West Lucas Rd & Ingram Ln	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,305,000.00	\$ 685,125.00	\$ 1,990,125.00
PI.9	West Lucas Rd & Stinson Rd	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,305,000.00	\$ 685,125.00	\$ 1,990,125.00
PI.10	East Lucas Rd & Southview Dr	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,305,000.00	\$ 685,125.00	\$ 1,990,125.00
PI.11	East Lucas Rd & Winningkoff Rd	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,612,000.00	\$ 846,300.00	\$ 2,458,300.00
PI.12	East Lucas Rd & Brookdale Park Rd	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,612,000.00	\$ 846,300.00	\$ 2,458,300.00
PI.13	East Lucas Rd & Snider Ln	-	-	-	-	-	Install left turn & right turn lanes	\$ 1,305,000.00	\$ 685,125.00	\$ 1,990,125.00
TOTAL								\$ 33,164,633.00	\$ 17,411,432.80	\$ 50,576,065.80

Notes:

- (1) For cost-sharing roadway improvements, Lucas' assumed participation is shown
- (2) Debt service cost calculated for financing over 20-years at a 5% annual interest rate

Table 14B: Eligible Capital Recovery Projects Completed

Project #	Project	Segment Length (ft)	Project Description	Capital Cost (1)	Debt Service (2)	Total Project Cost
Service Area 1						
EI.1	Country Club Rd & Estates Pkwy	-	Installed left turn lanes & right turn lanes	\$ 350,000.00	\$ 183,750.00	\$ 533,750.00
EI.2	West Lucas Rd & Country Club Rd	-	Installed left turn lanes & right turn lanes	\$ 350,000.00	\$ 183,750.00	\$ 533,750.00
TOTAL				\$ 700,000.00	\$ 367,500.00	\$ 1,067,500.00

Notes:

- (1) Capital costs based on engineering judgment. No data provided by City.
- (2) Debt service cost calculated for financing over 20-years at a 5% annual interest rate

X. ROADWAY IMPACT FEE CALCULATION

After the land use assumptions and CIP have been finalized, this information is used to determine the maximum fee per service unit (impact fee) that can be charged by the City for new developments. The fee is calculated by dividing the costs of the capital improvements identified as necessary to serve growth forecast to occur during the 10-year planning period by the number of service units of growth forecast to occur (using the land use assumptions). The specific steps, as described in following paragraphs of this section include:

- 1) Determination of a standard service unit;
- 2) Identification of service areas for the City;
- 3) Analysis of the total capacity, level of current usage, and commitment for usage of capacity of existing improvements;
- 4) Identification of that portion of the total capital improvements necessary to serve the projected growth over the next 10-year period;
- 5) Determination of the “standard service unit” and equivalency tables establishing the ratio of a service unit to the types of land use forecast for growth;
- 6) Calculating the resulting eligible costs per service unit (impact fee) for new developments in the service area.

A) Service Unit

To determine the impact fee rate applied to thoroughfare facilities the standard service unit selected was “**PM Peak Hour Vehicle-Miles.**” This service unit can be obtained by multiplying the number of trips generated (vehicles) by a specific land use type during the PM peak hour by the average trip length (miles) for that land use. The PM peak hour was chosen because it is usually considered the critical time, with the most vehicles, for roadway analyses. The trip generation data were directly obtained or derived for each defined land use type from the *Trip Generation Manual, 11th Edition* of the Institute of Transportation Engineers, which is the standard data reference to determine vehicle trip generation characteristics of particular land use types and densities. Trip length information for each land use specified was based on data developed for the Dallas-Fort Worth area by the North Central Texas Council of Governments (NCTCOG). The trip length was set at a maximum of three (3) miles for any land use, as this trip length was assumed to be the maximum average distance a trip would travel on roadways within the service area in the City of Lucas. **Table 15** (page 36) shows the typical service units for each land use type used in developing the roadway impact fees.

Table 15: Service Unit Calculation by Land Use

Land use	Variable	PM Peak Trips ¹ (vehicles)	Trip Length ² (miles)	PM Peak Hour Vehicle-Miles
Residential	Dwelling Unit	0.94	3.0	2.82
Office	1,000 ft ²	1.44	3.0	4.32
Commercial / Retail	1,000 ft ²	3.40	3.0	10.20
Industrial	1,000 ft ²	0.65	3.0	1.95
Public and Institutional	1,000 ft ²	1.01	3.0	3.02
Parks and Open Space	Acre	6.47	3.0	19.41

¹ Based on ITE *Trip Generation Manual, 11th Edition*

² Based on FHWA *National Household Travel Survey (2017)*

B) Service Area

The State Statute governing the imposition of development impact fees require that collection and expenditure of fees imposed for street facilities “...is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles.” To comply with this State Law, one service area (Service Area 1) was established for the City of Lucas to ensure that funds are spent within six miles of where they are collected. The service area was shown previously in **Figure 2** (page 30). The service areas include all of the developable land within the existing city limits of Lucas.

C) Analysis of Existing, 10-Year and Ultimate Demand & Capacity

The land use assumption data available in the City of Lucas Comprehensive Plan was converted to the standard service unit (vehicle-miles) by applying the trip generation and trip length data provided in Table 15. These results were used to provide an estimate of the existing demand/service units (vehicle-miles) within the service area, as well as to forecast the growth in demand/service units for both the next 10-year period (2022-2032) and the ultimate development of the City of Lucas, which is estimated to occur by 2032. This demand is then compared to the ultimate service units (capacity) for the City. **Table 16** below shows the portion of ultimate build-out service units (capacity) that will be attributable to growth within the next 10 years.

Table 16: Summary of Vehicle-Mileage Distribution by Development Period

Service Area	Existing		2022 - 2032		Year 2032 - Ultimate		Ultimate Vehicle-Miles
	Vehicle-Miles 2022	Portion of Ultimate Vehicle-Miles	Vehicle-Miles Added 2022-2032	Portion of Ultimate Vehicle-Miles	Vehicle-Miles Added 2032 - Ultimate	Portion of Ultimate Vehicle-Miles	
1	20,315	0.3968	30,876	0.6032	0	0.0000	51,191
Total	20,315		30,876		0		51,191

D) Capital Improvements Costs Necessary to Serve 10-Year Growth

The total costs for implementing the roadway CIP were identified previously in Tables 14A and 14B. The street facility improvements identified in the CIP will logically serve all existing and future growth by improved safety and drainage characteristics. Therefore, the 10-year eligible costs have been proportioned as the ratio of the 10-year growth to the total number of service units determined

for build-out, as provided in Table 16 (page 36). **Table 17** below presents a summary of the roadway capital improvement costs for the service area.

Table 17: Summary of Capital Improvement Cost by Service Area

Service Area	Zone Cost of Thoroughfare	Portion of Capacity of Thoroughfare Attributed to Growth (2022 - 2032)	Cost of Thoroughfare Attributed to Growth (2022 - 2032)
1	\$51,643,565.80	0.6032	\$31,151,398.89
Totals	\$51,643,565.80		\$31,151,398.89

In order to maintain the equity of impact fee assessment, the cost for streets included in the 10-year Capital Improvement Plan will include the total cost of the street facilities, not reduced by any expected participation. Rather, construction by a developer of a thoroughfare within or off-site should be treated as a credit to the impact fee assessment.

E) Determination of Standard Service Unit Equivalency

Table 18 below presents the derivation of service unit equivalents for each of the six defined land use types. The service unit equivalents are referenced to and based on the residential land use. That is, the vehicle-miles/development unit for each land use are provided as a ratio of that land use to the residential land use.

Table 18: Thoroughfare Land Use Equivalency

Land Use	Development Unit	Veh-Miles / Development Unit (1)	SU Equivalency (2)
Residential	Dwelling Unit	2.82	1.00
Office	1,000 ft ²	4.32	1.53
Commercial / Retail	1,000 ft ²	10.20	3.62
Industrial	1,000 ft ²	1.95	0.69
Public and Institutional	1,000 ft ²	3.02	1.07
Parks and Open Space	Acre	19.41	6.88

Notes:

- (1) Based on data from ITE *Trip Generation* Manual (11th Edition) and FHWA *National Household Travel Survey* (2017)
- (2) Ratio of each land use to service unit of Residential

F) Cost Per Service Unit (Impact Fee) Calculation

Table 19 (page 38) presents a summary of the calculations and resulting capital improvement costs attributable to growth per service unit, which represents the maximum *calculated* impact fee. This fee is calculated by taking the cost of the CIP attributable to growth in the next 10 years (Table 17) and dividing it by the estimated growth, or the number of new service units (Table 16), in the next 10 years.

Table 19: Impact Fee Calculation for Thoroughfare by Service Area

Service Area	Cost of Thoroughfare Attributed to Growth (2022 - 2032)	Number of New Service Units (2022 - 2032)	Cost Per Service Unit	Cost Per Service Unit (Rounded)
1	\$31,151,398.89	30,876	\$1,008.92	\$1,008
Totals	\$31,151,398.89	30,876		

XI. SUMMARY OF ROADWAY IMPACT FEE CALCULATION METHODOLOGY

The methodology for calculating the maximum *allowable* impact fee for roadway facilities can be summarized in the following three steps and is summarized below. First, the cost of the roadway facilities (existing roadways eligible for recuperation of construction cost and proposed roadways) that can be attributed to new growth over the 10-year period is determined.

Cost of Roadway Facilities (Tables 14A and 14B) = \$51,643,565.80
 Proportion of Capacity Attributable to New Growth (Table 16) = 0.6032
 Cost of Roadway Facilities Attributable to Growth (2022-2032):

$$\$51,643,565.80 \times 0.6032 = \$31,151,398.89$$

The second step is to determine the maximum *calculated* impact fee. The maximum *calculated* impact fee is the ratio of the total cost for roadway facilities attributable to growth in the next ten years (2022-2032) divided by the total growth in equivalent service units (ESU). The maximum calculated impact fee for Service Area 1 is:

Maximum Roadway Impact Fee = $\frac{\text{Eligible Thoroughfare Cost Attributed to Growth (Table 17)}}{\text{Total Growth in Equivalent Service Units (Table 16)}}$

$$= \frac{\$31,151,398.89}{30,876 \text{ ESU}}$$

$$= \$1,008.92 / \text{ESU} = \$1,008 / \text{ESU (Rounded Service Area 1)}$$

This amount represents the maximum *calculated* impact fee for roadway facilities. For the final step, the current impact fee legislation requires the City to produce a financial analysis to support a fee greater than 50 percent of the eligible costs or to reduce the maximum calculated impact fee by 50 percent. If the City chooses to use a maximum *allowable* impact fee of 50 percent of the maximum calculated fee the amount would be $\$1,008 \times 50\% = \mathbf{\$504.00}$ for Service Area 1.

XII. ROADWAY IMPACT FEE CALCULATION EXAMPLE

The information provided in **Table 20** represents an expansion of the basic land uses used for calculating the impact fee. This table identifies the total service units generated by specific uses within each land use category and includes land uses which may develop over the next 10-year period. To obtain the impact fee to be charged for a particular land use, the impact fee per service unit adopted by the City and the service units per development unit generated for that particular land use from Table 20 are used. Examples for calculating the impact fee for both a single-family dwelling unit and a 200,000 ft² shopping center (commercial / retail facility) assuming maximum *allowable* impact fees of \$504.00 per service unit (Service Area 1) are shown following Table 20.

Table 20: Service Units & Impact Fee by Land Use

CATEGORY	LAND USE	DEVELOPMENT UNITS ¹	ITE TRIP RATE ²	TRIP LENGTH ³	PASS-BY TRAFFIC ⁴	SERVICE UNITS ⁵	IMPACT FEE / DEVELOPMENT UNIT ⁶
							Service Area 1
RESIDENTIAL							
	Single-Family Detached	Dwelling Unit	0.94	3.0	0	2.82	\$1,421.28
	Apartment/Multifamily	Dwelling Unit	0.51	3.0	0	1.53	\$771.12
	Condominium/Townhouse	Dwelling Unit	0.51	3.0	0	1.53	\$771.12
	Senior Housing - Single-Family	Dwelling Unit	0.30	3.0	0	0.90	\$453.60
	Senior Housing - Multifamily	Dwelling Unit	0.25	3.0	0	0.75	\$378.00
OFFICE							
	Office Building	1,000 ft ² GFA	1.44	3.0	0	4.32	\$2,177.28
	Business Park	1,000 ft ² GFA	1.22	3.0	0	3.66	\$1,844.64
	Medical Office	1,000 ft ² GFA	3.93	3.0	0	11.79	\$5,942.16
COMMERCIAL							
	Automobile Care Center	1,000 ft ² GFA	3.11	3.0	0.25	7.00	\$3,528.00
	Bank	1,000 ft ² GFA	21.01	2.4	0.35	32.78	\$16,521.12
	Convenience Store/Gas Station	Fueling Positions	22.76	2.4	0.75	13.66	\$6,884.64
	Home Improvement Store	1,000 ft ² GFA	2.29	3.0	0.42	3.98	\$2,005.92
	Hotel	Rooms	0.59	3.0	0	1.77	\$892.08
	Pharmacy/Drugstore	1,000 ft ² GFA	10.25	2.8	0.49	14.64	\$7,378.56
	Fast Food Restaurant with Drive-In/Through	1,000 ft ² GFA	33.03	2.4	0.55	35.67	\$17,977.68
	Fast Food Restaurant without Drive-In/Through	1,000 ft ² GFA	33.21	2.4	0.55	35.87	\$18,078.48
	High-Turnover (Sit-Down) Restaurant	1,000 ft ² GFA	9.05	3.0	0.43	15.48	\$7,801.92
	Shopping Center / General Retail	1,000 ft ² GFA	3.40	3.0	0.29	7.24	\$3,648.96
	Supermarket	1,000 ft ² GFA	8.95	2.8	0.24	19.05	\$9,601.20
INDUSTRIAL							
	Industrial	1,000 ft ² GFA	0.65	3.0	0	1.95	\$982.80
	Industrial Park	1,000 ft ² GFA	0.34	3.0	0	1.02	\$514.08
	Mini-Warehouse	1,000 ft ² GFA	0.15	3.0	0	0.45	\$226.80
	Warehouse / Distribution Center	1,000 ft ² GFA	0.18	3.0	0	0.54	\$272.16
INSTITUTIONAL							
	School	Students	0.16	3.0	0	0.48	\$241.92
	Day Care Center	Students	0.79	3.0	0	2.37	\$1,194.48
	Nursing Home	1,000 ft ² GFA	0.59	3.0	0	1.77	\$892.08
	House of Worship	1,000 ft ² GFA	0.49	3.0	0	1.47	\$740.88

¹ GFA = Gross Floor Area

² (Vehicles); Based on *ITE Trip Generation Manual, 11th Edition*

³ (Miles); Based on FHWA *National Household Travel Survey (2017)* - maximum of 3 miles

⁴ Percentage of traffic already passing by site - land use is an intermediate destination

⁵ (Vehicle-Miles)

⁶ Based on impact fee of \$504.00/service unit for Service Area 1

Example Calculations

SINGLE-FAMILY DWELLING (Service Area 1)

- Vehicle-Miles per Development Unit for Single-Family Dwelling Unit
(1 Dwelling Unit) x (2.82 Vehicle-Miles / Dwelling Unit) = 2.82 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$504.00 / Service Unit:
(2.82 Vehicle-Miles) x (\$504.00 / Vehicle-Miles) = \$1,421.28

200,000 ft² SHOPPING CENTER (Service Area 1)

- Vehicle-Miles per Development Unit for Shopping Center
(200,000 ft²) x (7.24 Vehicle-Miles / 1,000 ft²) = 1,448.00 Vehicle-Miles
- Assume 50 percent of the Maximum Calculated Roadway Impact Fee = \$504.00 / Service Unit:
(1,448.00 Vehicle-Miles) x (\$504.00 / Vehicle-Miles) = \$729,792.00



LUCAS WATER & ROADWAY IMPACT FEE UPDATE 2022-2032

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
(214) 361-7900
JANUARY 2023

City of Lucas, TX

2022-2032 Water and Roadway Impact Fee Update Adoption Schedule

Notes:

- 1 The Impact Fee Advisory Committee meets on the same day as the Planning and Zoning Commission (2nd Thursdays of the Month)
- 2 City Council Meets on the 1st and 3rd Thursday of the Month

City Staff/Consultant Meetings	Impact Fee Advisory Committee Meetings	City Council Meeting	Meeting/Action	Agenda and Action Items Required
September 8, 2022			Staff Meeting	Impact Fee Update Kick-off Meeting with City Staff Agenda: a) Service Areas b) Impact Fee Land Use and Growth Assumptions c) Capital Recover Project Data d) Water, Sewer and Roadway Capital Improvement Plans
October 13, 2022			Staff Meeting	Present Impact Fee Capital Improvement Plan and Preliminary Impact Fee Calculations
	October 13, 2022		Impact Fee Advisory Meeting	Initial Meeting with Advisory Committee Draft Review of Impact Fee Land Use and CIP
November 1, 2022			City Staff	Publish Impact Fee Advisory Meeting Notice and Agenda (Sec. 395.055)
	November 10, 2022		Impact Fee Advisory Committee Meeting	Advisory Committee Meeting (Sec. 395.056) a) Review of CIP Update b) Review of Impact Fee Updates c) Advisory Committee Recommendation Letter to City Council
		November 17, 2022		City Council to set a Public Hearing on Amendments to Land Use Assumptions, Capital Improvement Plan, or Impact Fee (Sec. 395.053) for January 5, 2023
December 5, 2022			Notice of Public Hearing	Deadline for Publication of Notice of Public Hearing on January 5, 2023 in local newspaper (Sec. 395.055; 395.044(b))
December 5, 2022			Final Impact Fee Update Report	Final Impact Fee Update Report Published and made available for public review (Sec. 395.054)
	December 8, 2022		Advisory Committee Recommendations	If not completed at Nov. 10th Advisory Committee Meeting, last day for publication of written recommendation to City Council (Sec. 395.056)
		January 5, 2023	City Council Public Hearing	Public Hearing on Amendments to Land Use Assumptions, Capital Improvement Plan, or Impact Fee
			Possible Council Action	Approve, Reject or take no action on Amendments to Land Use Assumptions, Capital Improvement Plan or Impact Fees (Sec. 395.057(a)) NOTE: Council has 30-calendar days to take action
		January 19, 2023	Possible Council Action	If council action on 01/05/2023, then Approve, Reject or Table Amendments to Land Use Assumptions, Capital Improvement Plan or Impact Fees (Sec. 395.057)
			Possible Council Action	If Impact Fee Amendments are approved, adopt and ordinance, order or resolution approving the amendments to the Land Use Assumptions, Capital Improvement Plan (Sec. 395.057(b))
		February 2, 2023	Possible Council Action	If no council action on 01/19/2023, then next council meeting to Approve, or Reject Amendments to Land Use Assumptions, Capital Improvement Plan or Impact Fees (Sec. 395.057)
			Possible Council Action	If Impact Fee Amendments are approved, adopt and ordinance, order or resolution approving the amendments to the Land Use Assumptions, Capital Improvement Plan (Sec. 395.057(b))

POSTPONED BY CITY

January 3, 2023			City Staff	Publish Impact Fee Advisory Meeting Notice and Agenda (Sec. 395.055)
	January 12, 2023		Impact Fee Advisory Committee Meeting	Advisory Committee Meeting (Sec. 395.056) a) Review of Roadway CIP Update b) Review of Roadway Impact Fee Updates c) Advisory Committee Recommendation Letter to City Council
January 16, 2023			City Staff	Finalize Impact Fee Update Report
		January 19, 2023		City Council to set a Public Hearing on Amendments to Land Use Assumptions, Capital Improvement Plan, or Impact Fee (Sec. 395.053) for March 2, 2023
On or Before February 2, 2023			Notice of Public Hearing	Deadline for Publication of Notice of Public Hearing on March 2, 2023 in local newspaper (Sec. 395.055; 395.044(b))
February 2, 2023			Final Impact Fee Update Report	Final Impact Fee Update Report Published and made available for public review (Sec. 395.054)
		March 2, 2023	City Council Public Hearing	Public Hearing on Amendments to Land Use Assumptions, Capital Improvement Plan, or Impact Fee
			Possible Council Action	Approve, Reject or take no action on Amendments to Land Use Assumptions, Capital Improvement Plan or Impact Fees (Sec. 395.057(a)) NOTE: Council has 30-calendar days to take action
			Possible Council Action	If Impact Fee Amendments are approved, adopt and ordinance, order or resolution approving the amendments to the Land Use Assumptions, Capital Improvement Plan (Sec. 395.057(b))
		March 16, 2023	Possible Council Action	If council action on 03/02/2023, then Approve, Reject or Table Amendments to Land Use Assumptions, Capital Improvement Plan or Impact Fees (Sec. 395.057)
			Possible Council Action	If Impact Fee Amendments are approved, adopt and ordinance, order or resolution approving the amendments to the Land Use Assumptions, Capital Improvement Plan (Sec. 395.057(b))



1/12/2023

Re: Water and Roadway Impact Fee Update
Impact Fee Advisory Committee Recommendation

Honorable Mayor Olk and the City of Lucas City Council:

The City of Lucas Impact Fee Advisory Committee, established in accordance with Section 395.058 of the Texas Local Government Code, met on this date for reviewing the 2022-2032 Roadway and Water impact fee update.

The Impact Fee Advisory Committee reviewed both the 2022-2032 updated Impact Fee Roadway and Water Land Use Assumptions prepared by the City of Lucas Planning and Development Staff; and the calculated Maximum Roadway and Water Impact Fees prepared by Birkhoff, Hendricks & Carter, L.L.P. Professional Engineers.

On behalf of the Advisory Committee, we find the updated Impact Fee Roadway and Water Land Use Assumptions to be consistent with the City's current Comprehensive Plan.

Sincerely,

Chris Bierman, Vice-Chairman,
Capital Improvements Advisory
Committee



City of Lucas City Council Agenda Request March 2, 2023

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider a request by Billy Ray and Sharon McGee, property owners of 1050 Creek View Lane, Willow Creek Acres (Unrecorded), Lot 36 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

Background Information

This lot is currently zoned R-2 (Residential 2-Acre), and the applicant is requesting to construct an accessory building with habitable space that meets the City's requirements. The specific use permit request is to allow a food preparation area within an accessory building.

Section 14.04.304(4B)(ia) of the City's Code of Ordinances requires that an addition of a kitchen/food preparation area requires a specific use permit in R-2 or AO (Agriculture) zoning districts that contain a single-family home and states the following:

(B) Specific regulations for an accessory building containing habitable space.

(i) In R-2 or AO zoning districts that contain a single-family home:

- a. Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.*

Attachments/Supporting Documentation

- 1. Location Map
- 2. Permit application (site plan and kitchen layout)
- 3. Public Notice

Budget/Financial Impact

NA



**City of Lucas
City Council Agenda Request
March 2, 2023**

Recommendation

Staff recommends approval of the specific use permit request as presented. The Planning and Zoning Commission recommended approval of this request with a 4 to 0 vote, with Vice Chairman Tolson voting “present”.

Motion

I make a motion to approve/deny a request by Billy Ray and Sharon McGee, property owners of 1050 Creek View Lane, Willow Creek Acres (Unrecorded), Lot 36 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.



LOCATION MAP: 1050 CREEK VIEW LANE





NEW RESIDENTIAL & COMMERCIAL

INSPECTION REQUEST LINE

214-644-0779

PERMIT #

CITY OF LUCAS
665 Country Club Road
Lucas, TX 75002
Phone: 972-912-1206
Fax: 972-727-0091

Project Address: 1050 Creek View Ln Lucas Tx. 75002 Zoning: Residential

Subdivision: Willow Creek Acres Unrecorded Lot: 36 Block: _____

Property Owner Name & Address: McGee Billy Ray & Sharon Phone: 951-306-6314

General Contractor: Level 1 General Construction Phone: 469-569-3551

Electrical Contractor: Electra Plus Phone: 972-402-0770

Plumbing Contractor: _____ Phone: _____

Mechanical Contractor: _____ Phone: _____

BUILDING INFORMATION

WORK BEING DONE		AREA IN SQUARE FEET		TYPE	
<input type="checkbox"/> NEW BLDG.	<input checked="" type="checkbox"/> INT. REMODEL	FLOOR AREA: <u>1132</u>	SF	<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> INDUSTRIAL/WHSE.
<input type="checkbox"/> NEW BLDG. (SHELL ONLY)	<input type="checkbox"/> EXT. REMODEL	GARAGE: _____	SF	<input type="checkbox"/> CHURCH	<input type="checkbox"/> COMMERCIAL
<input checked="" type="checkbox"/> INT. COMPLETION	<input type="checkbox"/> OTHER	PORCH: _____	SF	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> OHER
<input checked="" type="checkbox"/> ADDITION		PATIO: _____	SF		
		TOTAL: <u>1132</u>	SF	ESTIMATED VALUE: _____	

REMARKS: This barn is being converted into a living space for her Dad

NOTICE TO APPLICANT: UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of the City of Lucas, I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approval of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Lucas City Code or any other ordinance or to excuse the owner or his successors in from complying therewith. **WHERE NO WORK HAS BEEN STARTED WITHIN 180 DAYS AFTER THE ISSUANCE OF A PERMIT OR WHEN MORE THAN 180 DAYS LAPSES BETWEEN APPROVAL OF REQUIRED INSPECTIONS, SUCH PERMIT SHALL BE VOID.**

I hereby certify that I am the OWNER at this address or that for the purposes of obtaining this approval, I am acting on behalf of the owner. All contract work on this project will be done by a contractor holding a valid privilege tax license and contractor's license issued by the State of Texas and the City of Lucas.

SIGNED: [Signature] DATE: 12/15/2022
Owner or Agent

SCOPE OF PERMIT: For new buildings and for additions to existing buildings, this permit authorizes all structural, plumbing, electrical, mechanical, work to be performed in the construction of the building or structure at this address, if done at the same time of initial construction. No separate subcontractor permits are needed for those trades. However, the permit holder is required to use only subcontractors registered with the City of Lucas where such a requirement is applicable. If this permit is obtained for work other than new buildings and additions, separate permits must be obtained by all subcontractors.

FINAL INSPECTION REQUIREMENTS: All final reports and paperwork need to be on site for final inspection, including but not limited to: backflow report, final energy report, final termite report, final grade report, septic report or other reports that may be necessary.

Subject property is _____ or is not _____ within the flood hazard area.
Required lowest floor elevation is _____.

For Official Use:	
Permit Fees	
Building Permit:	_____
Water Meter & Install:	_____
Water Impact Fee:	_____
Street Impact Fee:	_____
Weight Permit:	_____
Other:	_____
Total Amount Due:	_____

Official Use Only:	
Signature: _____	Date: _____
Received By	
Signature: _____	Date: _____
Building Official	
From: _____	Check # _____ Cash _____

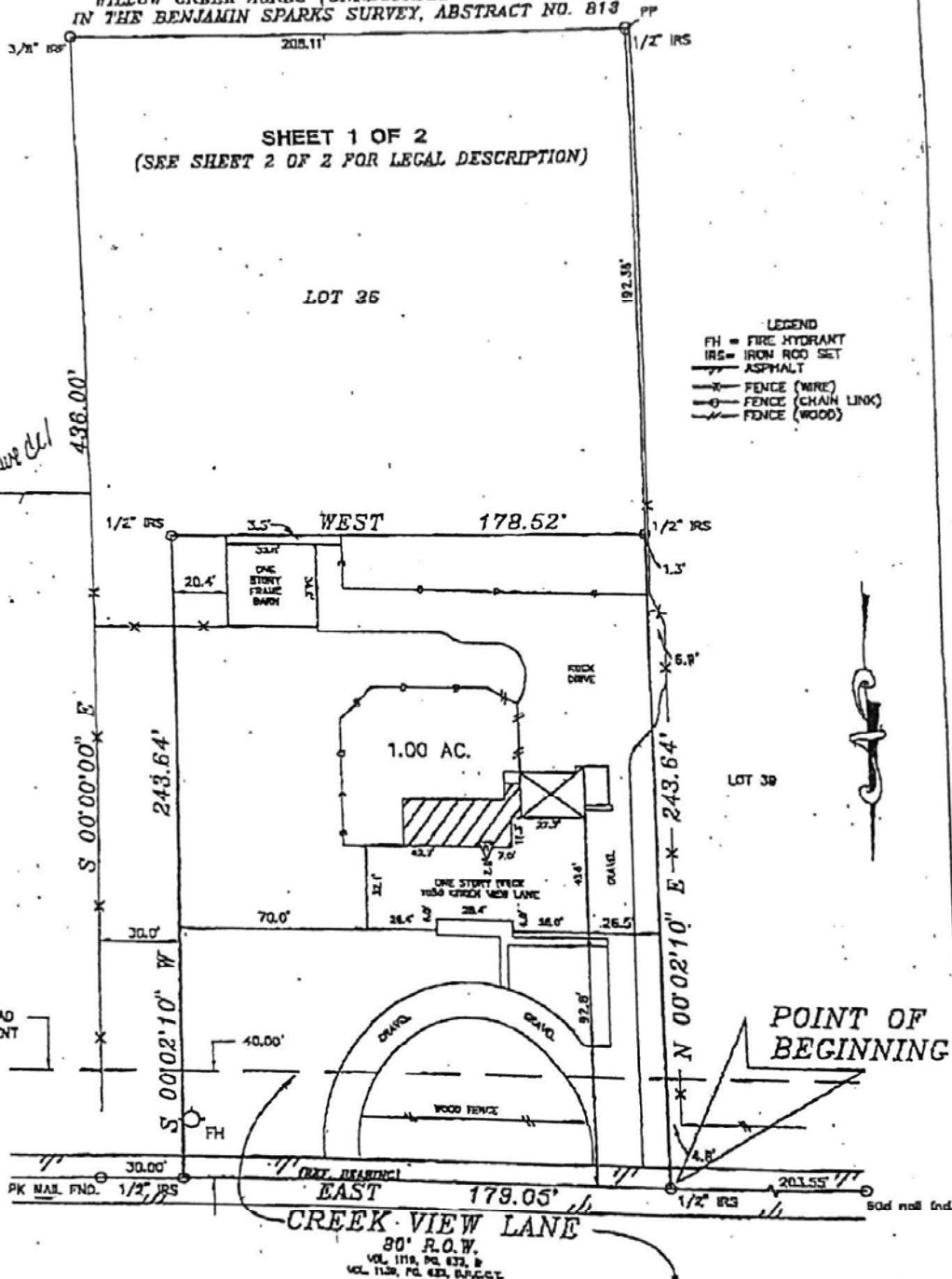
1050 CREEK VIEW LANE
 1.00 ACRES - PART OF LOT 36
 WILLOW CREEK ACRES (UNRECORDED SUBDIVISION)
 IN THE BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813

SHEET 1 OF 2
 (SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION)

LOT 36

- LEGEND
- FH = FIRE HYDRANT
 - IRS = IRON ROD SET
 - ASPH = ASPHALT
 - FENCE (WIRE)
 - FENCE (CHAIN LINK)
 - FENCE (WOOD)

LOT 11
 6125118
 Survey
 8/21/99
 Daniel A. Smith



I, the undersigned, being a duly Registered Professional Surveyor in the State of Texas, do hereby declare that a survey of the subject premises was made on the ground under my personal supervision and in accordance with the provisions and direction of the 31st Day of May, 1999, and the survey correctly represents the property and visible improvements thereon.

I have noted all recorded easements and rights-of-way recorded in copies of recorded instruments furnished me by the Title Company, C.P. No. 487278-24.

As the survey shows:
 The physical evidence and recorded description of all easements existing;
 all visible improvements, including location and dimensions, are correct; or
 none.

Daniel A. Smith, R.P.L.S. No. 4845

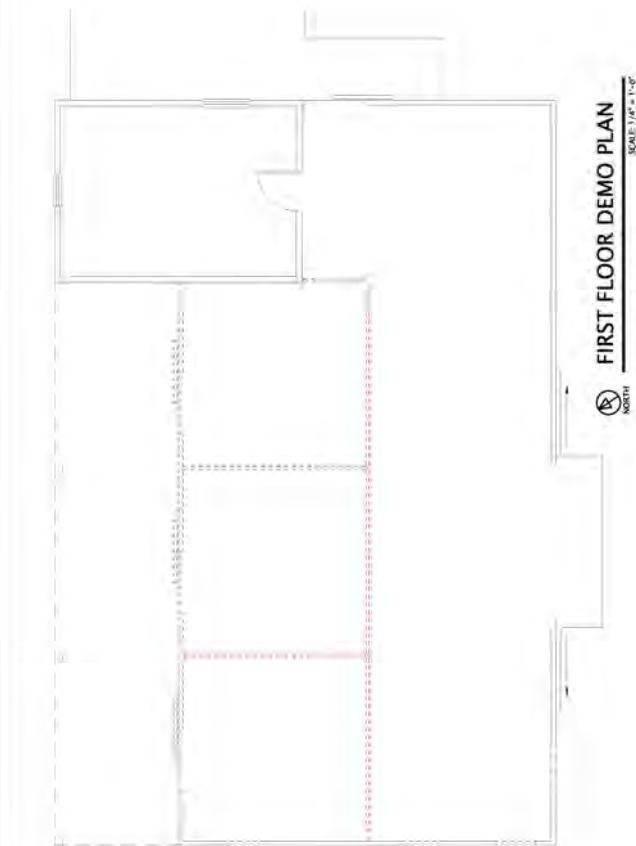
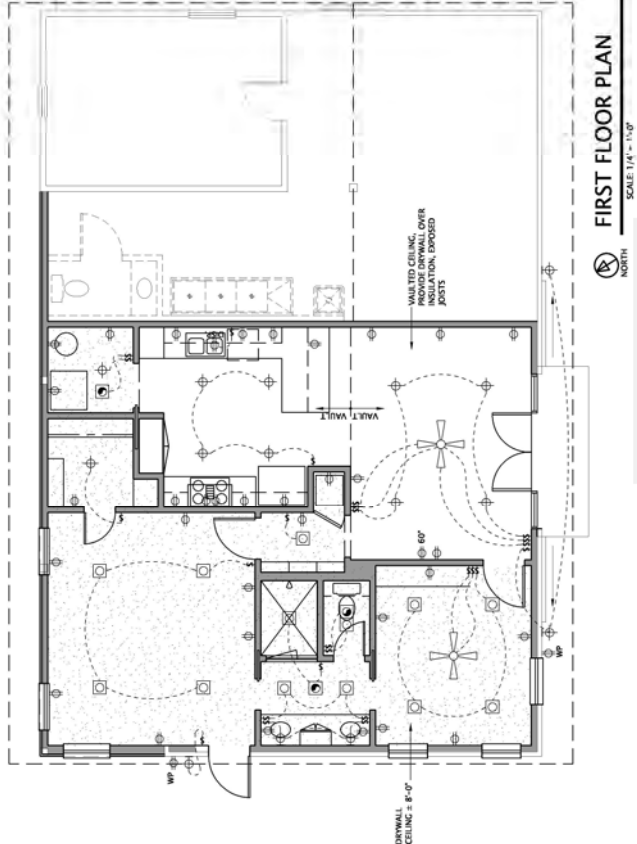
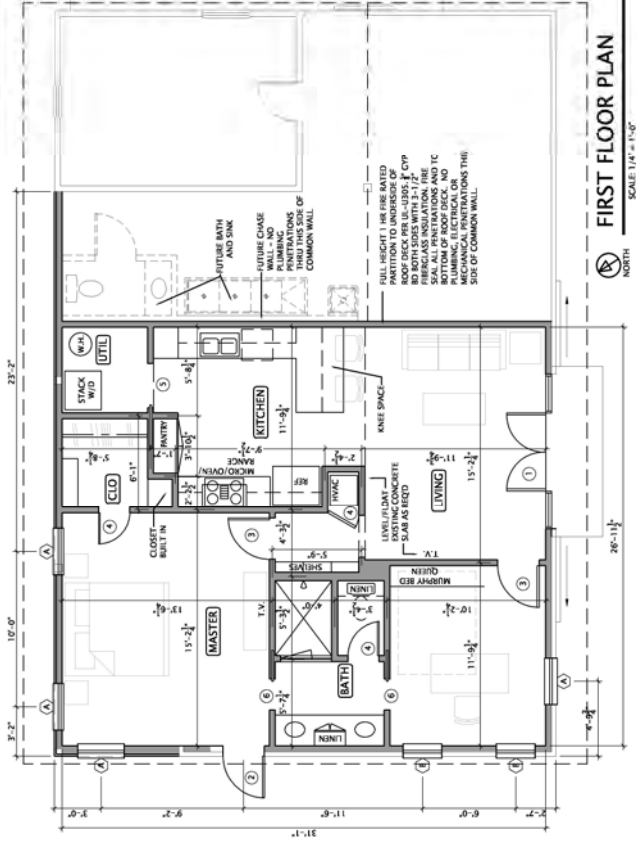


THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF LUCAS COMMUNITY PANEL NO. 481548 0455 C, MAP DATED 1/19/98, (ZONE "X")

4/28/99 REVISION CALLS AND ADDED LEGEND.

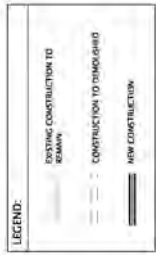
SCALE: P.L. 0'	DATE: 5/14/99	DRAWN: ED	JOB NO.: 04-1472
DANIEL A. SMITH, INC. 4528 VIA VENTURA MEGGUTE, TEXAS 76160 (972) 226-4566 FAX (972) 226-4924			

DATE	ISSUE	1/1 C
08/19/22		



TAG	SIZE	DESCRIPTION
1	10'-0" x 8'-0" UNIT	PR. 2'-0" x 8'-0" ENTRY DOORS W/ SILLIGHTS
2	2'-0" x 6'-0"	EXTENSION FRENCH
3	2'-0" x 6'-0"	INTERIOR SOLID CORE
4	2'-0" x 6'-0"	INTERIOR SOLID CORE
5	2'-10" x 6'-8"	INTERIOR POCKET
6	2'-0" x 6'-8"	INTERIOR POCKET

TAG	SIZE	DESCRIPTION
A	3'-0" x 3'-0"	5.H.
B	2'-0" x 3'-0"	5.H.



GENERAL NOTES

PROJECT DESIGN BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE AND RELEVANT AMENDMENTS TO THE CODE.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ENERGY CODE COMPLIANCE DOCUMENTATION (RESCHECK)

STRUCTURAL ENGINEERING IS NOT PART OF THIS CONTRACT. OWNER/BUILDER IS DIRECTED TO CONSULT A STRUCTURAL ENGINEER FOR FOUNDATION AND FRAMING DESIGN.

GRADING/CIVIL ENGINEERING IS NOT PART OF THIS CONTRACT. OWNER/BUILDER IS DIRECTED TO CONSULT A CIVIL ENGINEER FOR GRADING AND DRAINAGE DESIGN.

GEO TECHNICAL DATA HAS NOT BEEN PROVIDED TO THE DESIGNER. OWNER/BUILDER IS DIRECTED TO SEEK THE DIRECTION OF A GEOTECHNICAL ENGINEER FOR FOUNDATION AND PAVING DESIGN CRITERIA BASED ON SOIL CONDITIONS SPECIFIC TO THE SITE.

PROVIDE ASPHALT IMPREGNATED EXPANSION JOINT WITH TRAFFIC SEALANT BETWEEN BUILDING FOUNDATIONS AND ALL FLAT WORK.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FINAL LOCATIONS OF TELEPHONE DATA, TV OUTLETS AND FLOOR OUTLETS TO BE DETERMINED BY OWNER.

FINAL LOCATIONS OF FLOOD LIGHT SWITCHES AND UP-LIGHT TIMERS TO BE DETERMINED BY OWNER.

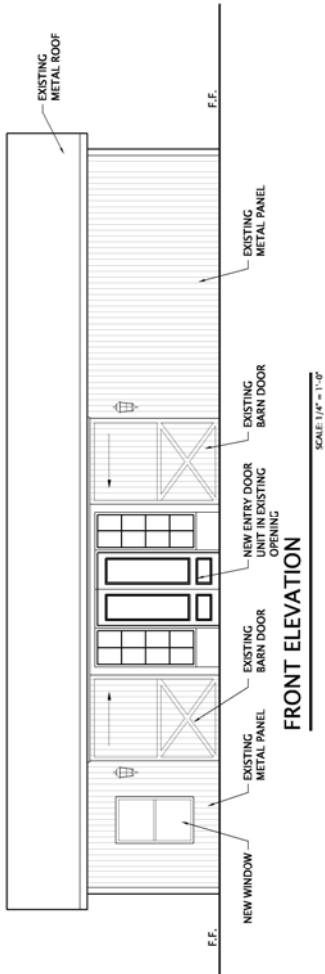
PROVIDE WATERLINE TO REFRIGERATOR TYP. FOR ICE MAKER. PROVIDE ELECTRICAL TO ALL APPLIANCES AS REQUIRED. VERIFY VOLTAGE REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.

PROVIDE GFCI AND AFCI PROTECTED OUTLETS WHERE REQUIRED BY CODE. PROVIDE DRIP PANS BENEATH ALL HVAC UNITS AND WATER HEATERS. DRAIN TO EXTERIOR OR AS REQUIRED BY CODE.

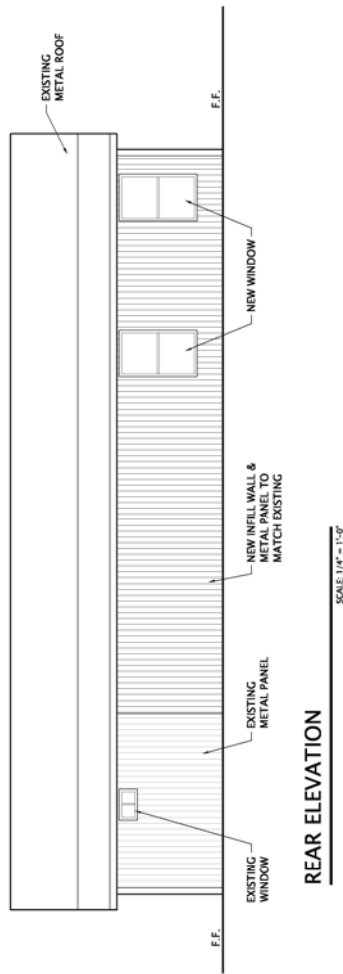
FINAL LOCATIONS OF HVAC AND WATER HEATERS TO BE DETERMINED BY OWNER IN ACCORDANCE WITH A.H.J..

CONSULT OWNER FOR ALL ROOM FINISHES AND LIGHTING SPECIFICATIONS

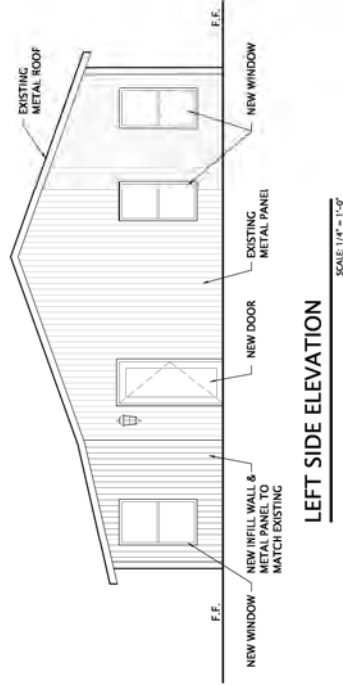
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FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, February 9, 2023, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, March 2, 2023, at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a kitchen and food preparation area more particularly described as follows:

Dave Wheeler on behalf of property owners Billy Ray and Sharon McGee at 1050 Creekview Lane, WILLOW CREEK ACRES (UNRECORDED), LOT 36; Lucas, Texas 75002 has submitted an application for a SUP to permit a kitchen with a food preparation area(s) in an accessory building with habitable space.

Per Code of Ordinances Section 14.04.304 General accessory buildings and structures regulations.

- i) In R-2 or AO zoning districts that contain a single-family home:
 - a. Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

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, email eday@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



City of Lucas City Council Agenda Request March 2, 2023

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider a request by Charles and Elise Bissell, property owners of 1220 Winningkoff Road, Rolling Hills Estates, Block A, Lot 1 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

Background Information

This lot is currently zoned R-2 (Residential 2-Acre), and the applicant is requesting to construct an accessory building with habitable space that meets the City's requirements. The specific use permit request is to allow a food preparation area within an accessory building.

Section 14.04.304(4B)(ia) of the City of Lucas Code of Ordinances requires that an addition of a kitchen/food preparation area requires a specific use permit in R-2 or AO (Agriculture) zoning districts that contain a single-family home and states the following:

(B) Specific regulations for an accessory building containing habitable space.

(i) In R-2 or AO zoning districts that contain a single-family home:

- a. Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.*

Attachments/Supporting Documentation

- 1. Location Map
- 2. Purpose and Plans (submitted by applicant)
- 3. Permit Application
- 4. Public Notice

Budget/Financial Impact

NA



**City of Lucas
City Council Agenda Request
March 2, 2023**

Recommendation

Staff recommends approval of the specific use permit request as presented. The Planning and Zoning Commission recommended approval of this request with a 5 to 0 vote.

Motion

I make a motion to approve/deny a request by Charles and Elise Bissell, property owners of 1220 Winningkoff Road, Rolling Hills Estates, Block A, Lot 1 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

A barn is currently under construction at 1220 Winningkoff Road at the home of Charles and Elise Bissell. The barn is 40 X 60 plus a 10 X 60 covered porch. The total enclosed area is +/-2,400 square feet with +/-1,500 square feet fully finished out and heated and cooled.

The barn has the following rooms:

- Office for the use of the owner as a home office
- Room that will house a golf simulator
- Exercise room
- A ½ bath
- An “apartment” with 1 bedroom, a full bath, a closet, and a utility room
- Shop area

The “apartment” will be for the use of family members of the owners. Initially, one of the owner’s son’s (Braden) will occupy the apartment while he is saving money to move away from home. Eventually, it is likely that the mother of Elise Bissell will occupy the apartment.

The Bissell’s have no intent to rent out the apartment to any unrelated parties.

Initially, the barn was not planned to include an oven or range. The Bissells now wish to apply for an SUP so that the barn may include an oven/range. This will make the apartment a more functional living area when occupied by family members.



MISCELLANEOUS BUILDING PERMIT

INSPECTION REQUEST LINE
Call before 8AM for Same Day Inspection

214-644-0779

PERMIT # 25937

City of Lucas
665 Country Club
Lucas, TX 75002
Phone: 972-727-8999
EMAIL: PERMITS@LUCASTEXAS.US

Project Address: 1220 Winning Koff Zoning: _____
 Subdivision: Rolling Hills Estates Lot: 1 Block: A
 Property Owner-Name: Charlie Bissell Phone: 972 567 5380
 (General) Contractor Name & Address: Allen Mutschler Phone: 972 670 7443
 (Elec) Contractor Name & Address: nortex Dustin Stephenson Phone: 214 289 4518
 (Plumb) Contractor Name & Address: Larry Plumbing Service Phone: 214 729 3544
 (HVAC) Contractor Name & Address: Johanna Paganeno Phone: 469 434 4326

Type of Permit:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> HVAC | <input checked="" type="checkbox"/> ELECTRICAL | <input type="checkbox"/> POOL/ SPA/HOT TUB |
| <input checked="" type="checkbox"/> ACCESSORY BUILDING | <input type="checkbox"/> POOL BARRIER or FENCE | <input checked="" type="checkbox"/> PLUMBING |
| <input type="checkbox"/> CULVERT/APPROACH | <input type="checkbox"/> SIGN | <input type="checkbox"/> IRRIGATION |
| <input type="checkbox"/> FIRE SUPPRESSION | <input type="checkbox"/> CERTIFICATE OF OCCUPANCY | <input type="checkbox"/> ROOFING |
| <input type="checkbox"/> OTHER _____ | <input type="checkbox"/> PLAN REVIEW | <input type="checkbox"/> ALARM |

BUILDING INFORMATION

BRIEF DESCRIPTION OF PROJECT: 2400 sqft Building with Appx 1300sqft finish
 ESTIMATED SQUARE FOOTAGE OF PROJECT: 2400 ESTIMATED VALUE: \$140000

NOTICE TO APPLICANT: UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of the City of Lucas, I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approval of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Lucas City Code or any other ordinance or to excuse the owner or his successors in from complying therewith. **WHERE NO WORK HAS BEEN STARTED WITHIN 180 DAYS AFTER THE ISSUANCE OF A PERMIT OR WHEN MORE THAN 180 DAYS LAPSES BETWEEN APPROVAL OF REQUIRED INSPECTIONS, SUCH PERMIT SHALL BE VOID.**

I hereby certify that I am the OWNER at this address or that for the purposes of obtaining this approval, I am acting on behalf of the owner. All contract work on this project will be done by a contractor holding a valid privilege tax license and contractor's license issued by the State of Texas and the City of Lucas.

SIGNED: [Signature]
Owner or Agent

DATE: Feb 17 - 22

FINAL INSPECTION REQUIREMENTS:

All final reports and paperwork need to be on site for final inspection, including but not limited to: backflow report, final energy report, final termite report, final grade report, septic report or other reports that may be necessary.

Official Use Only: Permit Fees

Permit Fee: _____
 Weight Permit: _____
 Contractor Reg: _____
 Other: _____
 Total Amount Due: _____

Official Use Only

Signature: _____ Date: _____

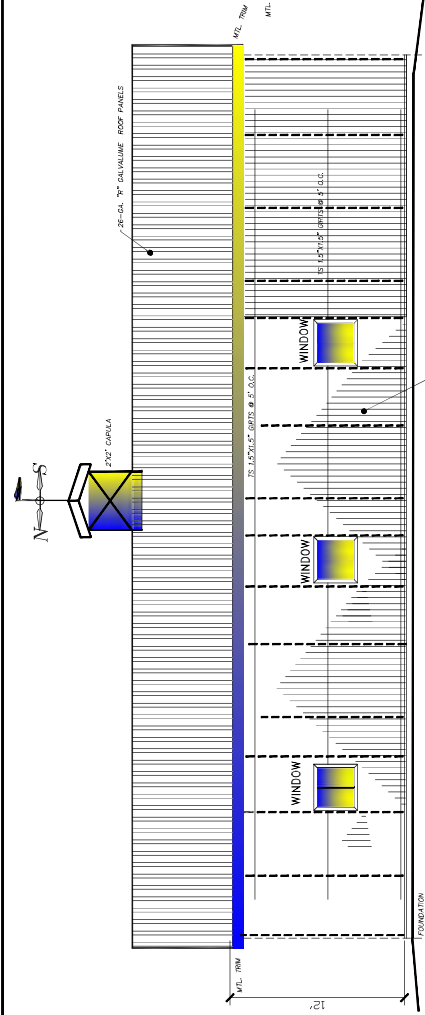
Received By

Signature: _____ Date: _____

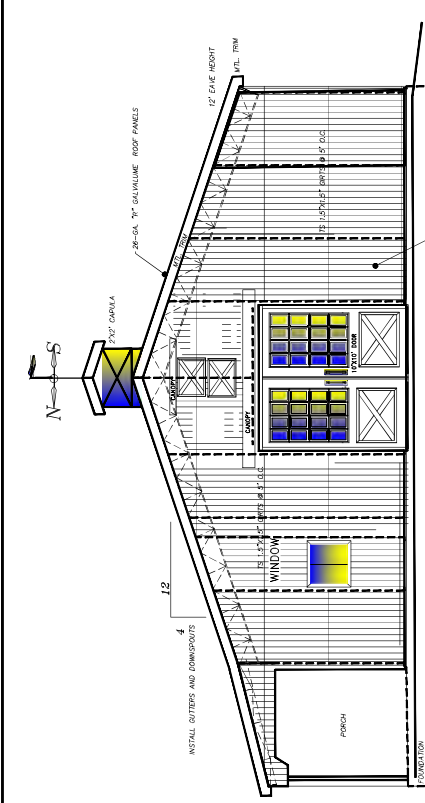
Building Official

From: _____ Check# _____ Cash _____ CC _____

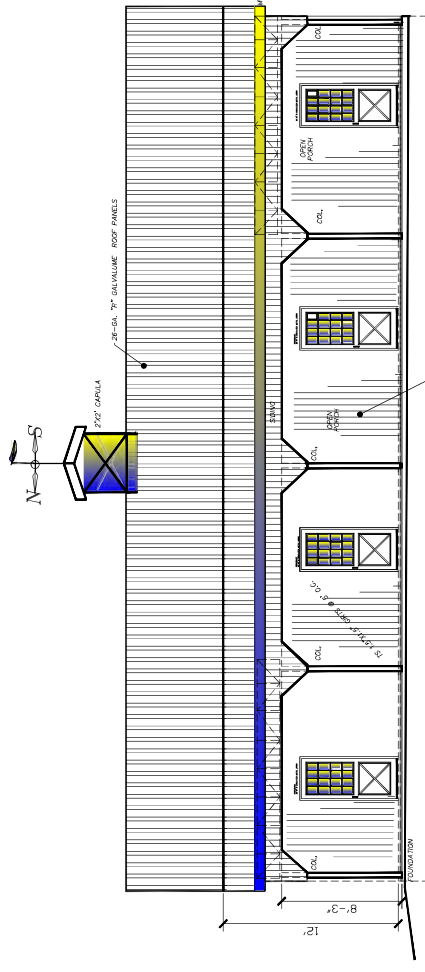




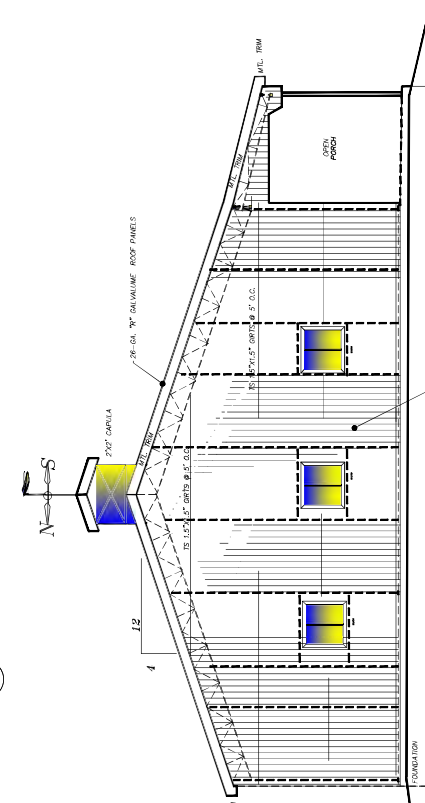
2 RIGHT ELEVATION
SCALE 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE 1/4" = 1'-0"



4 REAR ELEVATION
SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS

LEGAL DESCRIPTION
ROLLING HILL ESTATES LOT 1 BLOCK A COLLIN COUNTY TEXAS

CONTRACTOR:
MR. ALLEN MUTSCHLER
& M. STEEL BUILDINGS
ROCKWALL, TEXAS
972.771.1617

OWNER: CHARLES BISSELL
BUILDING ELEVATIONS

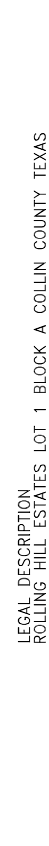
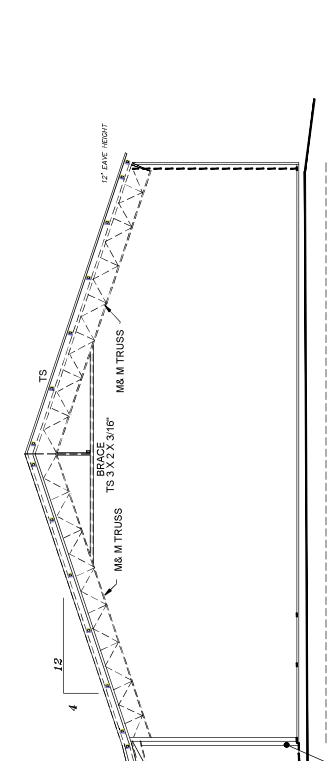
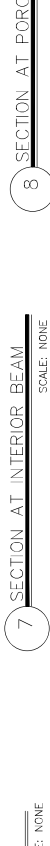
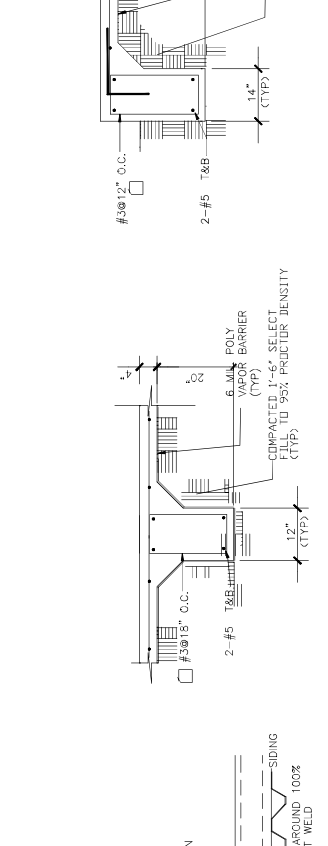
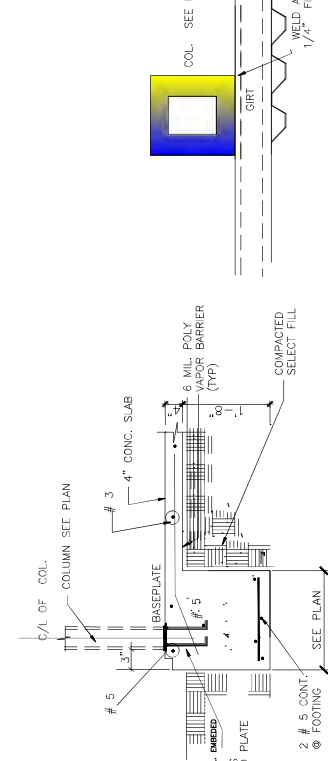
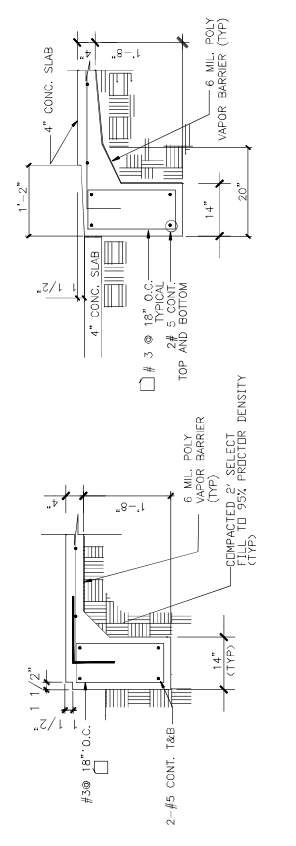
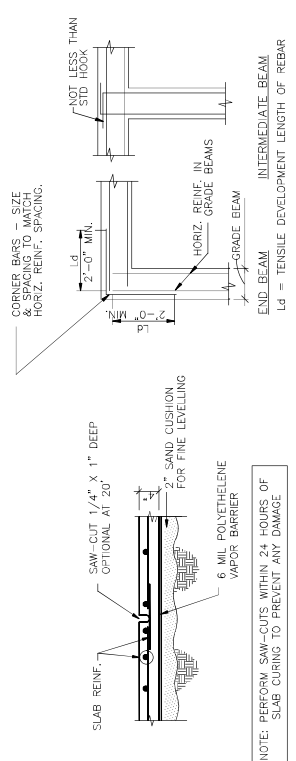
NEW 40' X 60' BUILDING AT
1220 WINNINGKOFF RD. LUCAS TEXAS 75002

SHEET NO. S2
OF 4
DATE: 2/10/2022

K.S. ATWAL & ASSOCIATES
TEXAS ENGINEERING FIRM REGISTRATION #6408
2229 C R 2135, PITTSBURG, TEXAS 75566
TEL: 903 486 4942



2/10/2022



LEGAL DESCRIPTION
 ROLLING HILL ESTATES LOT 1 BLOCK A COLLIN COUNTY TEXAS

CONTRACTOR:
 MR. ALLEN MUTSCLER
 M & M STEEL BUILDINGS
 ROCKWALL, TEXAS
 972 771 1617

NO.	DATE	REVISIONS

PROJECT:
 NEW 40' X 60' BUILDING AT
 1220 WINNINGKOFF RD. LUCAS TEXAS 75002

OWNER: CHARLES BISSELL
 BUILDING FOUNDATION TYPICAL SECTIONS AND MISC. DETAILS

SCALE: NONE

SHEET NO. S3
 OF 4

DATE: 2/10/2022

SCALE: NONE

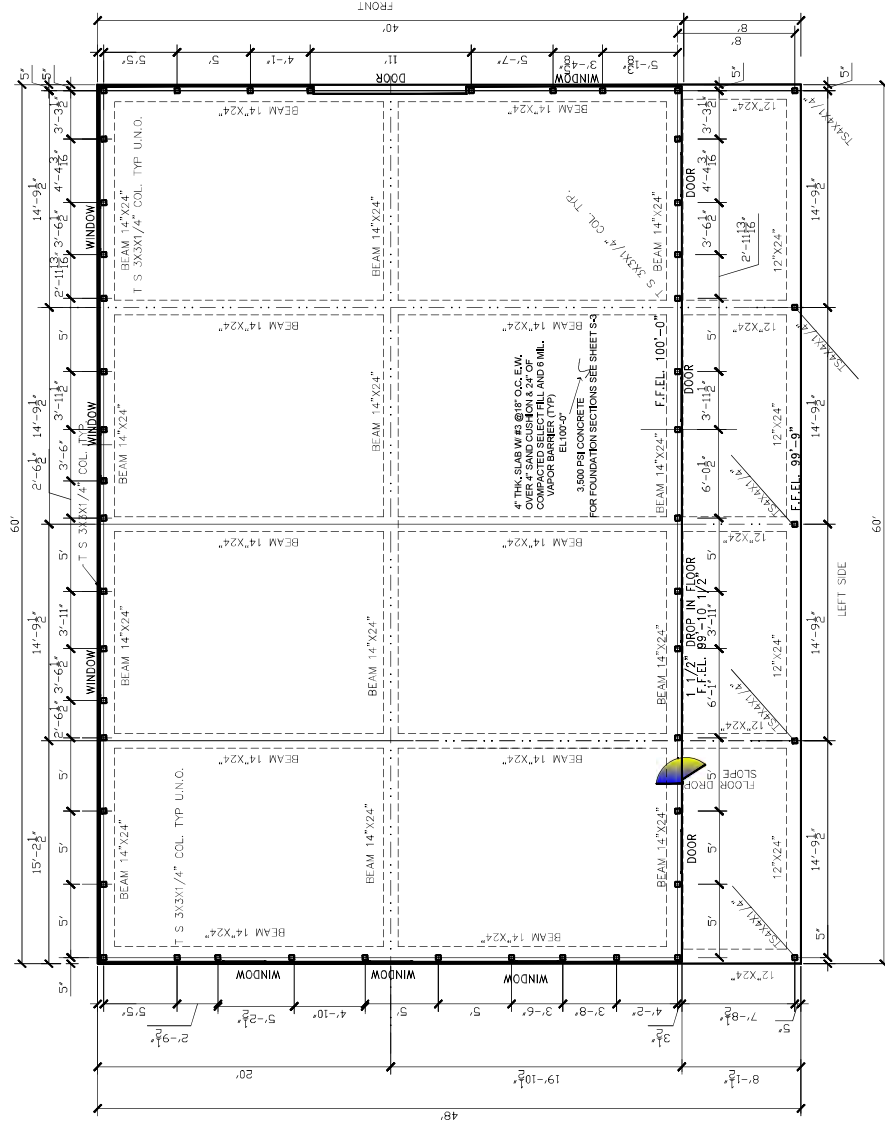
DATE: 2/10/2022

K.S. ATWAL & ASSOCIATES
 TEXAS ENGINEERING FIRM REGISTRATION #6408
 259 C R 2195, PITTSBURG, TEXAS 75686
 TEL: 903 466 4942

SCALE: NONE

SCALE: NONE

DO NOT SCALE DRAWINGS



FRONT

LEFT SIDE

F.F. EL. 100'-0" F.F. EL. 99'-3"

1. TWO BLUE LINE PRINTS AND ONE SET OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE THE FABRICATION OF ANY CONCRETE, STEEL, OR REINFORCING BAR. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODES AND 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.

2. THE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE DRAWINGS AND ALL CITY AND STATE REQUIREMENTS.

QUALITY CONTROL AND ASSURANCE FOR STEEL FABRICATION, CONSTRUCTION, AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE ISSUED TO INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF STRUCTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE STRUCTURE, AND THE TYPE OF STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS, AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS, AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK.

IT IS THE INTENT OF THIS DRAWING TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS, AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK.

4" THK SLAB W/ #3 @ 18" O.C. E.W. OVER 4" SAND CUSHION & 24" OF COMPACTED FILL AND 6" MIL. WATER BARRIER (TYP) ELV. 0'-0" FOR FOUNDATION SECTIONS SEE SHEET S-3

BUILDING FOUNDATION PLAN

SCALE: 1/4"=1'-0"

R/S = 3,500 psi @ 28 DAYS F_y = 42 KSI for #3 rebar, 60 KSI for #4 rebar

LEGAL DESCRIPTION
 ROLLING HILL ESTATES LOT 1 BLOCK A COLLIN COUNTY TEXAS

OWNER: CHARLES BISSELL
 BUILDING FOUNDATION PLAN

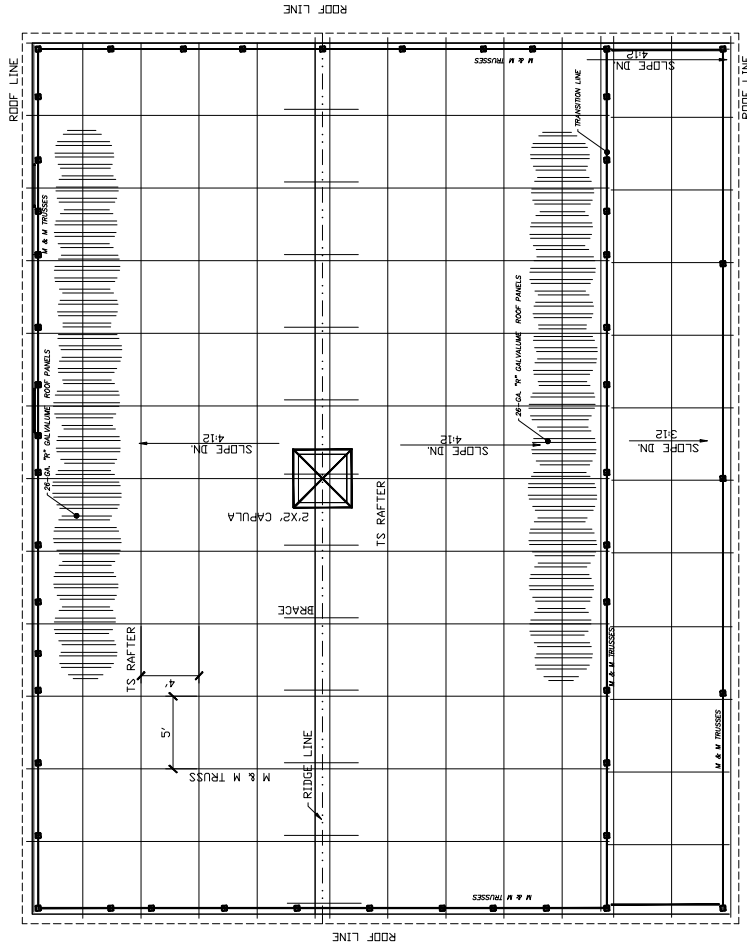
CONTRACTOR:
 MR. ALLEN MUTSCHLER
 M & M STEEL BUILDINGS
 ROCKWALL, TEXAS
 972.771.1617

SHEET NO. S1 OF 4
 DATE: 2/10/2022

K.S. ATWAL & ASSOCIATES
 P.E. REGISTERED PROFESSIONAL ENGINEER
 229 C R 211E TEL: 968.466.4942



2/10/2022



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

DO NOT SCALE DRAWING

LEGAL DESCRIPTION
ROLLING HILL ESTATES LOT 1 BLOCK A COLLIN COUNTY TEXAS

CONTRACTOR:

MR. ALLEN MUTSCHLER
& M. STEEL BUILDINGS
M ROCKWALL, TEXAS
972 771 1617

NEW 40' X 60' BUILDING AT
1220 WINNINGOFF RD. LUCAS TEXAS 75002

OWNER: CHARLES BISSELL

BUILDING ROOF FRAMING PLAN

SHEET NO.

S2

OF 4

DATE: 2/10/2022

K'S ATWAL & ASSOCIATES
TEXAS ENGINEERING FIRM REGISTRATION #64208
229 C R 2135, PITTSBURG, TEXAS 75686
TEL: 903 466 4942



2/10/2022



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, February 9, 2023, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, March 2, 2023, at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a kitchen and food preparation area more particularly described as follows:

Charles and Elise Bissell, property owner at 1220 Winningkoff Road, ROLLING HILLS ESTATES, BLK A, LOT 1; Lucas, Texas 75002 has submitted an application for a SUP to permit a kitchen with a food preparation area(s) in an accessory building with habitable space.

Per Code of Ordinances Section 14.04.304 General accessory buildings and structures regulations.

i) In R-2 or AO zoning districts that contain a single-family home:

a. Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

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, email eday@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



City of Lucas Council Agenda Request March 2, 2023

Item No. 07

Requester: Finance Director Liz Exum
Susan LaFollett, Vail & Park, P.C.

Agenda Item Request

Consider the acceptance and approval of the City of Lucas Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2021-2022 presented by Susan LaFollett from Vail & Park, P.C.

Background Information

The audit firm, Vail & Park, P.C., will be presenting the Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2021-2022.

Attachments/Supporting Documentation

1. An electronic copy of the Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2021-2022 will be sent under separate cover.

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the City of Lucas Annual Comprehensive Financial Report (ACFR) as presented.

Motion

I make a motion to approve/deny the City of Lucas Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2021-2022.



City of Lucas City Council Agenda Request March 2, 2023

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss the City of Lucas Thoroughfare Plan.

Background Information

The Comprehensive Plan was approved with modifications on January 19, 2023. Staff has made the changes and wants to make sure that the correct modifications were made. The specific concern was if staff had the correct alignment of Stinson Road and its connection with FM 1378.

Attachments/Supporting Documentation

1. Approved Thoroughfare Plan
2. Stinson Realignment Map

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required.

Type	Color	# of Lanes	Divided	LEGEND		Pavement Width (ft)	Right-of-Way Width (ft)
				78 + TR	Median		
A	Grey	6	Yes	78 + TR	Median	78 + TR	120
B	Yellow	4	Varies	52-54	60	52-54	60
C	Red	2	No	24-28	50	24-28	50
D	Green	2	No	24	50	24	50
Proposed	Blue	As Labeled	As Labeled	As Labeled	As Labeled	As Labeled	As Labeled

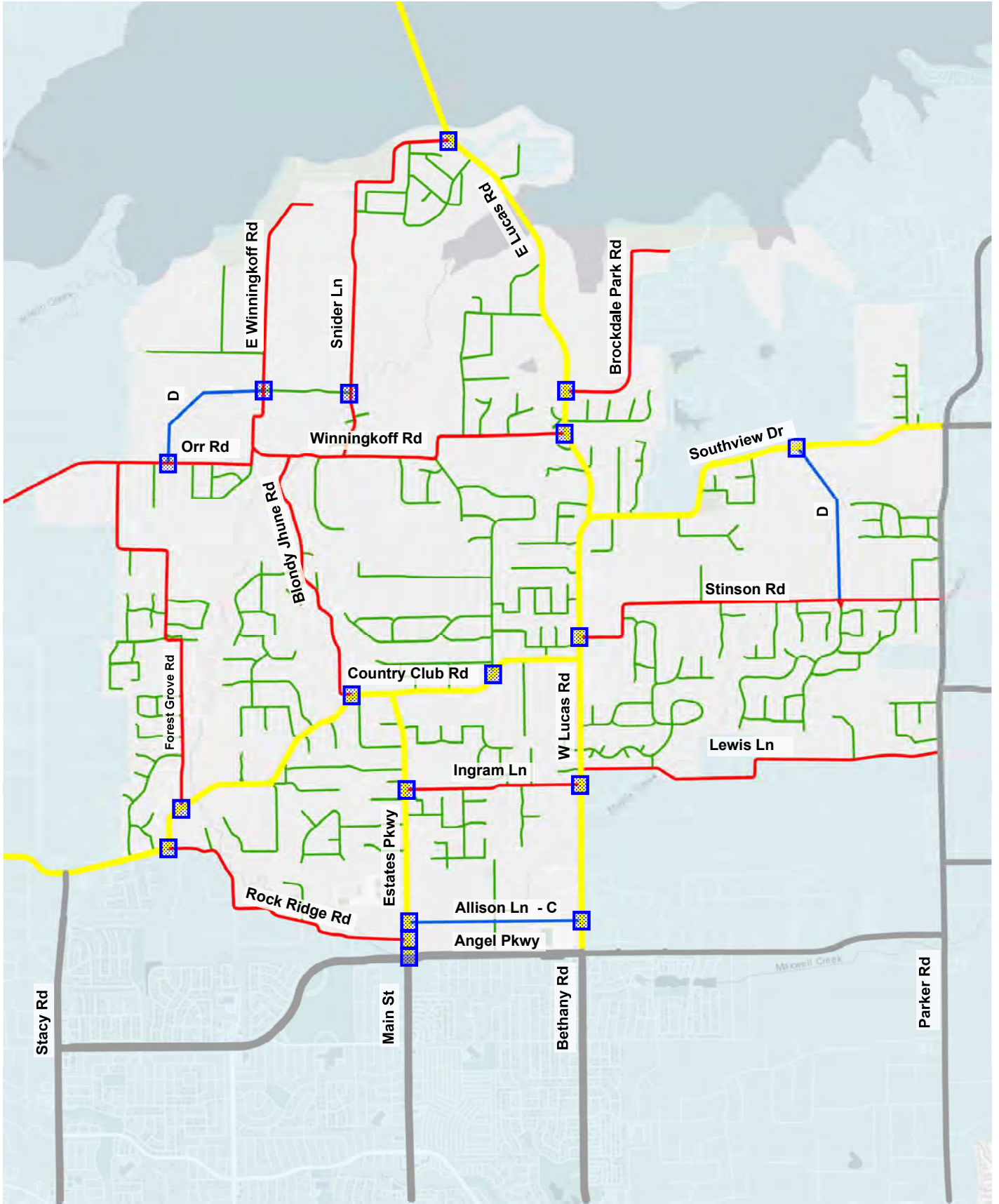
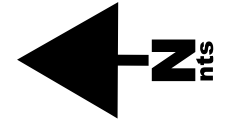
Proposed Intersection Improvement

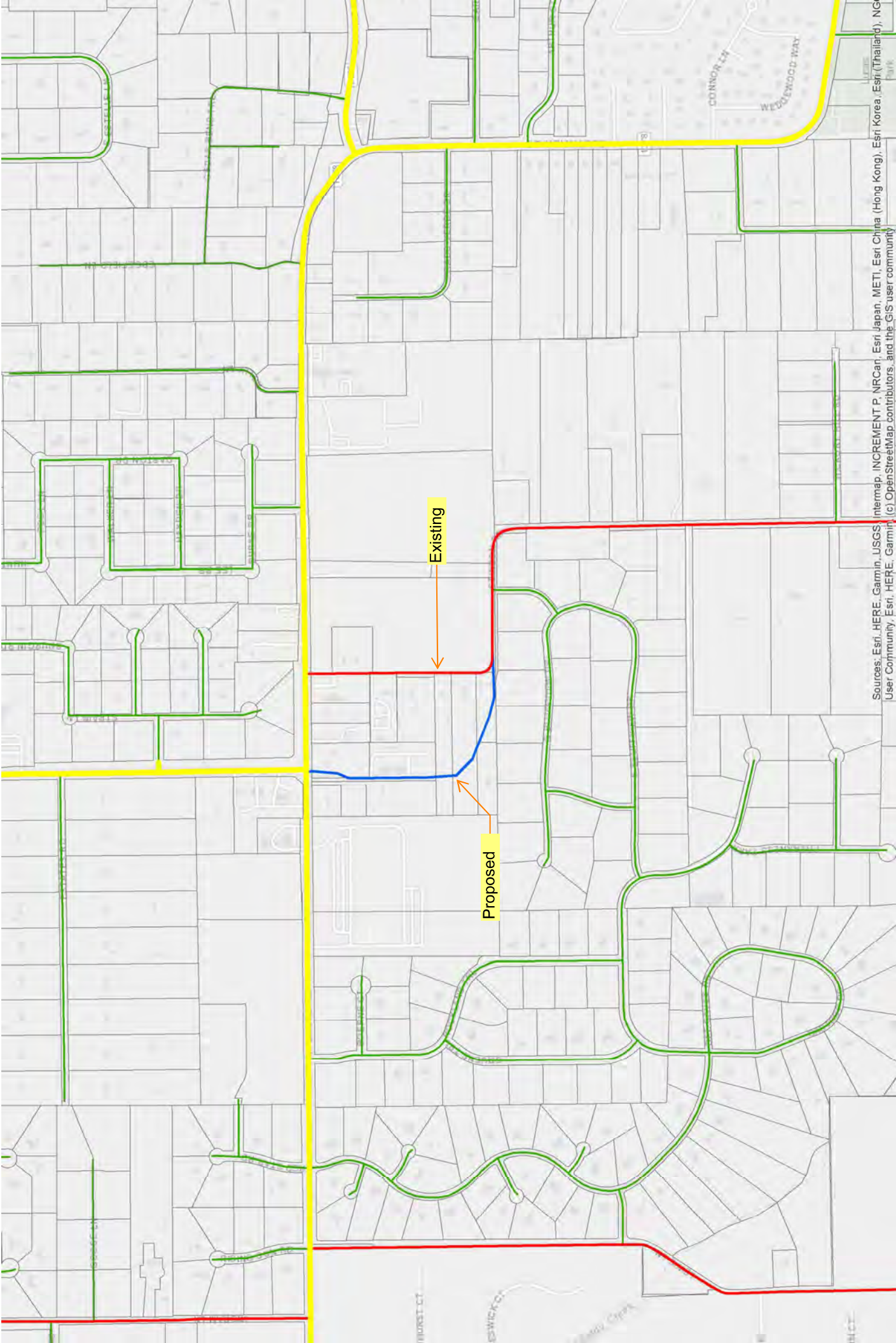
Notes:

1. Type D roads are shown for reference only and are not modified by this plan.
2. Private roads and driveways generally are not shown except where valuable for readability.
3. The blue shaded area is outside of City Limits.
4. Only the Northern 2,300 ft (approx) of Lewis Lane is Lucas maintained.
5. Only the Southern 300 ft (approx) of Rock Ridge Rd is Lucas maintained.

Thoroughfare Plan City of Lucas 2022

Revised: December 1, 2022
Adopted: January 19, 2023





Existing

Proposed



City of Lucas City Council Agenda Request March 2, 2023

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider a request by Wylie Northeast Special Utility District to amend its Certificate of Convenience and Necessity to provide sewer utility service to two areas.

Background Information

Requested Area 1:

The requested Area 1 includes zero (0) customer connections, is located approximately 1.2 mile(s) northwest of downtown Saint Paul, Texas, and is generally bounded on the north side by Aztec Trail; on the east by Pecan Drive; on the south by the intersection of Farm to Market Road 2514 and Farm to Market Road 1378; and on the west by Farm to Market Road 1378.

The requested Area 1 includes approximately 2.9 acres, comprised of uncertificated area.

Requested Area 2:

The requested Area 2 includes zero (0) customer connections, is located approximately 1.4 mile(s) northwest of downtown Saint Paul, Texas, and is generally bounded on the north side by Barranca Trail; on the east by Huffines Boulevard and Treasure Trail; on the south by Osage Lane; and on the west by Farm to Market Road 1378.

The requested Area 2 includes approximately 73 acres, comprised of uncertificated area.

Total Requested Area:

The total requested area includes approximately 75.9 acres, comprised of uncertificated area. The application proposes the addition of approximately 75.9 acres to Certificate of Convenience and Necessity (CCN) No. 21056.

Area 1 is a proposed gas station and car wash on the northeast corner of Farm to Market Road 1378 and Parker Road. Area 2 is a proposed 73-acre addition to Inspiration. The City Council entered into a development agreement with Inspiration to remove the 73-acre tract from the city's Extraterritorial Jurisdiction (ETJ).

Attachments/Supporting Documentation

1. Notice to Neighboring Systems, Landowners, Customer and Cities



**City of Lucas
City Council Agenda Request
March 2, 2023**

Budget/Financial Impact

NA

Recommendation

If the City does nothing, we will be considered a neutral party. The City can also opt out, which is essentially supporting the request. The City also has the option of opting in and requesting a public hearing. Normally, staff would recommend opting in and forcing a public hearing. In this case, since the City has agreed with Inspiration to remove the tract from the city's ETJ for improvements to Osage Road, staff would recommend not responding and remaining a neutral party.

Motion

I make a motion to approve opting in/opting out/remaining a neutral party to a request by Wylie Northeast Special Utility District to amend its Certificate of Convenience and Necessity to provide sewer utility service to two areas.

Notice to Neighboring Systems, Landowners, Customers and Cities

NOTICE OF APPLICATION OF WYLIE NORTHEAST SPECIAL UTILITY DISTRICT TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY TO PROVIDE SEWER UTILITY SERVICE IN COLLIN COUNTY, TEXAS

To: _____ Date Notice Mailed: Feb xx, 2023
r City)

**City of Lucas
665 County Club Road
Lucas, TX 75002-7663**

(City State Zip)

Wylie Northeast Special Utility District has filed an application with the Public Utility Commission of Texas to amend its sewer Certificate of Convenience and Necessity (CCN) No. 21056 for the provision of retail sewer utility service in Collin County, Texas.

The requested area overlaps the district boundaries of Seis Lagos Utility District. If this district(s) does not request a public hearing, the Commission shall determine that the district is consenting to the Wylie Northeast Special Utility District's request to provide retail sewer utility service in the requested area.

Requested Area 1:

The **requested area 1** includes 0 customer connections, is located approximately 1.2 mile(s) northwest of downtown Saint Paul, Texas, and is generally bounded on the north by Aztec Trail; on the east by Pecan Drive; on the south by the intersection of Farm to Market 2514 and Farm to Market 1378; and on the west by Farm to Market 1378.

The **requested area 1** includes approximately 2.9 acres, comprised of uncertificated area.

Requested Area 2:

The **requested area 2** includes 0 customer connections, is located approximately 1.4 mile(s) northwest of downtown Saint Paul, Texas, and is generally bounded on the north by Barranca Trail; on the east by Huffines Boulevard and Treasure Trail; on the south by Osage Lane; and on the west by Farm to Market 1378.

The **requested area 2** includes approximately 73 acres, comprised of uncertificated area.

Total Requested Area:

The **total requested area** includes approximately 75.9 acres, comprised of uncertificated area.

The application proposes the addition of approximately 75.9 acres to CCN No. 21056

See enclosed maps showing the requested area.

Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter

requesting intervention to the commission which is received by that date. The letter must include the person's name, address, email address and fax number if applicable.

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

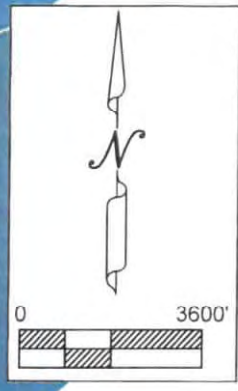
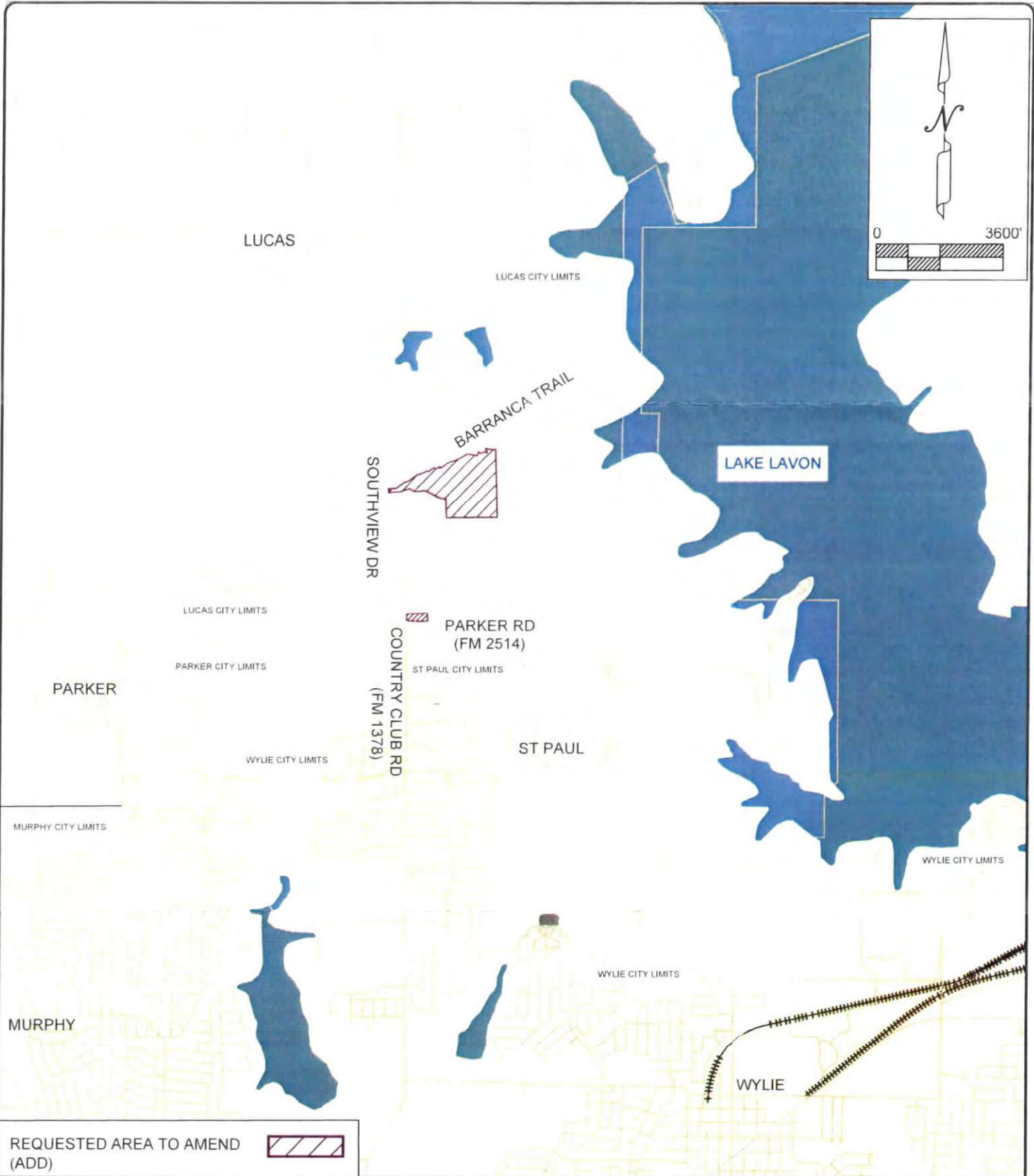
A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large-scale map, a metes and bounds description of the landowner's tract of land, landowner's name, address, email address and fax number, if applicable.

Persons who wish to request this option should file the required documents with the:

Public Utility Commission of Texas
Central Records
1701 N. Congress, P. O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

Si desea información en español, puede llamar al 1-888-782-8477.



REQUESTED AREA TO AMEND (ADD) 

SHEET 1 OF 1

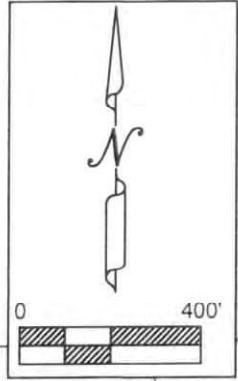
WYLIE NORTHEAST SUD (CCN NO. 21056) TO AMEND CCN NO. 21056
IN COLLIN COUNTY, TEXAS


GENERAL LOCATION MAP

DUNAWAY | DBI

118 McKinney St. • P.O. Box 606 • Farmersville, Texas 75442
Tel: 972.784.7777
(TXENG FIRM F-1114)

DESIGNED: E.W.D	DATE: 12-12-2022
DRAWN: M.K.W	REVISION: n/a
FILE: N:\Wylie NE SUD\CCN Sewer 2022\Wylie NE Sewer CCN NAD83	



REQUESTED AREA 1 TO AMEND (ADD) 

SHEET 1 OF 1

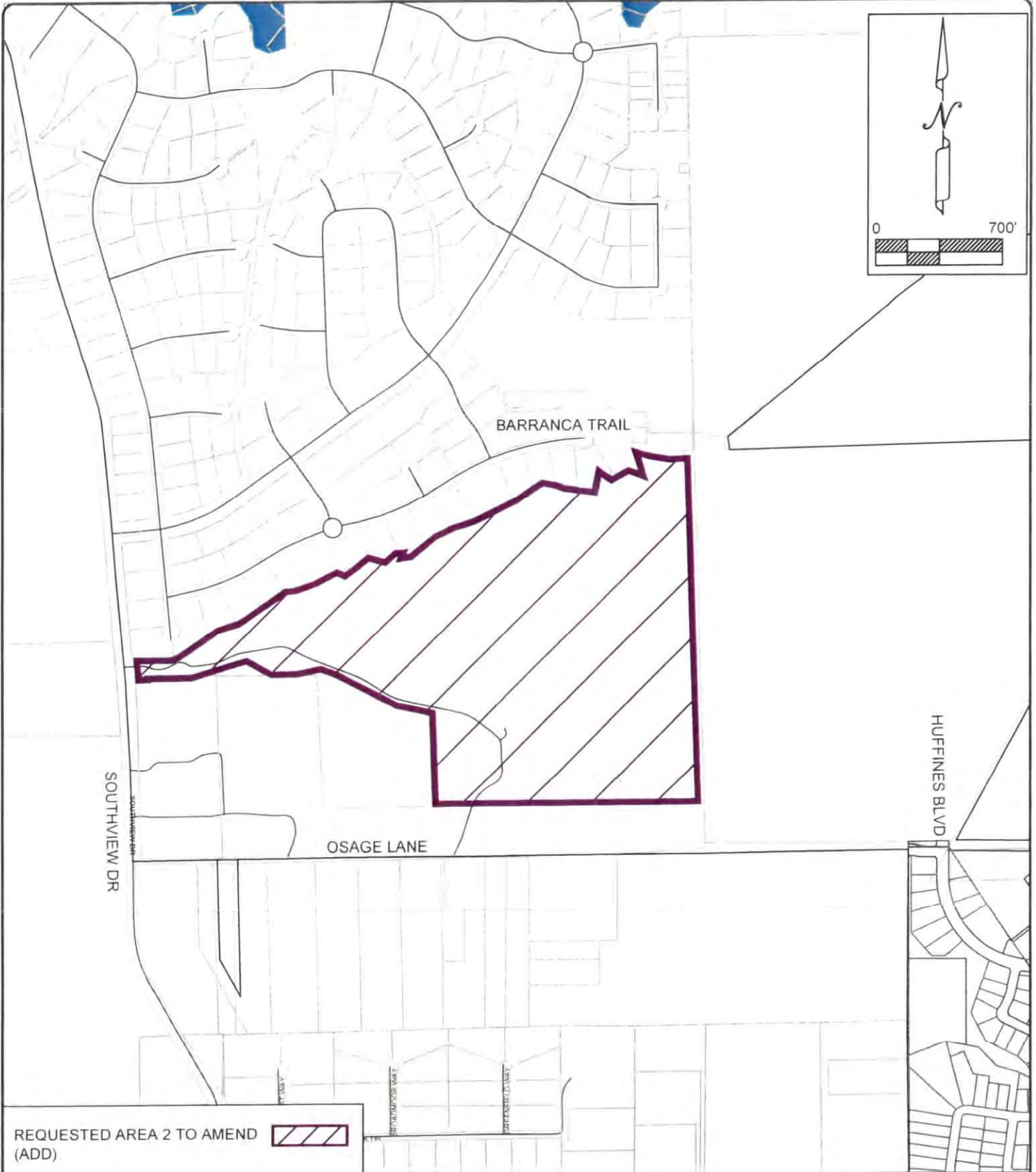
WYLIE NORTHEAST SUD (CCN NO. 21056) TO AMEND CCN NO. 21056
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DRAWN: M.K.W	REVISION: n/a
FILE: N:\Wylie NE SUD\CCN Sewer 2022\Wylie NE Sewer CCN NAD83	

DETAILED MAP 1



REQUESTED AREA 2 TO AMEND
(ADD)



SHEET 1 OF 1

WYLIE NORTHEAST SUD (CCN NO. 21056) TO AMEND CCN NO. 21056
IN COLLIN COUNTY, TEXAS

DUNAWAY | DBI

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Tel: 972.784.7777
(TXENG FIRM F-1114)

DESIGNED: F.W.D.	DATE: 12-12-2022
DRAWN: M.K.W.	REVISION: n/a
FILE: N:\Wylie NE SUD\CCN Sewer 2022\Wylie NE Sewer CCN NAD83	

DETAILED MAP 2



City of Lucas

City Council Agenda Request

March 2, 2023

Item No. 10

Requester: Mayor Jim Olk

Agenda Item Request

Executive Session:

- A. As authorized by Section 551.071 of the Local Government Code, the City Council may convene into Executive Session to consult with the attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter, to-wit: obtain legal advice on result of SUP audit.
- B. As authorized by Section 551.071 of the Local Government Code, the City Council may convene into Executive Session to consult with the attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter, to-wit: obtain legal advice on property rental regulations and short-term property rental regulations.
- C. As authorized by Section 551.071 of the Local Government Code, the City Council may convene into Executive Session to consult with the attorney on a matter in which the attorney's duty to the government body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter, to-wit: obtain legal advice regarding cottage food production operation zoning law.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas
City Council Agenda Request
March 2, 2023

Item No. 11

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