



AGENDA CITY COUNCIL MEETING

June 15, 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 15, 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.

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. Approval of the minutes of the June 1, 2023 City Council meeting. (City Secretary Erin Flores)

Regular Agenda

- 4. Discuss the proposed goals and objectives of the Lucas Fire-Rescue Long-Range Plan, seek input from the City Council, and provide direction to the City Manager. (Assistant Fire Chief Aaron Alderdice)
- 5. Consider the approval of a proposal from BCC Engineering, LLC, for the development and presentation of design alternatives for the drainage and realignment of the western end of West Lucas Road for an estimated amount of \$44,150. (Public Works Director Scott Holden, Contract Engineer Joe Grajewski)

Public Hearings

- 6. Conduct a public hearing and consider a Specific Use Permit (SUP) application to permit an accessory building in the front of the main structure at 253 East Blondy Jhune Road, Lot 5 of Rock Creek Acres, Lucas, Texas zoned R-2 (Residential 2-Acre).
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on Specific Use Permit request

Executive Session

- 7. Executive Session:
- 8. Reconvene from Executive Session and take any action necessary as a result of Executive Session.
- 9. 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 June 9, 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.



City of Lucas

City Council Agenda Request

June 15, 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

June 15, 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

June 15, 2023

Requester: City Secretary Erin Flores

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the June 1, 2023 City Council meeting.

Background Information

NA

Attachments/Supporting Documentation

- 1. June 1, 2023 City Council Meeting Minutes

Budget/Financial Impact

NA

Recommendation

City staff recommends approval of the Consent Agenda.

Motion

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



MINUTES

CITY COUNCIL REGULAR MEETING

June 1, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Pro Tem Kathleen Peele
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Phil Lawrence (*video conference*)
Councilmember Debbie Fisher
Councilmember Dusty Kuykendall

City Staff Present:

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

City Councilmembers Absent:

Mayor Jim Olk

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:

A. Proclamation for Lucas Fire-Rescue 50th Anniversary.

Mayor Pro Tem Peele presented a proclamation to the Lucas Fire-Rescue department honoring their 50th anniversary.

Other items of interest included:

- Lucas Farmers Market
- Lucas Fire-Rescue Birthday Bash
- Art in Public Places
- Personal Protection and Home Defense Class
- Prohibited Use of Fireworks Reminder
- TxDOT Public Meeting

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

Development Services Director Joe Hilbourn gave a presentation indicating the location of the property, depiction of proposed lot, and the recommendation from the Planning and Zoning Commission.

The applicant, Jim Douglas (representing Jason and Jessica Blakely) spoke advising that the property will be for one family with lots split up for the different family members.

The public hearing was closed at 6:47 pm.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Keer, to approve 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. The motion passed unanimously by a 6 to 0 vote, with Mayor Olk absent.

- 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

This item was pulled from the agenda at the request of the applicant.

MOTION: There was no motion needed for this item.

Consent Agenda

- 5. Consent Agenda:

- A. Approval of the minutes of the May 18, 2023 City Council meeting.

MOTION: A motion was made by Councilmember Keer, seconded by Councilmember Kuykendall, to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote, with Mayor Olk absent.

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 gave a presentation explaining details regarding the buildings' site plan, landscape plan, and elevations.

Architect Amir Durdali, 9101 Lyndon B. Johnson Freeway, Dallas, spoke explaining the purpose of the parapet wall, which extends above the roofline as a screening wall to block the mechanical equipment.

Mayor Pro Tem Peele advised she has deep concerns that the company will not meet the setback requirements or the requirements of the Texas Commission on Environmental Quality (TCEQ). Mayor Pro Tem opined that the applicant has shown a blatant disregard for the City ordinances.

Councilmember Lawrence agreed, advising the only thing that can be done as a City is to ensure regulations are followed going forward.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence, to approve 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. The motion passed unanimously by a 6 to 0 vote, with Mayor Olk absent.

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 gave a presentation on the proposed changes, explaining that the Planning and Zoning Commission and the City Council requested that staff look at drainage for existing lots of record. Mr. Hilbourn explained that the proposed changes would require every lot created in the City to have engineering construction plans.

Councilmember Lawrence asked what impact that would have on a person that is currently building. Mr. Hilbourn advised they would have to follow the ordinance in effect at the time of application.

Councilmember Johnson asked if the new requirements would apply to an accessory dwelling unit. Mr. Hilbourn advised it would apply to a single-family house, but that it would not apply to a standard accessory building. Councilmember Fisher asked if that was because the builder would not be required to raise the foundation. Mr. Hilbourn confirmed that was correct.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence, to approve 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”. The motion passed unanimously by a 6 to 0 vote, with Mayor Pro Tem Peele absent.

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.

CIP Manager Patrick Hubbard gave a presentation covering the aspects of the proposed policy including; categories, priorities, culvert management, methodology used for creating a form for inspecting facilities, the testing of facilities, rating categories for facilities and gave examples of two culverts that were inspected.

Councilmember Lawrence asked what would happen if a culvert failed and a car was driving over the road. Mr. Hubbard explained that the road would cave, so it could be dangerous. Councilmember Lawrence asked what the time frame is going to be for this process. Mr. Hubbard explained the projects will be identified and ranked in order of priority and done in batches over the next couple of years.

Councilmember Lawrence asked for a timeline for this project. City Manager Joni Clarke advised that there is not a timeline yet, and that an Engineering intern might be good for this project, but that if that does not work an employee with an Engineering skillset may have to be hired. Councilmember Lawrence asked if any random checks are currently being done on the culverts. City Manager Clarke advised that Mr. Hubbard has been building a system for data storage on the culvert information and that he is wanting to incorporate the priority culverts in the Capital Improvement Plan. Mr. Hubbard advised the inspections will begin in the coming week.

Councilmember Kuykendall asked if poor culverts identified would immediately be fixed or if a complete survey would be done first. Mr. Hubbard advised projects needing immediate work would become priority.

Councilmember Lawrence asked if there was any equipment that could be used to roll over the top of the pavement that will show the structural integrity of the culvert. Mr. Hubbard advised he is not aware of that method, but that the Minnesota Department of Transportation uses a drone to collect data on the inside of culverts. Mr. Hubbard explained it may be possible to utilize a company called NEXCO Highway Solutions of America, Inc. (NEXCO) to take images of the roadways which have predictive capabilities to determine how many years of life is left in the pavement, which could help indicate areas where culverts are possibly failing.

MOTION: There was no motion needed for this item.

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 gave a presentation advising that through NEXCO, two projects have been identified that are in immediate need of repair, the rehabilitation of Snider Lane and the intersection of Long Road and Bloom Street.

Mayor Pro Tem Peele asked if the department looks at the history of roads before paving. Mr. Holden advised that they do. Mr. Holden advised that with Mr. Hubbard developing the data tracking system, it will help with tracking the history of road projects so that issues can be avoided in the future.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Kuykendall, to approve 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). The motion passed unanimously by a 6 to 0 vote, with Mayor Olk absent.

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 gave a presentation explaining the purpose of the grant, advising that the City applied for this grant in 2021 but was denied. Mr. Souriyasak gave different options for playground equipment and explained the cost associated with each.

Mayor Pro Tem Peele asked how frequently used the park is. Mr. Souriyasak advised there was a survey done on park usage in 2021, and that 70% of residents in the area advised they do use the equipment.

Councilmember Fisher asked about the requirement of having the matching funds available. City Manager Clarke explained that the funds would not be appropriated until the grant is awarded. Mayor Pro Tem Peele advised that \$150,000 is a fair amount.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to approve 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 for \$150,000. The motion passed unanimously by a 6 to 0 vote, with Mayor Olk absent.

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 advised that they are looking to apply for this grant to fund improving the northern trail loop starting at the Winningkoff Trailhead, and north along Welborn Lane.

Mayor Pro Tem Peele advised that this would improve a long existing trail and would improve the experience for equestrian use. Mayor Pro Tem Peele asked what material would be used for the trail. City Manager Clarke advised it would be crushed granite. Councilmember Kuykendall asked if the indicated phases would all be completed automatically if this request is improved. Mr. Souriyasak

advised ideally the next phase would be started on completion of the first phase, and that easements are being acquired for that purpose. City Manager Clarke advised the third phase of the project would be the most challenging.

Councilmember Kuykendall asked what the cost would be to maintain the trail. City Manager Clarke advised that the cost is unknown at this time, and that possibly utilizing a car counter would help track the usage. Councilmember Kuykendall advised that when using the trails, it seems horses are not being walked in that area. Mayor Pro Tem Peele advised part of the reason for that is because of the underbrush and poor drainage, and it is not very well marked. Councilmember Johnson advised that some sections of the proposed trail would be in the front yard of some residents.

Councilmember Kuykendall asked what the cost to maintain the trail would be, and how that would affect the Parks budget. City Manager Clarke advised staff could provide some data on the cost of maintaining the trail. Councilmember Fisher asked if the issue would be part of the trail washing out. City Manager Clarke advised that is a large issue.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson, to approve Resolution R 2023-06-00542 authorizing an application for a proposed northern trail project to the Texas Parks and Wildlife Recreational Trails Grant Program. The motion passed unanimously by a 6 to 0 vote, with Mayor Olk absent.

12. Consider the appointment of Mayor Pro Tem to serve for a one-year period beginning June 1, 2023 and ending May 31, 2024.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to appoint Mayor Pro Tem Kathleen Peele as Mayor Pro Tem to serve for a one-year term beginning June 1, 2023 and ending May 31, 2024.

13. Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning” and provide guidance to the Planning and Zoning Commission.

City Manager Joni Clarke advised that the City Council tasked her with a goal to review the Code of Ordinances, and that a schedule was developed by the City Attorney to begin reviewing Chapter 14. City Manager Clarke advised that Mayor Olk wanted the City Council to have an opportunity to give specific areas of concern.

Councilmember Fisher advised that one of her concerns are sections that refer to the 1995 version of the Code. Mayor Pro Tem Peele advised she would like the City Council to send the Planning and Zoning Commission any concerns they have or specific areas of interest. City Manager Clarke advised each section that is completed should be brought to the City Council explaining the changes.

Councilmember Fisher suggested the City Council look at Chapter 14.03, Division 10, regarding the Estates District, because the ordinance refers to half-acre lots.

The City Council concurred that their concerns will be sent to staff to present to the Planning and Zoning Commission.

MOTION: There was no motion needed for this item.

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.

Councilmember Fisher gave information about the meeting, advising that City Manager Clarke has been actively engaged with the consultant Raftilis, who was present at the last Board of Directors meeting. Councilmember Fisher explained that NTMWD has planned to increase water rates for customer cities and that some of the proposals have been very large. Councilmember Fisher advised that one of the other customer cities had a councilmember there who has experience with bonds, and that the claim by the district is that they have a better bond rating than the customers. Councilmember Fisher advised the May 2023 Board meeting had a presentation by a rate consultant who presented five different options, including projected rates and revenues. Councilmember Fisher advised the Board did say that there is not a rush, and the executive director has been instrumental in more transparency in this process. Councilmember Fisher gave background information on the history of the City of Lucas when they started doing business with NTMWD.

City Manager Clarke advised Raftilis has a meeting with NTMWD consultant and staff on June 17, 2023.

MOTION: There was no motion needed for this item.

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 Attorney Joe Gorfida gave an update on significant bills in the Legislative Session.

MOTION: There was no motion needed for this item.

16. Discuss FM 1378 Draft Design Schematic dated April 2023 and consider modifications to the City of Lucas Thoroughfare Plan.

Mayor Pro Tem Peele advised she has three options for the alignment of Stinson Road that have been discussed with Mayor Olk for the City Council to consider. Mayor Pro Tem Peele presented the three options and explained the positives and negatives of each. After the City Council discussed each option, it was decided that the third option appears to be the most logical, which depicted a road coming behind 995 West Lucas Road, with modifications presented by the City Council. City Manager Joni Clarke advised Engineering would look at each of the options and give information on costs and viability to bring back at a future meeting.

MOTION: There was no motion needed for this item.

Executive Agenda

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.

There was no Executive Session during this meeting.

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

There was no Executive Session during this meeting.

19. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence to adjourn the meeting at 8:59 pm. The motion passed unanimously by a 6 to 0 vote, with Mayor Olk absent.

APPROVED:

ATTEST:

Mayor Jim Olk

Erin Flores, City Secretary



City of Lucas

City Council Agenda Request

June 15, 2023

Item No. 04

Requesters: Assistant Fire Chief Aaron Alderdice

Agenda Item Request

Discuss the proposed goals and objectives of the Lucas Fire-Rescue Long-Range Plan, seek input from the City Council, and provide direction to the City Manager.

Background Information

In the goals established for the City Manager, the City Council wanted to understand what is impacting the increase in response times over the past three years. With updates to the City's Comprehensive Plan, the City Council would like to see some progress on creating a long-range plan for Lucas Fire-Rescue at our ultimate build out. The City Council also requested to receive incremental updates on the progress of producing a long-term plan for Lucas Fire-Rescue.

The City Council identified public safety as one of the highest priorities for 2023. The City Council has expressed a desire to understand what factors have contributed to an increase in response times and how to mitigate their impact. The City Council wants an understanding of the factors influencing this trend to facilitate planning for the City's ultimate build-out.

A long-range planning committee has been established and consists of City Manager Joni Clarke, Assistant City Manager Kent Souriyasak, Fire Chief Ted Stephens, Assistant Fire Chief/Emergency Management Coordinator Lance Gant, and Assistant Fire Chief Aaron Alderdice. Assistant Chief Aaron Alderdice was named as the Chair of the Committee. The committee has met four times and developed an outline for the Council's consideration, modification (if needed), and approval.

1. Utilizing the attached outline as a guiding document, the project team will conduct a data-driven analysis of Lucas Fire-Rescue's historical, current, and future response and deployment trends to provide actionable recommendations for maintaining and improving sustainable services and operations.
 - a. This analysis will serve as the foundation for achieving the City Council's goal, which aims to address various operational models for providing emergency services, with the specific intent of identifying those options that can deliver the optimum levels of service in a financially sustainable manner.
 - b. The team will assess different options and consider their potential impact on service delivery. The assessment will consider factors such as response time, resource allocation, coordination among emergency service providers, and overall cost.
 - c. Recommendations will be provided identifying the best short-term, mid-term, and long-term strategies for service delivery and the impact of initiating such a strategy.



City of Lucas

City Council Agenda Request

June 15, 2023

Item No. 04

2. After approval of the outline, the committee will begin collecting, assimilating, analyzing, and reporting the data to support the outline as noted above.
3. Our intention is to rely on internal personnel and limit third-party assistance to specific needs such as GIS and data visualization. This approach will yield cost savings and enable the development of a more tailored long-range plan that aligns with our identified priorities and needs. Staff currently estimates that the completion of the project will take approximately two years. Regular updates will be presented to the Council throughout the process to keep them informed of the progress.
4. The Long-Range Plan will be a “living document” to be re-evaluated and updated on an ongoing and as needed basis.

Attachments/Supporting Documentation

1. Lucas Fire-Rescue Long Range Plan Outline

Budget/Financial Impact

Staff will be limited in our ability to present some data appropriately, adequately, and graphically, and will need assistance with an ArcGIS data analysis and graphical presentation. In addition, other research elements may need third party assistance. Until approval of the presented outline is established, estimates of cost are not immediately available. The estimated funds for the first year of the project will be included in the 2023-2024 Fiscal Year Proposed Budget.

Recommendation

Staff would like to receive input and recommendations from the City Council on how to proceed with developing the Lucas Fire-Rescue Long-Range Plan.

Motion

There is no motion required.

Long Range Plan Outline

Section One—Project Initiation & Information Acquisition

Task 1-A: Project Initiation & Development of a Work Plan

The purpose will be to develop a complete understanding of the organization's background, goals, and expectations for the project.

The project team's coordinator will develop and refine a proposed work plan that will guide the Project team. This work plan will be developed identifying:

- Project team members responsible for each task
- Major tasks to be performed
- Resources to be utilized
- Methods for evaluating study results
- Any potential constraints or issues related to accomplishing specific tasks

The benefits of this process will be to develop communications processes and identify logistical needs for the project.

Task 1-B: Procurement of Information & Data

The project team will review pertinent information and data from LFR and any other agencies or jurisdictions as necessary. This information is critical and will be used extensively in the various analyses and development of the report. Thoroughly researched and relevant studies will be included during the review. The documents and information relevant to this project will include, but not be limited to, the following:

- City and Community Comprehensive Plans, current and future land-use documents, and Economic Development Annual Reports
- Previous or current LFR studies or research
- Local census and demographic data for LFR
- Zoning maps and zoning codes
- List of mutual and automatic aid providers in Collin County



- LFR administrative policies and procedures
- LFR Standard Operating Guidelines (SOGs) and service-delivery practices
- Current LFR service-delivery objectives and targets
- LFR facilities (fire stations) and apparatus and vehicle inventories
- List of all management positions, administrative support staff positions, operations positions, including ranks and titles (not to include names of individuals)
- Latest Insurance Services Office (ISO) report and Public Protection Classification (PPC®)
- Dataset of local target hazards, multistory buildings, large structures, etc.
- Current organizational chart
- List of staff (without identifying information) ranks, titles, EMS certifications, current wages, and benefits
- Assorted shapefiles and other available Geographic Information System (GIS) files (specific requirements to be defined later)
- Current and historical Records Management data, including National Fire Incident Reporting System (NFIRS) incident data (3-5 years)
- Current and historical Computer-Aided Dispatch (CAD) incident records (3-5 years)
- Current and historical budgets including revenue and expenditures, recurring and non-recurring
- LFR financial data, including debt information, long range financial plans, and projections
- Any other documents and records necessary for the successful completion of the project

Section Two—Community Risk Assessment (CRA)

The project team will conduct an all-hazards analysis of area served by LFR, based on the elements included in the following tasks. The purpose of this evaluation is to initially assess the Department's hazards, threats, vulnerabilities, and risks and the entire coverage area as a whole, in comparison to recognized standards and best practices, to include consideration of benchmarks against which to compare future improvement.

Task 2-A: Description of the Community Served

An overview of the service area of LFR will include:



- Community characteristics, including general location, history, geography, topography, climate, local government type, jurisdictional area, and surrounding jurisdictions
- Demographic characteristics
- Physical assets protected
- Transportation networks
- Planning zones or fire management (response) zones

An interpretation of available census and community development data will be provided indicating:

- Population history
- Census-based population and demographic information
- Community planning-based population information
- Transient population and demographic information (to the extent data is available)
- Population density
- Community land-use regulations
- Occupancy types by land use designation
- Hazardous substances and processes
- Non-structural risk categorization

Task 2-B: Review of Community Expectations & Performance Goals

The project team will examine and document the levels of service historically provided to the City of Lucas and any other areas served by LFR. Within this analysis, the service area will be evaluated based on population density, fire management zones, and risks. This analysis will be used in the development of future performance objective recommendations.

Task 2-C: All Hazards Community Risk Assessment

The project team will conduct an analysis of community risks and land use and interpret their impact on emergency services planning and delivery. Land use, zoning classifications, parcel data, ISO fire flow data, economic value, building footprint densities, occupancy data, and demographic information may be used, along with specific target hazard information.

The project team will provide particular emphasis on weather and wildfire hazards. This analysis will include but not be limited to:

- Identification of community risks to include fire, emergency medical services demand, technical rescue, hazardous materials, transportation, and natural hazards



- Establishment of an occupancy vulnerability risk profile for buildings in the response area
- Population age, density, and daytime population estimates
- Projection of population growth estimates and the corresponding demographic changes in population
- Impact or consequences (economic, social, historic, cultural, and environmental)
- Speed of onset, duration, and effect on Department response capabilities

Task 2-D: Spatial Visualization of Data & Information

The project team will use local planning/zoning data combined with available GIS data from the Lucas, Collin County, and other sources to evaluate the physical risks of the communities to include:

- Overall geospatial characteristics including political and growth boundaries, construction, and infrastructure limitations
- Transportation networks including roads, rail lines, airports, and waterways
- Evaluation of physical assets protected
- Risk assessment methodology
- Topography including response barriers, elevation extremes, and open space/interface areas
- Community-wide hazards, treats, vulnerabilities, and risks—including seismic and wildfire hazards
- Risk assessment matrix
- Community safety and remediation programs
- Community fire protection and detection systems
- Community loss and save information
- Risk by response category: fire, emergency medical, and other incidents
- Risk by planning/demand zone
- Utilize three-axis or bar data visualization to include probability, consequence, and organizational and community impacts (resiliency)



Section Three—Standards of Cover (SOC) & Deployment Analysis

The project team will conduct an organizational analysis of LFR based on the elements included in the following objectives. The purpose of this evaluation is to assess Lucas Fire-Rescue's operations in comparison to industry standards and best practices, as well as to create benchmarks against which to compare future improvement.

Task 3-A: Description of the Department

An overview of the organization will be developed evaluating:

- History, formation, and general description of Lucas Fire-Rescue
- Governance and lines of authority
- Organizational design

Task 3-B: Description & Review of Services Provided

The services currently provided by LFR will be reviewed and compared to industry benchmarks. This will include services provided to the City of Lucas and other regular service areas external to the City boundaries. Areas to be considered include:

- Description of the current service-delivery infrastructure
- Deployment considerations
 - Apparatus and unit types and staffing
 - Firefighter staff distribution
- Review of emergency response services by type
- Critical task analysis: fire suppression, EMS, and other incident types
- Review and evaluate operational and administrative support staffing levels, distribution, and assignment
- Review staff allocation to various emergency functions
- Review staff scheduling methodology

Task 3-C: Financial Overview

The project team will review financial data, to include but not limited to:

- Current and historical operating budgets
- Historical recurring and non-recurring expenditures and revenue sources, fees, and taxation
- Any other fiscal issues relevant to this project



Task 3-D: Capital Facilities & Equipment

During this component, a review of current major capital assets (facilities and apparatus) will be completed relative to the existing condition of capital assets and their viability for continued use in future service delivery. This evaluation will include:

Fire Station Facility—Make observations in areas critical of the current fire station location. This will entail a cursory review of the facility and not a detailed, comprehensive engineering analysis. Items to be contained in the report include:

- Design
- Construction
- Safety
- Code compliance
- Staff facilities
- Efficiency
- Future viability

Apparatus & Vehicles—Review and make recommendations regarding inventory of apparatus, and other vehicles and equipment. Items to be reviewed include:

- Age, condition, and serviceability
- Distribution and deployment

Task 3-E: Review of Historical System Performance

To the extent data is available, the project team will review and observe areas affecting service levels and operational performance. These will include, but not necessarily be limited to:

- Resource Distribution Study
 - Overview of the current facility and apparatus deployment strategy, analyzed through GIS software, with identification of service gaps and redundancies in initial unit arrival
- Resource Concentration Study
 - Analysis of company and staff distribution as related to effective response force (ERF) assembly
 - Analysis of response-time performance capability to achieve full ERF
- Response Reliability Study
 - Current workload, including unit hour utilization (UHU)
 - Analysis of call concurrency and impact on ERF assembly (resource drawdown)
 - Analysis of call concurrency and impact on resource exhaustion
 - Review of actual or estimated failure rates of individual companies
- Other analyses necessary to determine operational performance



- Historical Performance Summary

Analysis of actual system reflex-time performance, analyzed by individual components
Ambulance response time performance, transport times, and hospital turnaround times

- Impact of mutual and automatic aid systems

The project team will evaluate the current workload of LFR and the system as a whole and relate that analysis to the previously described community risk. An analysis will be completed and a matrix will be developed for the community's common and predictable risk types identifying staffing and resource needs. The matrix will be developed with consideration to:

- A service-demand study that will analyze and geographically display current service demand by incident type and temporal variation
- Risk-specific staffing levels to meet the critical tasking analysis for the identified risks
- Apparatus assignments to accommodate the anticipated fire flows and other critical functions of the identified risks
- Time standards that will provide for effective initiation of critical tasks and functions
- Summary of current available resources in matrix format

Task 3-F: Establishment of Performance Objectives

The establishment of fire and EMS response-time standards and targets is a primary responsibility of policymakers, based on community risk, citizen expectations, and LFR's capabilities. The project team will provide data analyses and comparisons against industry standards and will recommend response performance goals.

The project team will identify the current level of emergency services provided by LFR and compare the Department's performance against industry standards and best practices, such as the benchmarks described by the Insurance Services Office (ISO), consensus standards from the National Fire Protection Association (NFPA), recommended practices from the Center for Public Safety Excellence (CPSE), and other pertinent resources including:

- All programs
- Fire suppression services
- Emergency medical services and transport
- Hazardous materials services



- Technical rescue services
- Analysis of false alarms, mutual/auto aid, civilian & firefighter injuries

A review and discussion of existing response-performance goals (if in place) or a discussion of existing response performance (if goals are not in place) will be provided matching the nature and type of risks identified in the previous report sections. Project Team will then recommend response performance goals as follows:

- Evaluation of performance
 - Benchmark objective tables
 - Evaluation methodology
 - Factors to consider
- Evaluation findings
 - Response Time Performance—each timed element of the response system, from receipt of call to first unit arrival
 - Resource Distribution—initial attack (first due) resources for risk-specific intervention
 - Resource Concentration—effective response force assembly (apparatus and personnel) of the initial resources necessary to stop the escalation of the emergency for each risk type
- Project Team will also review and consider any current or draft performance goals, objectives, and measures in place by the agency to determine recommended levels of service.

Section Four—Plan for Maintaining & Improving Response Capabilities

Task 4-A: Plan Overview

The project team will work to develop a methodology that will allow LFR to continually measure future performance for the purpose of maintaining and improving response capabilities. This methodology will include, but not necessarily limited to:

- Records Management Systems (RMS) usage policies
- Assignment of oversight responsibilities
- Schedule of assessments
- Review requirements



Task 4-B: Future Fire Station Locations

Utilizing GIS and other analysis methods, the project team will evaluate various options for future fire station locations. These will be evaluated based on efficiency, effectiveness, and the ability to meet response performance standards in accordance with LFR and City policies, industry best practices, and national standards. This will include:

- Assessment of the current fire station location
- Assessment of any City-owned property(s) for a new fire station
- Identification of other potential locations for a new fire station

Task 4-C: Internal & External Assessments

The project team will perform an assessment of internal issues and external challenges, also known as a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis.

Internal Assessment	Strengths of the organization
	Weaknesses of the organization
External Assessment	Opportunities facing the organization
	Threats challenging the organization

- Analyzing the strengths, weaknesses, opportunities for, and threats to the organization is the next critical step in the strategic planning process. Strengths represent areas of the organization to be built upon, and weaknesses are areas to be identified as potential sources for improvement.
- Opportunities are vital to the future of the organization and should be viewed as positive prospects for growth and enhancement, while threats must be identified and addressed in advance, where possible. Other critical issues facing the Department may be identified at this point as well. These may include issues that the strategic planning group identifies as critical to the health and success of the organization.

Task 4-D Goals & Objectives

Project Team will facilitate the local planning team in the establishment of goals, strategic initiatives, objectives, and critical tasks that are imperative to the organization and the participation of individual members.

- Establishment of organizational goals that address the identified concerns of the external and internal customers over a one- to five-year timeframe



- For each goal, the development of one or more measurable objectives that are written in such a manner as to describe the criteria by which an outcome is judged complete or successful
- Development of associated tasks for each goal and objective utilizing the format of identified measurable criteria
- Identification of the priority of each objective
- Development of a statement describing the outcome the objective will provide
- Attainment of this task will be demonstrated by establishing realistic goals and objectives for the organization. To meet the mission of the organization, the establishment of these goals is essential to providing the organization and the individual members with a clear direction.

The goals and objectives established during this process will become management tools and should be updated on a continuous basis as priorities change and as specific goals and/or objectives are achieved. The goals and objectives can then be used to identify what has been achieved and to denote changes within the community and the organization. Fastidiously following these goals and objectives will provide LFR with the necessary direction and guidance into the future. This should also support the Department by reducing the number of impediments, disruptions, and uncertainties for the organization and its members.

Task 4-E: Outcome/Performance Metrics

The project team will discuss and propose the establishment of performance measures that assist the organization in measuring their progress toward the organizational vision. This will be an ongoing process and may initially involve concepts of performance measurement that will require modifications in the collection of necessary data as the organization becomes more focused on measuring achievement and outcomes. The process may include:

- Identification of key performance areas
- Analysis of necessary and available performance data
- Preparation of performance measures from the following categories:
 - Quality Measures
 - Input Measures
 - Output Measures
 - Outcome Measures



Task 4-F: Overall Evaluation, Conclusions, & Recommendations to Policymakers

The project team will develop and analyze various operational models for providing emergency services, with the specific intent of identifying those options that can deliver the optimum levels of service identified in the previous tasks at the most efficient cost.

Recommendations will be provided identifying the best short-term, mid-term, and long-term strategies for service delivery and the impact of initiating such a strategy.

The project team will develop options consistent with the identified recommendations for resource deployment that will improve the LFR's level of service towards the identified performance objectives and targets. This may include, but is not necessarily limited to, specific recommendations regarding:

- Any relocation of an existing fire station or the potential for adding an additional station based on community growth
- Potential workload based on current and projected utilization rates compared with expected community growth
- Selection and deployment of apparatus by type, including ambulances
- Deployment of operations personnel, special units, or resources
- Summary of the benefits gained through implementation of the recommendations

The project team will evaluate and present in graphical and descriptive format for the deployment option(s):

- Degree of benefit to be gained through its implementation
- Extent to which it achieves established performance targets
- Potential negative consequences





City of Lucas

City Council Agenda Request

June 15, 2023

Item No. 05

Requester: Public Works Director Scott Holden, PE
Contract Engineer Joe Grajewski, PE

Agenda Item Request

Consider the approval of a proposal from BCC Engineering, LLC, for the development and presentation of design alternatives for the drainage and realignment of the western end of West Lucas Road for an estimated amount of \$44,150.

Background Information

Engineering provided design revisions required to accommodate Parker Lake Estates, along with associated costs, to Collin County Engineering for their input. Collin County Engineering then met with the City of Lucas to discuss the increased costs associated with the conveyance of West Lucas Road drainage.

Following that meeting, Collin County Engineering met with Parker Lake Estates to further discuss the project. Parker Lake Estates communicated support for the expansion, however their concern was impacts to the landscape berm. To minimize disturbance to the landscape berm, discharge from Walmart cannot be conveyed on the south side of West Lucas Road.

Following the meeting between Collin County Engineering and Parker Lake Estates, Collin County Engineering and the City of Lucas met again to discuss additional options to convey stormwater to Muddy Creek. Collin County indicated the (strong) possibility of receiving additional funding from North Central Texas Council of Governments (NCTCOG) Regional Toll Revenue. Many of the options explored are complicated by a variety of constraints. One of the most problematic constraints is the existing North Texas Municipal Water District (NTMWD) 72-inch water line with 90-inch tunnel line plate which crosses West Lucas Road west of Muddy Creek. Relocation of this existing facility is not practical, even with additional funds from NCTCOG.

In collaboration with Collin County Engineering, staff developed the following options for conveyance of West Lucas Road drainage:

Option No. 1

- Curb and gutter throughout without lowering the profile to accept offsite drainage. Provide an open drainage ditch on the north side with curb cuts to accommodate roadway runoff. Contain the Walmart detention pond outflow in a pipe as far to the east as practical.

Option No. 2

- Flush shoulder with open drainage on both sides and the Walmart detention pond outflow contained in a pipe to Muddy Creek.



City of Lucas

City Council Agenda Request

June 15, 2023

Item No. 05

Option No. 3

- Flush shoulders with open drainage on both sides. Increase the size of the ditch on the north side to accommodate the Walmart detention pond outflow.

Option No. 4

- Flush shoulders with open drainage on both sides. Walmart detention pond outflow contained in a pipe with outfall in the median.
 - a. Provide a reverse crown on the roadway to convey the roadway runoff and detention pond outflow within the median.
 - b. Provide both directions of travel with cross slope to the north. Open ditches provided on the north side, median, and south side of the roadway. The north side ditch conveys offsite drainage and westbound roadway runoff. The median conveys detention pond outflow and eastbound roadway runoff. The south side ditch conveys offsite drainage only.

Staff requested a design proposal from BCC Engineering, LLC to assess the viability of each option.

Attachments/Supporting Documentation

1. Proposal for West Lucas Road Professional Services for Design Alternatives from BCC Engineering, LLC
2. Letter from Collin County Engineering
3. Capital Project – West Lucas Road Project (21-8210-491-136) Expenditure Summary

Budget/Financial Impact

In April 2022, the updated total estimated project cost provided by BCC Engineering, LLC was increased to \$13,906,701, resulting in a shortfall of \$1,356,701. Staff recommends using a portion of the outstanding design cost (earmarked for project management) to fund the \$44,150 for additional engineering.

Recommendations

Staff recommends executing the proposal from BCC Engineering, LLC to analyze the options as presented.

Motion

I make a motion to approve/deny a proposal from BCC Engineering, LLC, for the development and presentation of design alternatives for the drainage and realignment of the western end of West Lucas Road for an estimated amount of \$44,150 from account 21-8210-491-136.



May 25, 2023

Scott Holden, PE
Public Works Director
City Engineer
City of Lucas, Texas
665 Country Club Road
Lucas, Texas 75002-7651

Delivered via email: sholden@lucastexas.us

Subject: West Lucas Road Professional Services for Design Alternatives

Dear Mr. Holden:

BCC Engineering, LLC is pleased to submit this proposal for additional design services for the West Lucas Road Reconstruction and Widening Project. As discussed via phone call, the City has requested a proposal for the development and presentation of design alternatives for the drainage and realignment of the western end of the West Lucas Road project.

The scope of this task will include sufficient design and analysis required to produce the conceptual alternatives and prepare an opinion of probable cost for construction of each alternative. There have been five alternatives envisioned to date; we may discuss or present additional alternatives in coordination with City staff.

We will prepare plan view and details appropriate for public presentation and provide a PowerPoint file. Upon request, we will present these alternatives at a Council Meeting. The fees for this effort will be charged as costs are incurred at the rate schedule below with a maximum limiting amount to the task. The maximum limiting amount is a budgetary amount and any budget remaining at the conclusion of the task will not be charged to the City. We will notify the City when 75% of the maximum amount has been expended. We will keep in close contact with City staff throughout the development of the alternatives and keep you all apprised of the budget status.



Schedule

Five design alternatives concept and presentation production
(Additional time may be added for additional alternatives.)

2 months

Fee Proposal

<u>Staff Classification</u>	<u>Rate (\$/hour)</u>
Project Manager / Senior Engineer	\$ 325.00
Design Engineer	\$ 210.00
Engineer in Training	\$ 135.00
Senior CAD Operator	\$ 135.00
CAD Operator	\$ 110.00

\$ 44,150.00
Maximum Limiting Amount

We kindly ask for your review and approval of the attached scope and fee detailed above. Should you have any questions, please do not hesitate in contacting us. We look forward to providing engineering services to the City of Lucas for this important project.

Sincerely,
BCC ENGINEERING, LLC.

A handwritten signature in blue ink, appearing to read 'Chris Meszler', is placed over the printed name.

Christopher Meszler, P.E.
Texas Director of Engineering



COLLIN COUNTY

Engineering
4690 Community Avenue
Suite 200
McKinney, Texas 75071
972-548-3727
www.collincountytx.gov

June 6, 2023

Joni Clarke
City Manager
665 Country Club Road, Lucas, Texas 75002-7651

RE: Regional Toll Revenue Funds for West Lucas Road

Dear Ms. Clarke:

It is my understanding that there are Regional Toll Revenue (RTR) funds available that could possibly be used for the West Lucas Road project. I have regular discussions with the staff at the North Central Texas Council of Governments (COG) that support the Regional Transportation Council. Those discussions has led me to believe that the City of Lucas has a very good chance of accessing those funds to provide additional financing the City needs for the project. I realize that the City does not yet know the precise amount that is needed. But I am confident that there is enough money available for the probable costs of the alternatives that you are investigating.

Although I will be happy to assist the City in requesting these funds, once approved, the contract for these funds will be with the City not through Collin County. Let me know if I can answer any questions.

Sincerely,

Clarence Daugherty, P.E.
Director of Engineering

City of Lucas
Capital Project - West Lucas Rd Project (21-8210-491-136)

BCC Engineering, LLC	\$ 1,957,850.00	✓
Remaining Budget		
Other	\$ 2,226,970.00	
Total Approved Budget Amount	<u>\$ 4,184,820.00</u>	

City Match 4-2-20 CC approved funding from 2019 CO

Payments:

	FY 20-21	FY 21-22	FY 22-23	TOTAL
BCC Engineering, LLC (3-4-21) Total \$1,957,850	\$ -	\$ -		
Construction	\$ 723,656.28	\$ 659,833.72		\$ 1,383,490.00
Surveying and Mapping LLC (4-15-21) Total \$105,380	\$ 65,600.00	\$ 41,960.00		\$ 107,560.00
Total Payments	\$ 789,256.28	\$ 701,793.72	\$ -	\$ 1,491,050.00

Encumbered:

Outstanding Design Costs (BCC)	\$ 574,360.00
Surveying and Mapping LLC (PO 21-1099)	\$ -
Surveying and Mapping LLC (PO 22-01304)	\$ 1,530.00
Total Outstanding Encumbered	<u>\$ 575,890.00</u>

Total Budget (City Participation funded from 2019 CO)	\$ 4,184,820.00
Minus Payments	\$ (1,491,050.00)
Minus Encumbered Balance	\$ (575,890.00)
Remaining	<u>\$ 2,117,880.00</u>

Note: Collin County Inter-local Participation 11-5-20
Funding received from Collin County on 4-22-21 (notice to proceed to design)
Remaining funding to be received once project is bid for construction

	\$ 8,365,180.00
	\$ (4,182,590.00)
	<u>\$ 4,182,590.00</u>



City of Lucas City Council Agenda Request June 15, 2023

Item No. 06

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider a Specific Use Permit (SUP) application to permit an accessory building in the front of the main structure at 253 East Blondy Jhune Road, Lot 5 of Rock Creek Acres, Lucas, Texas zoned R-2 (Residential 2-Acre).

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on Specific Use Permit request

Background Information

The property located at 253 East Blondy Jhune Road is a 19.754-acre tract of land zoned R-2. The applicant is requesting a SUP to place an accessory building in front of the main structure. The City of Lucas Code of Ordinances, Chapter 14, Division 8, Section 14.04.304, Subsection 3(a)(i) states that a SUP is required for an accessory building to be located in front of the main structure.

(3) Setbacks.

(a) Accessory buildings.

- i.* Front yard setback: Attached accessory buildings or structures shall meet the required setback of the principle building or structure. Detached accessory buildings or structures shall be setback a minimum of ten feet (10') behind the rear build line of the principle building, structure or dwelling. A Specific Use Permit may be granted to allow a detached accessory building, structure or dwelling in AO and R-2 (Residential 2-acre) zoned districts and shall require a three-hundred foot (300') front yard setback.

The Notice of Public Hearing for this item erroneously stated 7:00 p.m., therefore the public hearing must not be opened before this time.

Attachments/Supporting Documentation

- 1. Proposed SUP Ordinance
- 2. Public Notice
- 3. Proposed site plan
- 4. Proposed elevations

Budget/Financial Impact

NA



City of Lucas City Council Agenda Request June 15, 2023

Item No. 06

Recommendation

At the June 8, 2023 Planning and Zoning Commission meeting, approval was recommended with the following amendments:

- Building must have 75% brick veneer perimeter walls and 100% masonry walls.
- Roofing material must be 30-year composition asphalt shingles.
- Revise survey to show the dimension from closest point on the accessory building to the closest point on the front property line with a revised notation, date, and signature from a registered public land surveyor.
- All lighting must be shielded and/or pointed down.
- Site plan and elevations must be tied to the SUP.
- Maximum building height of 25 feet beginning from the grade around the building to the peak of the roof.

Motion

I make a motion to approve/deny a Specific Use Permit (SUP) application to permit an accessory building in the front of the main structure at 253 East Blondy Jhune Road, Lot 5 of Rock Creek Acres, Lucas, Texas zoned R-2 (Residential 2-Acre).

Or

I make a motion to approve a Specific Use Permit (SUP) application to permit an accessory building in the front of the main structure at 253 East Blondy Jhune Road, Lot 5 of Rock Creek Acres, Lucas, Texas zoned R-2 (Residential 2-Acre) with the following amendments:



ORDINANCE # 2023-06-00984

[Specific Use Permit for Accessory Building in the Front of the Main Structure
253 East Blondy Jhune Road]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW AN ACCESSORY BUILDING IN THE FRONT OF THE MAIN STRUCTURE, LOCATED AT 253 EAST BLONDY JHUNE ROAD, CITY OF LUCAS, COLLIN COUNTY, TEXAS (THE “PROPERTY”), CURRENTLY ZONED SINGLE-FAMILY RESIDENTIAL, 2-ACRE LOTS DISTRICT (“R2”), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR THE APPROVAL OF THE BOUNDARY SURVEY ATTACHED HERETO AS EXHIBIT “B”; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas in compliance with the laws of the State of Texas and the Ordinances of the City of Lucas, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as heretofore amended, be and the same are hereby amended, to grant a Specific Use Permit to allow for an accessory building in front of the main structure, located at 253 East Blondy Jhune Road, City of Lucas, Collin County, Texas, currently zoned Single-Family Residential, 2-Acre Lots District (“R2”), and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Lucas as heretofore amended:

- (1) The Property shall be developed in accordance with the Boundary Survey attached hereto as Exhibit “B”; and

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other Ordinances of the City of Lucas governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. That all Ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

SECTION 5. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 6. An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 15th DAY OF JUNE, 2023.

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(05-12-2023:cgm:TM135032)

Erin Flores, City Secretary

EXHIBIT "A"
PROPERTY DESCRIPTION

253 East Blondy Jhune Road, Lot 5, Rock Creek Acres, Lucas, Texas 75002.

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the John Cahill Survey, Abstract No. 146 and part of the John Kerby Survey, Abstract No. 506, and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas as recorded in Volume 2013, Page 170 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found in the north right-of-way line of Blondy Jhune Road marking the most southerly southwest corner of Lot 3R, the most southerly southwest corner of said premises, and the southeast corner of Lot 4 of said addition;

THENCE with a west line of Lot 3R, a west line of said premises, and the east line of said Lot 4, North 01°18'26" East, 216.63 feet to a Roome capped iron rod found marking an interior ell-corner of Lot 3R, an interior ell-corner of said premises, and the most easterly northeast corner of said Lot 4;

THENCE with a south line of Lot 3R, a south line of said premises, and a north line of said Lot 4, North 88°30'35" West, 280.38 feet to a Roome capped iron rod found marking a southwest corner of Lot 3R, a southwest corner of said premises, and an interior ell-corner of said Lot 4;

THENCE with a west line of Lot 3R, a west line of said premises, and an east line of said Lot 4, North 02°27'53" East, 276.47 feet to a Roome capped iron rod found marking an interior ell-corner of Lot 3R, an interior ell-corner of said premises, and the most northerly northeast corner of said Lot 4;

THENCE with a south line of Lot 3R, a south line of said premises, and the north line of said Lot 4, North 88°27'27" West, passing a 5/8-inch iron rod found at 274.01 feet marking the northwest corner of said Lot 4, and the northeast corner of Cross Creek Addition, an addition to the City of Lucas as recorded in Volume J, Page 328 of the Collin County Map Records, and continuing along the north line of said Cross Creek Addition for a total distance of 846.02 feet to a 1/2-inch iron rod found marking the most westerly southwest corner of Lot 3R, the most westerly southwest corner of said premises, the northwest corner of said Cross Creek Addition, the northeast corner of a called 2.00 acre tract as recorded in Volume 1331, Page 73 of the Collin County Land Records, and being the southeast corner of Forest Creek Estates, an addition to the City of Lucas as recorded in Volume N, Page 433 of the Collin County Map Records;

THENCE with the west line of Lot 3R, the west line of said premises, and the east line of said Forest Creek Estates, North 01°29'23" East, 510.79 feet to a Boundary Solutions capped iron rod found marking the northwest corner of said premises;

THENCE with the north line of said premises, South 85°42'13" East, passing at 899.97 feet a 1/2" iron rod found marking the southwest corner of Lot 1A of said Rock Creek Farms, and continuing with the south line of Lot 1A a total distance of 1209.97 feet to a Boundary Solutions capped iron rod found marking the northeast corner of said premises, a northeast corner of Lot 3R, and an interior corner of said Lot 1A;

THENCE with the east line of said premises, and a common line between Lot 3R and Lot 1A as follows: South 14°22'30" East, 229.14 feet to a Boundary Solutions capped iron rod found for corner; South 30°23'45" East, 577.34 feet to a Boundary Solutions capped iron rod found marking the most easterly southeast corner of said premises, said Lot 3R, being in the northerly right-of-way line of Blondy Jhune Road and the northerly line of a called 0.267 acre tract to the City of Lucas as recorded in Volume 5585, Page 588 of the Collin County Land Records;

THENCE with the northerly right-of-way line of Blondy Jhune Road, the southerly line of said premises and the southerly line of said Lot 3R as follows: South 54°20'28" West, 52.33 feet to a point for corner; South 32°00'17" West, 116.71 feet to a point for corner; and South 75°16'23" West, 367.38 feet to the point of beginning and containing 19.836 acres of land.

[illegible]



NOTICE OF PUBLIC HEARINGS

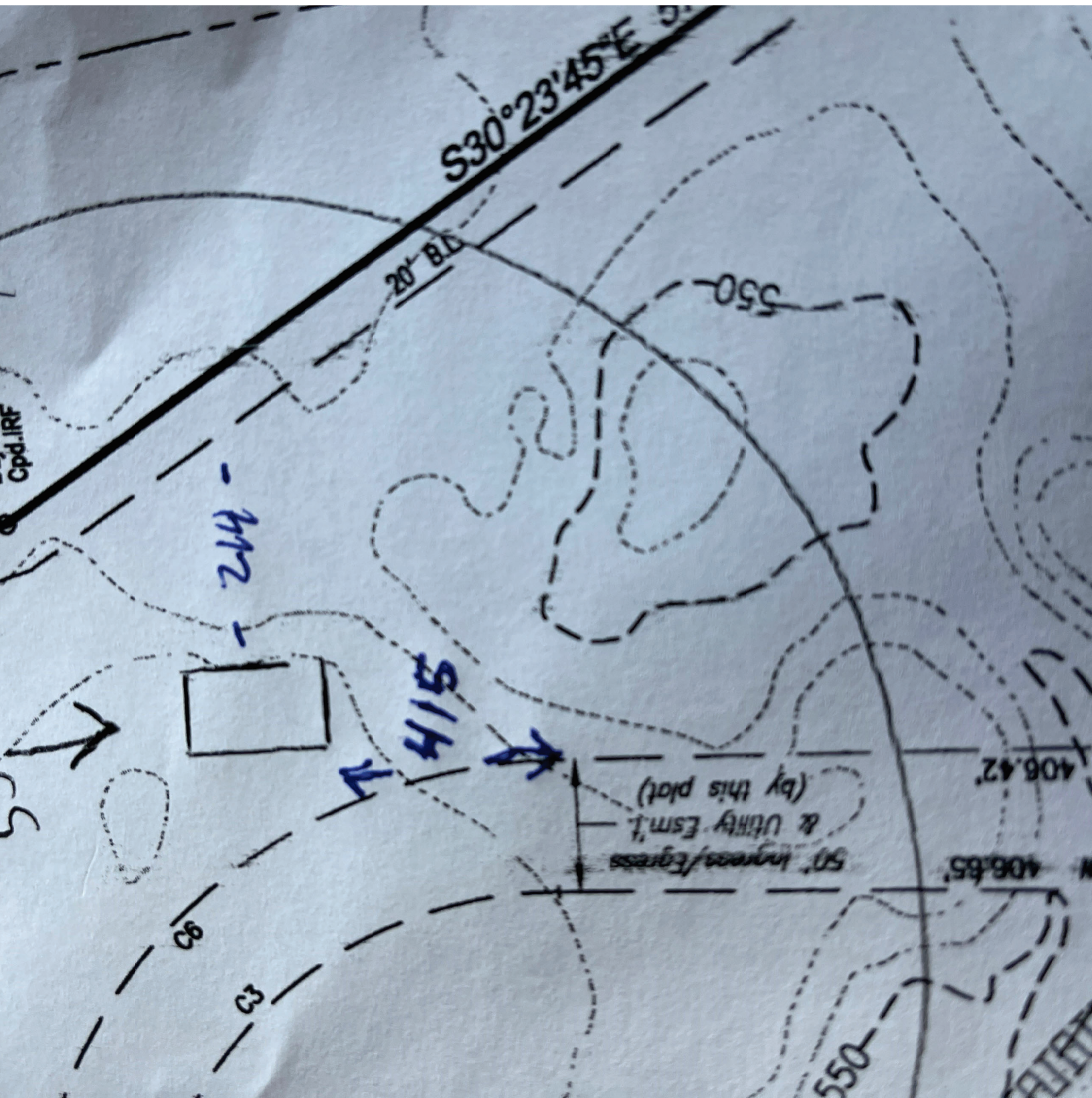
NOTICE IS HEREBY GIVEN, that the Planning and Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, June 8, 2023 at 7:00 p.m. and the City Council will conduct a second public hearing on Thursday, June 15, 2023 at 7:00 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit an accessory building in the front of the main structure at 253 East Blondy Jhune Road, Lot 5 of Rock Creek Acres, Lucas, Texas, Zoned R-2. The request is described as follows:

(1) Setbacks.

(a) Accessory buildings.

- i.* Front yard setback: Attached accessory buildings or structures shall meet the required setback of the primary building or structure. Detached accessory buildings or structures shall be setback a minimum of ten feet behind the rear build line of the primary building, structure or dwelling. A Specific Use Permit may be granted to allow a detached accessory building or structure to be located in front of the primary building, structure or dwelling in AO and R-2 zoned districts and shall require a 300 foot front yard setback.

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



GENERAL FRAMING NOTES AND SCHEDULES

1. GENERAL LOADING CONDITIONS
- THE DESIGN OF THE STRUCTURE AND PARTS THEREOF IS IN ACCORDANCE WITH THE BELLYNOTED BUILDING CODES, AS AMENDED AND ADOPTED BY THE CITY OF LUGAS, TEXAS.

1.1. BUILDING CODES: IBC 2018, IRC 2018

1.2. DESIGN LOADS:

LL

20 PSF

DL

5 PSF

ROOF

ROOF LIVE LOAD REDUCTION UTILIZED PER ASCE 7.

1.3. DESIGN WIND SPEED:

90 MPH Exposure C

1.4. DESIGN SNOW LOAD:

5 PSF (MIN. ROOF LIVE LOAD GOVERNS)

1.5. SEISMIC ZONE:

N/A

1.6. SPECIAL LOADS:

N/A

2. GENERAL CONDITIONS

2.1. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND SECTIONS, AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

2.2. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND SHORING TO MAINTAIN THE PROPOSED STRUCTURE. THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES SHALL BE THE RESULT OF THE PROJECT SPECIFICATIONS SHALL BE CONSIDERED AN INTEGRAL PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REVIEW THE ARCHITECT'S SPECIFICATIONS AND CONSTRUCTION METHODS PRIOR TO BEGINNING WORK. IF THE CONTRACTOR HAS ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PROGRAMS AND STANDARDS AND MAINTAIN THE SAFETY OF THE WORKERS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PROGRAMS AND STANDARDS AND MAINTAIN THE SAFETY OF THE WORKERS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PROGRAMS AND STANDARDS AND MAINTAIN THE SAFETY OF THE WORKERS.

2.3. AN APPROVED AGENCY OR INDIVIDUAL SHALL INSPECT THE FRAMING AND CONNECTIONS.

2.4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PROGRAMS AND STANDARDS AND MAINTAIN THE SAFETY OF THE WORKERS.

2.5. AN APPROVED AGENCY OR INDIVIDUAL SHALL INSPECT THE FRAMING AND CONNECTIONS.

2.6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PROGRAMS AND STANDARDS AND MAINTAIN THE SAFETY OF THE WORKERS.

3. GEOTECHNICAL INFORMATION

2.1. A GEOTECHNICAL REPORT WAS NOT AVAILABLE AT THE TIME OF DESIGN. REFERENCE FOUNDATION PLAN AND DETAIL SHEETS FOR RECOMMENDATIONS RELATED TO THE SUBGRADE.

3. MATERIALS

3.1. CONCRETE

3.1.1. REFERENCE CONCRETE DETAIL SHEET FOR GENERAL NOTES.

3.2. STEEL

3.2.1. STRUCTURAL STEEL COMPONENTS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS:


3.2.1.1. STRUCTURAL STEEL WF: ASTM A992

3.2.1.2. STRUCTURAL STEEL TUBES: ASTM A500

3.2.1.3. STRUCTURAL STEEL WELDS: ASTM A588

3.2.1.4. ANCHOR BOLTS: ASTM F1554 GR50S


4. ROOF SHEATHING

4.1. ROOF SHEATHING SHALL BE AT LEAST 7/16" THICK APA RATED SHEATHING (OR EQUIVALENT) OVER 2" X 6" OR 2" X 8" JOISTS. ALL SHEATHING SHALL BE CLIPS TO SECURE UNSUPPORTED EDGES. NAIL WITH 80 COMMON NAILS OR SCREW WITH TEK SCREWS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE.
- 

J. Robinson
Jeffrey M. Robinson
Engineering, LLC

Efficiency in Design

DALLAS, TX
TELEPHONE: 469-865-7902



M&M Steel Buildings

Contact: Allen Hutson | (727) 875-7143
253 E Blonoy, June Road
Lucas, TX 75062

General Notes

DRAWN BY: J.R.

SHEET
S1

SCALE: (1" = 1'-0")

DATE: 02-28-2023

OF: 7

REVISION:

JOB CODE: 231.01

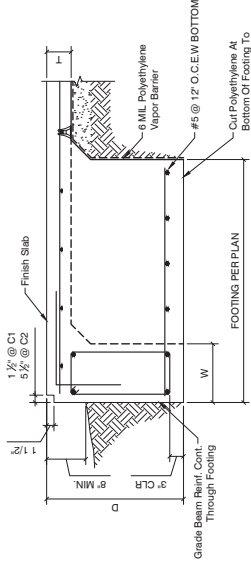


- ① - W8x35 Steel Column and 3'-0" x 3'-0" Concrete Footing
(6 Totals)
- ② - W8x35 Steel Column and 2'-3" x 2'-3" Concrete Footing
(4 Totals)
- ③ - W8x35 Steel Column and 4'-0" x 4'-0" Concrete Footing
(2 Totals)

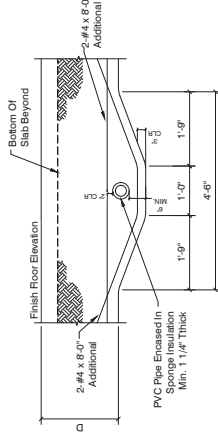


Foundation Notes

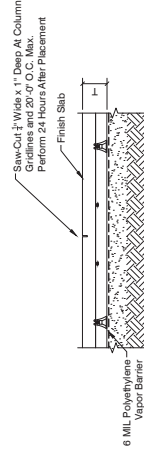
1. TO PREVENT SETTLEMENT DUE TO SOIL CONSOLIDATION, ALL EXTERIOR FOUNDATION BEAMS MUST BE FOUNDED A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL OR UNIFORMLY COMPACTED SELECT FILL. THE SELECT FILL SHOULD BE NON-EXPANSIVE SOIL WITH A PLASTICITY INDEX BETWEEN 12 TO 18, AND SHOULD BE PLACED IN LIFTS OF 6 TO 8 INCHES AND UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF ASTM D698 (STANDARD PROCTER) MAXIMUM DENSITY AT A MOISTURE CONTENT IN BETWEEN OPTIMUM AND +3% OF OPTIMUM.
2. ALL FOUNDATION BEAMS SHALL BE CONSTRUCTED AT THE TIME OF DESIGN CONTRACTOR PROPOSED TO BE A SUBGRADE IMPROVEMENT TO REDUCE ANTICIPATED SLAB MOVEMENTS ON THE ORDER OF 1" TOTAL MOVEMENT.
3. ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH MINIMUM STRENGTH OF 3000 PSI AFTER 28 DAYS AND SHALL CONFORM TO ACI 318, ACI 301, AND ASTM C94. MOST CURRENT EDITIONS.
4. CONCRETE SHALL NOT BE PLACED WITH SLUMP GREATER THAN 5 INCHES.
5. WHEN SPECIFIED ALL #3 BARS SHALL BE 40 GRADE STEEL, AND ALL #4 OR LARGER BARS SHALL BE ASTM A-615 GRADE 60.
6. PLUMBING MAY CROSS BEAMS BUT NOT BE PLACED IN BEAMS.
7. ALL GRADE BEAMS AND SLAB AREA SHALL BE FREE OF ANY STANDING WATER AT THE TIME OF CONCRETE PLACEMENT.
8. CONCRETE (LEVELING) SAND UNDER CONCRETE SLAB IS RECOMMENDED TO ACHIEVE A LEVEL SURFACE.
9. PROVIDE A 6 MIL POLYETHYLENE MOISTURE RETARDER BENEATH SLAB AREA.
10. PLANS ARE FOR BEAM PLACEMENT ONLY. SET FORMS, DROPS, BRICK LEDGES, HANDICAP RAMPS, ETC., BY ARCHITECTURAL FLOOR PLAN OR AS SPECIFIED BY OWNER/GENERAL CONTRACTOR.
11. AT CONTRACTORS OPTION, LEDGE MAY BE INCLUDED OR OMITTED AT EXTERIOR DOOR OPENINGS.
12. TO INSURE PROPER DRAINAGE AS STATED BELOW, THE ELEVATION OF THE TOP OF SLAB SHALL BE A MINIMUM OF 8 INCHES ABOVE THE HIGHEST NATURAL GRADE ELEVATION AROUND THE PERIMETER OF THE SLAB, WITHIN A MIN. DISTANCE OF 5'. STANDING WATER (POUNDING) WITHIN 10 FEET OF FOUNDATION PERIMETER WILL RESULT IN SOIL EXPANSION WHICH WILL CAUSE FOUNDATION PROBLEMS.
13. DRAINAGE, DRAINAGE, DRAINAGE. DRAINAGE ALL AROUND A FOUNDATION IS CRITICAL IN AREAS WHERE EXPANSIVE SOIL EXISTS. STANDING WATER WITHIN 10 FEET OF A FOUNDATION WILL RESULT IN SOIL HEAVE AND UPWARD FOUNDATION MOVEMENT. PROPER ROUGH GRADING IS REQUIRED TO INSURE THAT THERE ARE NO LOW SPOTS ADJACENT TO THE FOUNDATION WHERE WATER CAN STAND. THESE AREAS NEED TO BE FILLED AND ROUGH GRADED TO INSURE WATER FLOWS AWAY FROM THE FOUNDATION. STANDING WATER ADJACENT TO THE FOUNDATION IN THESE HIGH CLAY CONTENT SOIL AREAS, WILL CAUSE THE FOUNDATION TO HEAVE (MOVE-UP) AND RESULT IN FOUNDATION PROBLEMS.
14. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET (1524 MM) FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
15. TREE REMOVAL: COMPLETELY REMOVE ALL TREES WITHIN 10' OF FOUNDATION. BACKFILL AND MOISTURE CONDITION ALL VOIDS LEFT BY TREE IN 6" LIFTS COMPACTED TO 95% AND WITHIN 5% OF OPTIMUM CONDITION. TREES CAN CAUSE EXCESSIVE DRYING OF SOILS WHICH LEAD TO EDGE DROP AND FOUNDATION PROBLEMS. IF TREES ARE NOT REMOVED, BEAM DEPTH SHOULD BE MINIMUM 36" SPANNING 15 FT IN EACH DIRECTION AWAY FROM THE LOCATION OF THE TREE.
16. PRE-POUR INSPECTION BY J. ROBINSON ENGINEERING, LLC AVAILABLE UPON REQUEST.



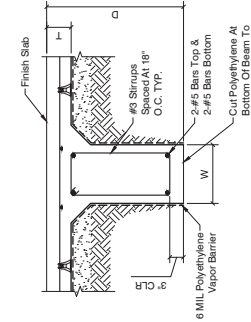
Detail "C"
Typical Footing



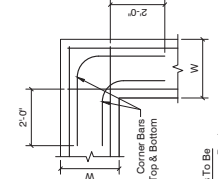
Detail "E"
Typical Pipe Penetration Through Beam



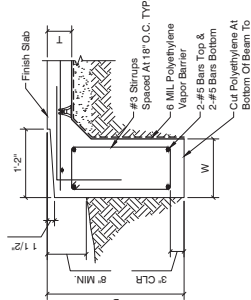
Detail "H"
Typical Slab Control Joint



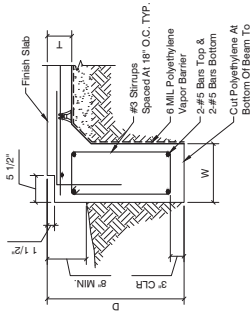
Detail "B"
Typical Interior Beam



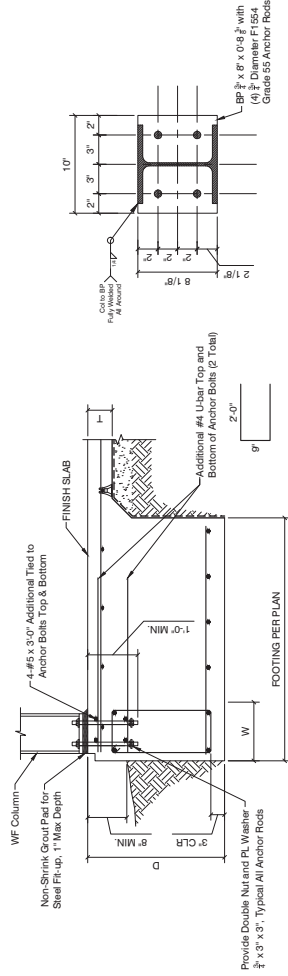
Detail "D"
Typical Beam Corner Bars



Detail "G"
Perimeter Beam - Overhead Door





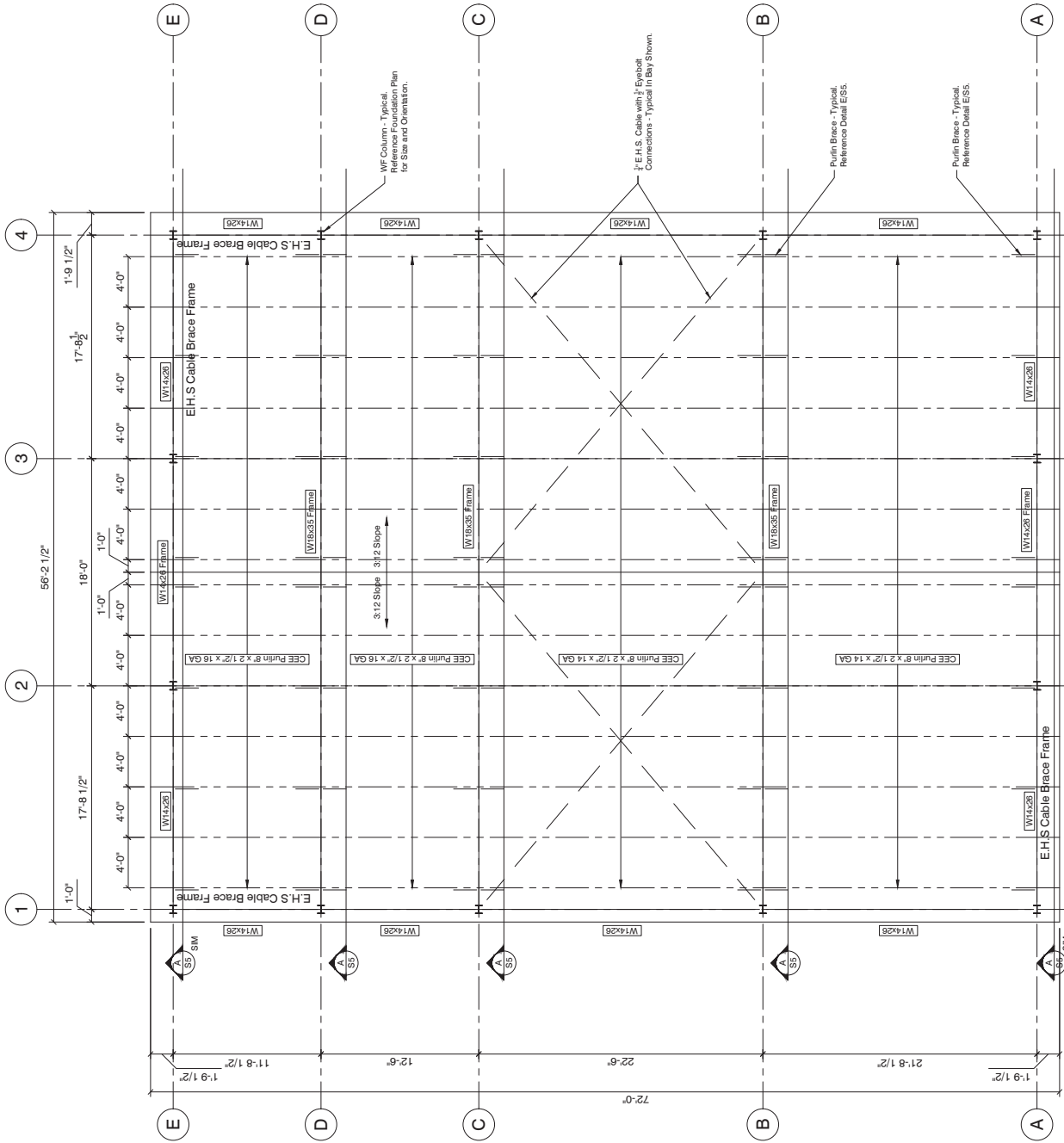
Detail "F"
Perimeter Beam - Brick Ledge



Detail "J"
Typical Column Baseplate Connection

NOT USED

	J. Robinson Engineering, LLC Efficiency in Design DALLAS, TX TELEPHONE 469-865-7902
	M&M Steel Buildings Contract: Allen (192) 870-7445 253 E Bondy June Road Lucas, TX 75002
Foundation Details	
DRAWN BY: J.R. SCALE: 1/4" = 1'-0" DATE: 02-28-2023 REVISION:	
SHEET S3 OF 7	
JOB CODE: 23101	



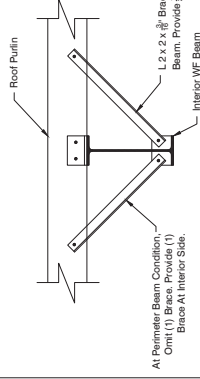
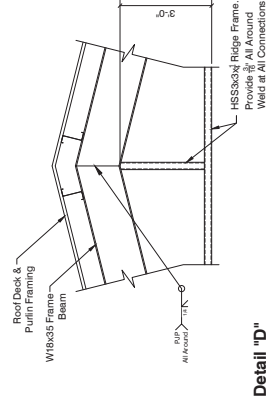
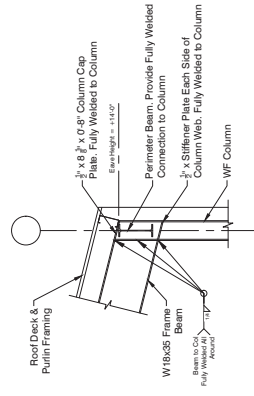
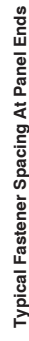
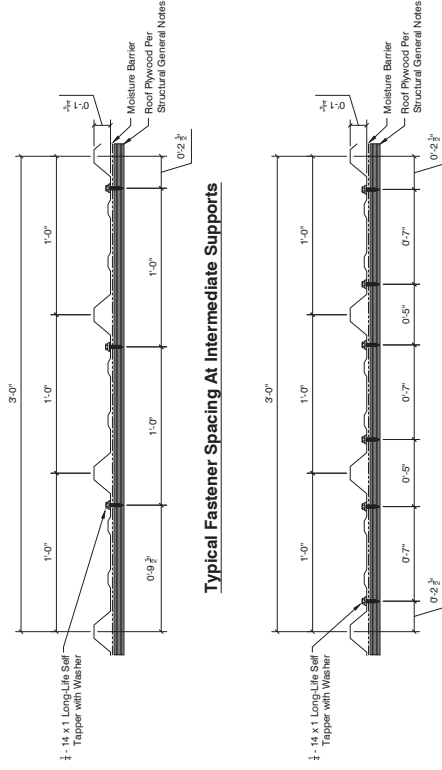
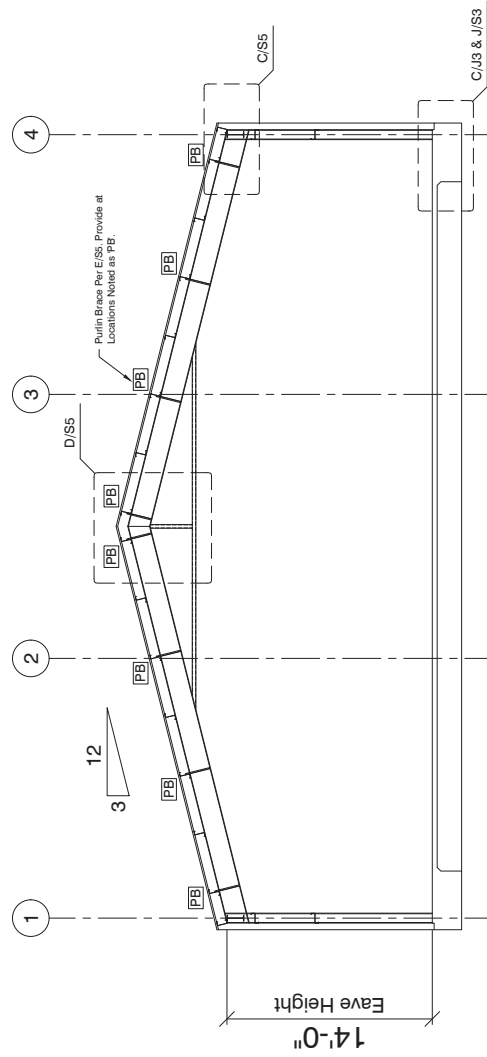
Provide L 1 x 1 x 0.075" Purlin Bridging
Spaced at 6'-0" On Center Max.
Connect to Roof Purlins with Tek Screw.

Provide Structural Plywood Sheathing
Per Structural General Notes on Sheet
S1. Reference B/S5 for Attachment of
Metal Roof Panels.

Typical Notes:

1. Install all hardware specified in accordance with manufacturer's specifications.
2. Temporary bracing of wood structure prior to completion of steel framing shall be provided.
3. Builder / Contractor shall provide connections and supporting elements for framing shown on this sheet per international codes and local code requirements.

	J. Robinson Engineering, LLC Efficiency in Design DALLAS, TX TELEPHONE: 469-865-7902 Firm F-23996	
	M&M Steel Buildings Contact: Alan Kussler (727) 875-7143 253 E. Bonny June Road Lucan, TX 75002	
Roof Framing Plan		
DRAWN BY: J.R. SCALE: (1" = 1'-0") DATE: 02-28-2023 REVISION:	SHEET S4 OF 7	
JOB CODE: 231.01		



NOT USED

NOT USED

NOT USED

NOT USED



**J. Robinson
Engineering, Inc.**

Efficiency In Design

DALLAS, TX

TELEPHONE: 469-805-7900

DALLAS, TX
TELEPHONE: 469-805-7902

DALLAS, TX
TELEPHONE: 469-805-7902

Firm F-23596

M&M Steel Buildings
Contact: Allen (972) 670-7443

253 E Blondy Jhune Road
Lucas, TX 75002

E Blondy Jhune R
1-800-TX-75002E Blondy Jhune R
1-800-TX-75002

Steel Framing Details

REVISED: 10

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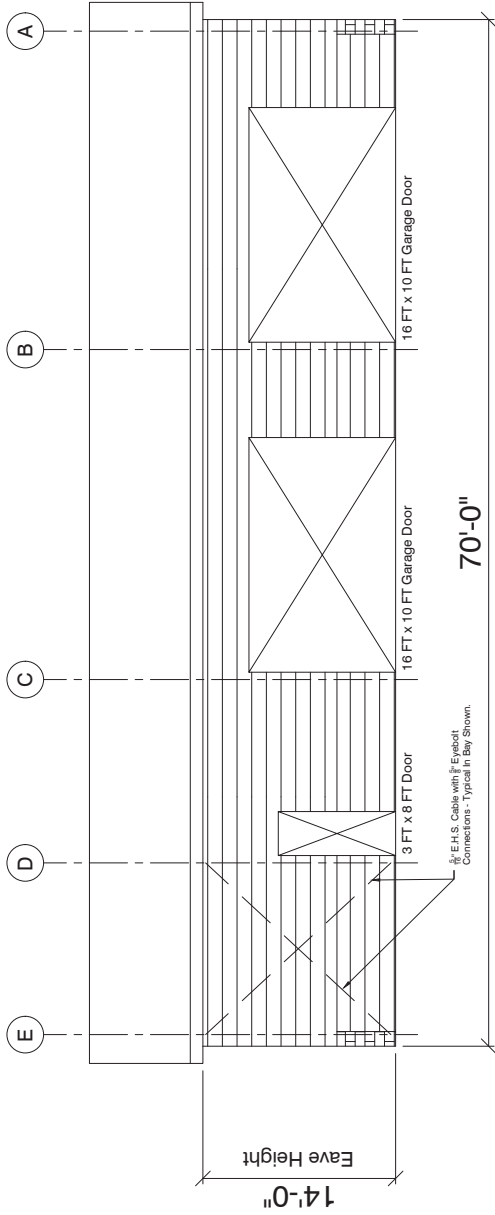
DATE: 02-28-2023

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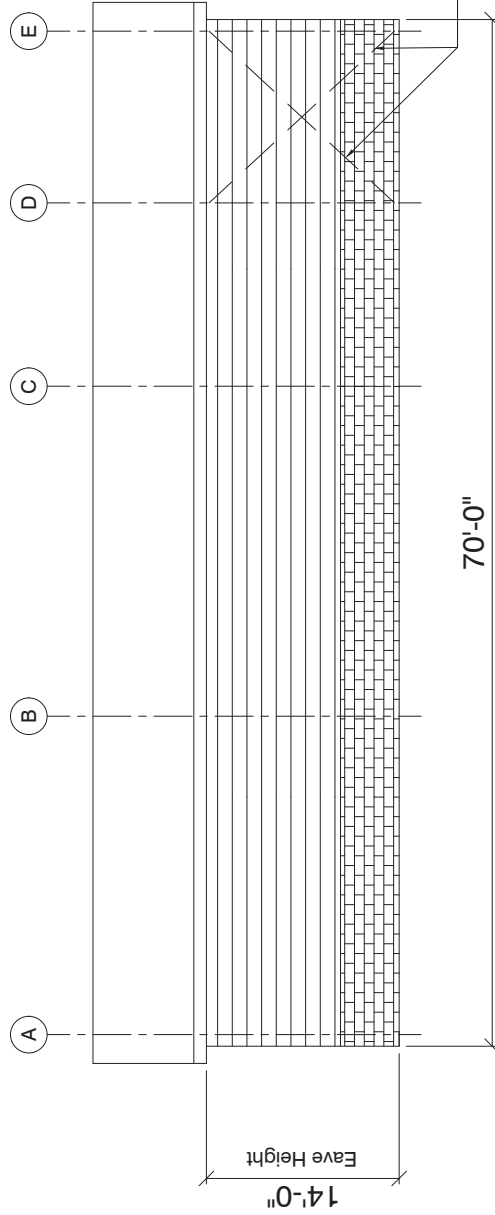
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JOB CODE: 23101



8" CEE or ZEE Horizontal Girts, Infill
Wall Framing, And Framing Around
Openings By Contractor.

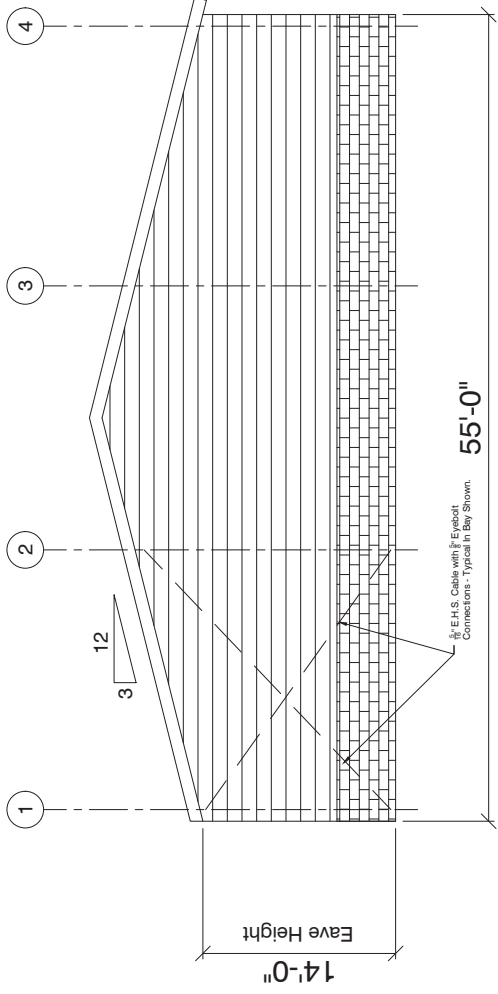
Grid 1 (West) Elevation



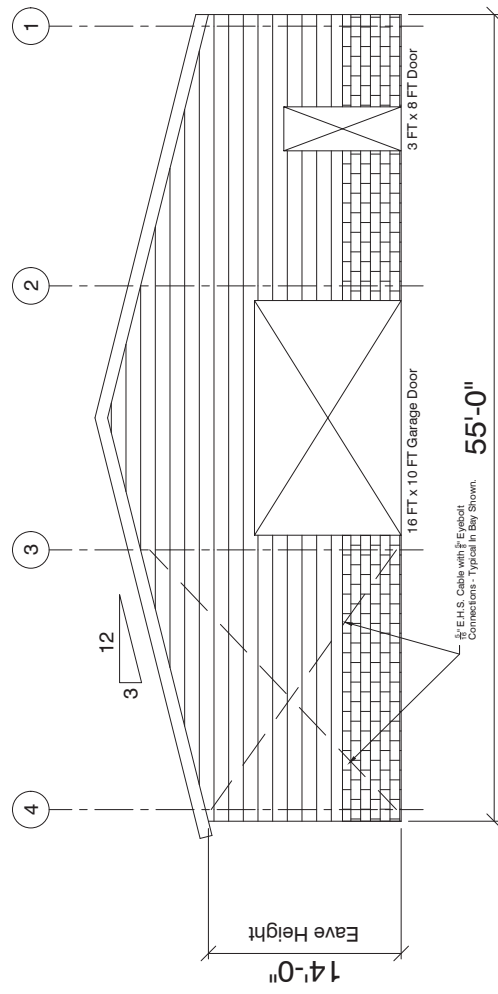
8" CEE or ZEE Horizontal Girts, Infill
Wall Framing, And Framing Around
Openings By Contractor.

Grid 4 (East) Elevation



	J. Robinson Engineering, LLC Efficiency in Design DALLAS, TX TELEPHONE 469-865-7902	
	Firm F-23596	
M&M Steel Buildings Contact: Allen Kildner (972) 875-7743 253 E Biondy June Road Lucas, TX 75062		
Exterior Elevations		
DRAWN BY: J.R.	SHEET S6	REVISION
SCALE: 1/4" = 1'-0"	DATE: 02-28-2023	OF 7
JOB CODE: 23101		



Grid A (South) Elevation



Grid E (North) Elevation

 J. Robinson Engineering, LLC Efficiency in Design DALLAS, TX TELEPHONE 469-865-7902	 JEFFREY M. ROBINSON 128128 EXPIRES 08/31/2022 Firm F-23998
M&M Steel Buildings Contact: Alan Kutscher (972) 875-7743 253 E Bonny June Road Lucas, TX 75062	
Exterior Elevations	
DRAWN BY: J.R. SHEET S7 SCALE: 1/4" = 1'-0" DATE: 02-28-2023 OF 7 REVISION:	
JOB CODE: 23101	



City of Lucas City Council Agenda Request June 15, 2023

Item No. 07

Requester: Mayor Jim Olk

Agenda Item Request

Executive Session.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA