



MINUTES
CITY COUNCIL REGULAR MEETING

May 4, 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 Phil Lawrence (*video conference*)
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Tim Baney
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
Development Services Director Joe Hilbourn
CIP Manager Patrick Hubbard
City Secretary Erin Flores
Management Analyst Joshua Menhennett
City Attorney Joe Gorfida
Deputy Daniel Gillespie

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

Citizen Input

1. Citizen Input

There were no members of the public wishing to address the City Council.

Community Interest

2. Items of Community Interest

Mayor Olk gave items of community interest including:

- Lucas Farmers Market
- Lucas Car Show
- Art in Public Places Opening Reception
- Election Updates
- Keep Lucas Beautiful Program Gold Star Affiliate Recognition

Boy Scout Clayton (unknown last name) of Troop Number 1776 introduced himself to the Council.

Public Hearing

- 3. Conduct a public hearing and consider approving Ordinance 2023-05-00979 amending the City of Lucas Code of Ordinances by amending Chapter 14 titled "Zoning", Article 14.01 titled "General Provisions", Division 1 titled "Generally", Section 14.01.004 titled "Definitions", and amending Chapter 14 titled "Zoning", Article 14.04 titled "Supplementary Regulations", Division 8 titled "Accessory Buildings, Structures and Uses".**

- A. **Presentation by Development Services Director Joe Hilbourn**
- B. **Conduct public hearing**
- C. **Take action on amendments to Accessory Building Regulations**

Development Services Director Joe Hilbourn highlighted the changes to the Code of Ordinances in relation to accessory buildings that were proposed, including:

- Definitions of accessory buildings and structures, accessory dwelling units, and accessory use.
- Changes to nuisance regulations regarding accessory buildings.
- Changes to square footage limits of accessory buildings and accessory dwelling units.
- Changes to setback regulations for accessory buildings.
- Changes to regulations for accessory dwelling units with habitable space.
- Punctuation and numbering corrections.

Mayor Olk opened the public hearing at 6:41 pm.

Ilene Mougel, 651 Stinson Road, spoke asking how the regulations on accessory buildings will be enforced. Mayor Olk explained the City would investigate complaints to determine if a violation exists and provide code enforcement if necessary. Mayor Pro Tem Peele advised this ordinance would help control issues with accessory buildings from the time they are built. Ms. Mougel asked how the possible new legislation would affect this ordinance. Mayor Olk advised changes would be made if the proposed bills passed.

Councilmember Fisher asked for clarification on if the 1,200 square foot regulation would include a garage or patio. Mr. Hilbourn clarified that it would include the total square footage of the entire building.

Mayor Pro Tem Peele pointed out that this would not prohibit residents from having a barn or workshop, or other similar accessory buildings. Mayor Olk agreed, advising that the intent is to have the 600 square feet regulation with residents requesting a specific use permit for larger buildings.

Mayor Olk closed public hearing at 6:45 pm.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher, to approve Ordinance 2023-05-00979 amending the City of Lucas Code of Ordinances by amending Chapter 14 titled "Zoning", Article 14.01 titled "General Provisions", Division 1 titled "Generally", Section 14.01.004 titled "Definitions", and amending Chapter 14 titled "Zoning", Article 14.04 titled "Supplementary Regulations", Division 8 titled "Accessory Buildings, Structures and Uses". The motion passed unanimously by a 7 to 0 vote.

4. **Conduct a public hearing and consider approving Ordinance 2023-05-00980 updating the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378.**

- A. **Presentation by Development Services Director Joe Hilbourn**
- B. **Conduct public hearing**
- C. **Take action on Thoroughfare Plan**

Development Services Director Joe Hilbourn gave a presentation explaining the background of the proposed change to the Thoroughfare Plan.

Mayor Olk opened the public hearing at 6:48.

Ilene Mougel, 651 Stinson Road, spoke about the speed of vehicle traffic moving on Stinson Road and the condition of the ditch to the east of the road, which needs to be maintained. Mayor Olk explained that the change to the Thoroughfare Plan will disconnect the intersection and bring the road around to a left hand turn, which will improve the safety in that area.

Mayor Olk closed the public hearing at 6:53 pm.

Councilmember Johnson noted that the ditch on Stinson Road does need some attention because vision is impacted by trees and brush.

MOTION: A motion was made Mayor Pro Tem Peele, seconded by Councilmember Tim Johnson, to approve Ordinance 2023-05-00980 updating the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378. The motion passed unanimously by a 7 to 0 vote.

5. Conduct a public hearing and consider approving Ordinance 2023-05-00981 amending the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, by amending Article 14.02 titled “Administration”, Division 3 titled “Changes and Amendments”, Section 14.02.063 titled “Procedure”.

- A. Presentation by Development Services Director Joe Hilbourn**
- B. Conduct public hearing**
- C. Take action on amendments to the Zoning Appeals Process**

Development Services Director Joe Hilbourn gave a presentation explaining the changes to the Code of Ordinances as it relates to the zoning appeals process, which included removing unnecessary language and cleaning up remaining language to make it more readable, and adding language to ensure conformance with state law.

Mayor Olk opened hearing at 6:57 pm.

There were no members of the public wishing to address the Council.

Mayor Olk closed the public hearing at 6:57 pm.

MOTION: A motion was made Councilmember Johnson, seconded by Councilmember Keer, to approve Ordinance 2023-05-00981 amending the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, by amending Article 14.02 titled “Administration”, Division 3 titled “Changes and Amendments”, Section 14.02.063 titled “Procedure”. The motion passed unanimously by a 7 to 0 vote.

Consent Agenda

6. Consent Agenda:

- A. Approval of the minutes of the April 20, 2023 City Council meeting.**

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

Regular Agenda

- 7. Receive a presentation from the Friends of Lucas Fire-Rescue on the restoration of Ole Streaker.**

Gerald Reining of the Friends of Lucas Fire-Rescue gave a presentation explaining the status on Ole Streaker including; the background of the project, the restoration work completed thus far, the work that still needs to be completed, the volunteers who have assisted with the project, the amount of money spent thus far and the funds still needed to finish the project.

MOTION: There was no motion needed on this item.

- 8. 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 gave an update on movement of relevant bills in the legislative session. Councilmember Fisher addressed several bills of concern related to super preemption, disannexation, public information requests, and voting.

MOTION: There was no motion needed for this item.

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 to discuss upcoming vacancies on the Board of Adjustment. This meeting is closed to the public as provided in the Texas Government Code.

Mayor Olk convened into Executive Session at 7:38 pm.

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


Mayor reconvened from Executive Session at 7:50 pm.

MOTION: A motion was made Mayor Pro Tem Peele, seconded by Councilmember Keer, to appoint Helene Langer as Board of Adjustment Alternate 1. The motion passed unanimously by a 7 to 0 vote.

- 10. Adjournment.**


MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to adjourn the meeting at 7:51 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Erin Flores, City Secretary

