



AGENDA

CITY COUNCIL MEETING

June 1, 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, June 1, 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 Flores 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 551.0415 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:
 - A. Proclamation for Lucas Fire-Rescue 50th Anniversary.

Public Hearings

3. Conduct a public hearing and consider adopting Ordinance 2023-06-00982 approving a request for a change in zoning from AO (Agricultural and Open Space) to R-2 (Residential 2-acre) on a tract of land being 23.691 acres of land located in the Peter F. Lucas survey, abstract number 537, Town of Lucas, Collin County, Texas, being all of the Jason Blakely and Jessica Blakely called 23.691 acre tract 23 +/- parcel of land, more commonly known as 355 Winningkoff Road.
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on zoning change request
4. Conduct a public hearing and consider approving a request for a Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 42.339 acres (1,884,296 square feet) in the James Anderson Survey, Abstract Number 17, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection. **(Cancelled at the request of the applicant.)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on zoning change request

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.

5. Consent Agenda:
 - A. Approval of the minutes of the May 18, 2023 City Council meeting. **(City Secretary Erin Flores)**

Regular Agenda

6. Consider corrections to the request by Majed Khalaf on behalf of Mahmoud Properties for a site plan, landscape plan, and elevations for use as a commercial retail and office center on a 2.25-acre tract of land in the Jas Lovelady Survey, Abstract Number ABS A0538, Tract 14 situated in the City of Lucas, Collin County, Texas, located at 995 West Lucas Road. **(Development Services Director Joe Hilbourn)**
7. Consider approving Ordinance 2023-06-00983 amending the City of Lucas Code of Ordinances, Chapter 3 titled "Building Regulations", Article 3.08 titled "Residential Code" by adding Section 3.08.004 titled "Construction Site Drainage". **(Development Services Director Joe Hilbourn)**
8. Provide an update and discuss the status of the drainage policy for effectively managing the stormwater system and provide direction to the City Manager. **(Public Works Director Scott Holden, Contract Engineer Joe Grajewski)**
9. Consider authorizing the City Manager to enter into a contract with Texas Materials Group, Inc., TexasBit, for the rehabilitation of Snider Lane in an amount not to exceed \$459,516 and rehabilitation of Long Road and Bloom Street in an amount not to exceed \$25,444, for

a total of \$484,960 from Account 11-8209-301 Improvement Roads (Street Maintenance).
(Public Works Director Scott Holden, CIP Manager Patrick Hubbard)

10. Consider approving Resolution R 2023-06-00541 authorizing an application for new playground equipment at Forest Creek Park to the Texas Parks and Wildlife Local Park Grant Program. (Assistant City Manager Kent Souriyasak, CIP Manager Patrick Hubbard)
11. Consider approving Resolution R 2023-06-00542 authorizing an application for a proposed northern trail project to the Texas Parks and Wildlife Recreational Trails Grant Program. (Assistant City Manager Kent Souriyasak, CIP Manager Patrick Hubbard)
12. Consider the appointment of Mayor Pro Tem to serve for a one-year period beginning June 1, 2023 and ending May 31, 2024. (City Secretary Erin Flores)
13. Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning” and provide guidance to the Planning and Zoning Commission. (Mayor Jim Olk)
14. Update on the North Texas Municipal Water District (NTMWD) Board of Directors meeting held on May 25, 2023, as it relates to Premium charged to Customer Cities. (City Councilmember Debbie Fisher, City Manager Joni Clarke)
15. 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 Council, City Manager Joni Clarke, City Attorney Joe Gorfida)
16. Discuss FM 1378 Draft Design Schematic dated April 2023 and consider modifications to the City of Lucas Thoroughfare Plan. (City Council)

Executive Session

17. Executive Session:

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

18. Reconvene from Executive Session and take any action necessary as a result of Executive Session.
19. 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 May 26, 2023.

Erin Flores, 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 Flores at 972.912.1211 or by email at eflores@lucastexas.us at least 48 hours prior to the meeting.