



AGENDA CITY COUNCIL MEETING

September 19, 2024 | 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, September 19, 2024, beginning at 6:30pm 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 Toshia Kimball at tkimball@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 minutes of the September 5, 2024, City Council meeting.
 - B. Authorize the City Manager to execute the second Amendment to the Agreement for Solid Waste and Recycling Services between the City of Lucas and Community Waste Disposal effective October 1, 2024.

Public Hearing

4. Conduct a public hearing and consider adopting Ordinance #2024-09-01008 approving a request for a change in zoning from AO (Agriculture) to R-1.5 (Residential 1.5-acre) on a tract of land being 21.3 acres out of a 39.715 acre tract located in Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas.
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on Zoning Change Request**(Presenter: Development Services Director Joe Hilbourn)**
5. Conduct a public hearing and consider adopting Ordinance approving a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on Zoning Change Request**(Presenter: Development Services Director Joe Hilbourn)**
6. Conduct a public hearing and consider adopting Ordinance #2024-09-01007 updating the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378.
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on Thoroughfare Plan**(Presenter: Development Services Director Joe Hilbourn, CIP Manager Patrick Hubbard)**

Regular Agenda

7. Discuss participation by the City Council in National Night Out on October 1, 2024.
(Presenter: Mayor Dusty Kuykendall)
8. To discuss and vote on the creation of a 'Citizens Water Allocation and Regulatory Review Panel' for the City of Lucas **(Presenter: Councilmember Lawrence)**.
9. Discuss amending the Country Christmas budget from \$15,000 to \$25,000.
(Presenter: Development Services Director Joe Hilbourn)

Executive Session

10. Executive Session:
 - A. The City Council will convene into Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property.
11. Reconvene from Executive Session and take any action necessary as a result of Executive Session.
12. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on September 13, 2024.

Toshia Kimball, 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 Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

City Council Agenda Request

September 19, 2024

Item No. 01

Requester: Mayor Dusty Kuykendall

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

September 19, 2024

Requester: Mayor Dusty Kuykendall

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

September 19, 2024

Requester: Development Services Director Joe Hilbourn
City Secretary Toshia Kimball

Agenda Item Request

Consent Agenda:

- A. Approval of minutes of the September 5, 2024, City Council meeting.
- B. Authorize the City Manager to execute the second Amendment to the Agreement for Solid Waste and Recycling Services between the City of Lucas and Community Waste Disposal effective October 1, 2024.

Background Information

Agenda Item B:

The City received notice from Community Waste Disposal (CWD) requesting a cost adjustment effective October 1, 2024. Staff has reviewed the proposed cost adjustment and calculations in accordance with the existing Agreement for Solid Waste and Recycling Services. CWD considers information related to the cost adjustment as proprietary rate information and requests this to be exempt from public records.

Attachments/Supporting Documentation

- 1. Minutes of the September 5, 2024, City Council meeting.

Budget/Financial Impact

NA

Recommendation

City staff recommends approval of the Consent Agenda.

Motion

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



MINUTES

CITY COUNCIL REGULAR MEETING

September 5, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Dusty Kuykendall
Mayor Pro Tem Debbie Fisher
Councilmember Chris Bierman
Councilmember Neil Peterson
Councilmember Phil Lawrence
Councilmember Tim Johnson

City Staff Present:

City Manager John Whitsell
City Attorney Joe Gorfida
Development Services Director Joe Hilbourn
CIP Manager Patrick Hubbard
Public Works Supervisor Jeremy Bogle
Communications Specialist Joshua Menhennett

City Councilmembers Absent:

Councilmember Brian Stubblefield

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

Citizen Input

1. Citizen Input

There was no citizen input at this meeting.

Community Interest

2. Items of Community Interest

Communications Specialist Joshua Menhennett was recognized for completing his Masters of Public Administration degree from the University of Texas at Tyler in early August.

Mayor Kuykendall gave items of community interest including:

- Lucas Farmers Market – 9/11 Memorial Public Safety Event
- Public Lands Trail Cleanup

Consent Agenda

3. Consent Agenda:

- A. Approval of minutes of the August 14, 2024, City Council Special meeting.**
- B. Approval of minutes of the August 15, 2024, City Council meeting.**
- C. Approval of minutes of the August 26, 2024, City Council Special meeting.**
- D. Consider the approval of Resolution #R-2024-09-00560 of the City Council of the City of Lucas, Texas, establishing rules of order and procedures for City Council meetings.**

Mayor Pro Tem Fisher requested to pull Consent Agenda Item D as a separate item.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Lawrence, to approve Consent Agenda items A, B, C, as presented with the amended corrections on Consent Agenda Item B. The motion passed unanimously by a 6 to 0 vote.

Consent Agenda Item D: Resolution #R-2024-09-00560

Mayor Pro Tem Fisher advised that not all suggested changes were made to the resolution. City Attorney Joe Gorfida suggested the below changes.

Section II – AGENDA PREPARATION Paragraph II, Section 3

The request and documentation will be reviewed by the City Manager and Mayor prior to being placed on the agenda. If the City Manager and/or Mayor determines that additional clarity and/or supporting documentation is necessary for the agenda item, the City Manager or Mayor shall timely notify the requestor to avoid delaying the item to the next regular meeting. If the requested documentation is not timely received in the appropriate format by the following Tuesday the requested item may be delayed from inclusion on the agenda until the next regular meeting.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Lawrence to approve Consent Agenda Item D as presented by City Attorney Joe Gorfida. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

4. Consider approval of the special events planning calendar for fiscal year 2024/25.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to approve the special events planning calendar for fiscal year 2024/25 as presented. The motion passed unanimously by a 6 to 0 vote.

5. Consider providing a recommendation to staff for future budget amendments for the purchase and implementation of Advanced Metering Infrastructure (AMI) for the City of Lucas water utility system.

Representatives from HD Supply presented.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence, to approve directing staff to bring forward an amendment to the Fiscal Year 2024-2025 Budget to include funding for the purchase and implementation of Advanced Metering Infrastructure (AMI) for the City of Lucas water utility system at the October 17, 2024, City Council meeting. The motion passed unanimously by a 6 to 0 vote.

6. Consider adopting Ordinance #2024-09-01006 amending the City of Lucas Code of Ordinances, Appendix C titled “Fee Schedule.”

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Pro Tem Fisher, to approve adopting Ordinance #2024-09-01006 amending the City of Lucas

Code of Ordinances, Appendix C titled “Fee Schedule.” The motion passed unanimously by a 6 to 0 vote.

7. **Discuss and consider approving the recommendation of the Selection Review Committee to award by resolution a contract with Traylor and Associates Incorporated for administrative services pertaining to the application and implementation, if awarded, of the City’s 2025-2026 TxCDBG grant from the Texas Department of Agriculture and authorizing the execution of a contract.**

MOTION: A motion was made by Councilmember Lawrence, seconded by Mayor Kuykendall, to approve the recommendation of the Selection Review Committee to award by resolution a contract with Traylor and Associates Incorporated for administrative services pertaining to the application and implementation, if awarded, of the City’s 2025-2026 TxCDBG grant from the Texas Department of Agriculture and authorizing the execution of a contract. The motion passed unanimously by a 6 to 0 vote.

8. **Consider providing dinner meals for City Councilmembers prior to City Council meetings.**

Mayor Kuykendall read email into the record from Ms. Kendal Simpson a City of Lucas resident. Ms. Simpson supports eliminating Agenda Item #8 from the city’s budget.

Councilmember Johnson requested to amend the motion to include, “and staff attending meetings.”

MOTION: A motion was made by Councilmember Lawrence, seconded by Mayor Pro Tem Fisher, to approve providing meals to all councilmembers and staff attending meeting before all City Council meetings. Mayor Kuykendall, Councilmember Peterson and Councilmember Bierman are opposed. Mayor Pro Tem Fisher, Councilmember Johnson and Councilmember Lawrence are in favor. The motion was tied and did not pass by a 3 to 3 vote.

9. **Consider nominations to the Texas Municipal League Intergovernmental Risk Pool of Trustees.**

MOTION: A motion was made by Mayor Kuykendall, seconded by Mayor Pro Tem Fisher, to nominate:

- Robert S. Davis for Place 11
- Allison Heyward for Place 12
- Harlan Jefferson for Place 13
- Mike Land for Place 14

on the TML Intergovernmental Risk Pool Board to serve for a period of six years with a term ending October 1, 2030. The motion passed unanimously by a 6 to 0 vote.

Executive Session

10. Executive Session:

The City Council will convene into Executive Session pursuant to Section 551.074(a))1) of the Texas Government Code, Personnel Matters, to deliberate the opening on the Parks and Open Space Board.

The City Council will convene into Executive Session pursuant to Section 551.074(a))1) of the Texas Government Code, Personnel Matters, to review and evaluate the City Managers 90-day job performance.

The Parks and Open Space Board is not a governing body and is unable to be discussed in Executive Session. Mayor Kuykendall suggested to post for 30 days to the public. Alternate Number 2 is open for the Parks and Open Space Board.

Mayor Kuykendall convened into Executive Session at 8:10 pm.

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

Mayor Kuykendall reconvened from Executive Session at 8:35 pm.

12. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Kuykendall, to adjourn the meeting at 8:35 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:

ATTEST:

Mayor Dusty Kuykendall

Toshia Kimball, City Secretary



City of Lucas

City Council Agenda Request

September 19, 2024

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider adopting Ordinance #2024-09-01008 approving a request for a change in zoning from AO (Agriculture) to R-1.5 (Residential 1.5-acre) on a tract of land being 21.3 acres out of a 39.715 acre tract located in Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on Zoning Change Request

Background Information

This lot is 39.715 acres of land currently zoned AO, and the applicant is requesting a change in zoning on 21.3 acres of the tract to R-1.5, leaving the rest agriculture, this is the land under the High-Tension wires. The intention is to use the remainder for equestrian purposes. The request does match the City of Lucas Comprehensive Plan.

Attachments/Supporting Documentation

- 1. Public Notice
- 2. Depiction
- 3. Legal Description
- 4. Location Map
- 5. Comprehensive future land use map
- 6. Ordinance #2024-09-01008

Budget/Financial Impact

NA

Recommendation

The request complies with the City's Comprehensive Plan.

Motion

I make a motion to approve/deny Ordinance #2024-09-01008 for a change in zoning from AO (Agriculture) to R-1.5 (Residential 1.5-acre) on a tract of land being 21.3 acres out of a 39.715 acre tract located in Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, September 12, 2024, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, September 19, 2024, at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider a request for rezoning 21.322 acres of a called 39.715 parcel of land from A-O to R-1.5 on a acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being more particularly described as follows:

BEING a 21.322 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and being a part of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 21.322 acre tract being more particularly described as follows:

BEGINNING in the approximate center line of the gravel pavement of Lewis Lane, an undefined width prescriptive right-of-way, and being in the northerly line of said McCahill tract;

THENCE along the said northerly line of said McCahill tract, the following courses and distances:

North 88 degrees 20 minutes 47 seconds East, a distance of 1,126.22 feet;

North 01 degrees 09 minutes 04 seconds West, a distance of 99.97 feet;

North 88 degrees 07 minutes 17 seconds East, a distance of 539.66 feet;

THENCE departing the said northerly line of said McCahill tract, along the easterly line of said McCahill tract, the following courses and distances:

South 00 degrees 56 minutes 52 seconds East, a distance of 225.86 feet;

South 84 degrees 05 minutes 09 seconds East, a distance of 310.55 feet;

South 35 degrees 59 minutes 03 seconds East, a distance of 389.23 feet;

THENCE departing the said easterly line of said McCahill tract, over and across said McCahill tract, the following courses and distances: id approximate center line of the gravel pavement of Lewis Lane;

North 90 degrees 00 minutes 00 seconds West, a distance of 1,823.81 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 08 degrees 33 minutes 07 seconds, a radius of 775.00 feet, and an arc length of 115.68 feet (chord bears South 81 degrees 26 minutes 53 seconds West, 115.57 feet) to a point at the end of said curve;

South 81 degrees 26 minutes 53 seconds West, a distance of 198.30 feet to a point in the westerly line of said McCahill tract, and being in the said approximate center line of the gravel pavement of Lewis Lane;

THENCE North 08 minutes 33 seconds 07 West, along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract, a distance of 465.93 feet to the POINT-OF-BEGINNING, containing 928,792 square feet or 21.322 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

Otherwise known as the Sluth East corner of Lewis lane and Shepherds Creek intersection.

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, Toshia Kimball, 665 Country Club Road, Lucas, Texas 75002, email tkimball@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.

CHECKED: JBA
DRAWN: ARR
HORIZONTAL SCALE: 200'

INITIAL ISSUE: 2024-08-12
REVISIONS:

PREPARED FOR:

LANDPLAN DEVELOPMENT CORP.

BEING LOCATED IN THE MARTIN HEARNE SURVEY,
ABSTRACT NO. 426, THE L.P. TURNER SURVEY,
ABSTRACT NO. 901, AND THE
JOHN GRAY SURVEY, ABSTRACT NO. 349
COLLIN COUNTY, TEXAS

Westwood

Phone (214) 473-4640 2901 DALLAS PKWY, STE 400
Toll Free (888) 937-5150 PLANO, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TSPS ENGINEERING FIRM REGISTRATION NO. 11756
TSPS SURVEYING FIRM REGISTRATION NO. 10074301

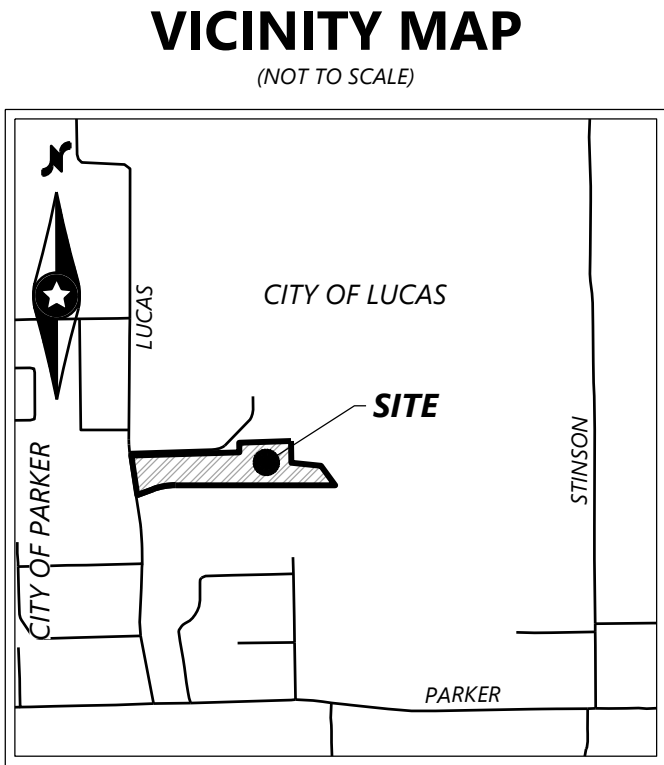
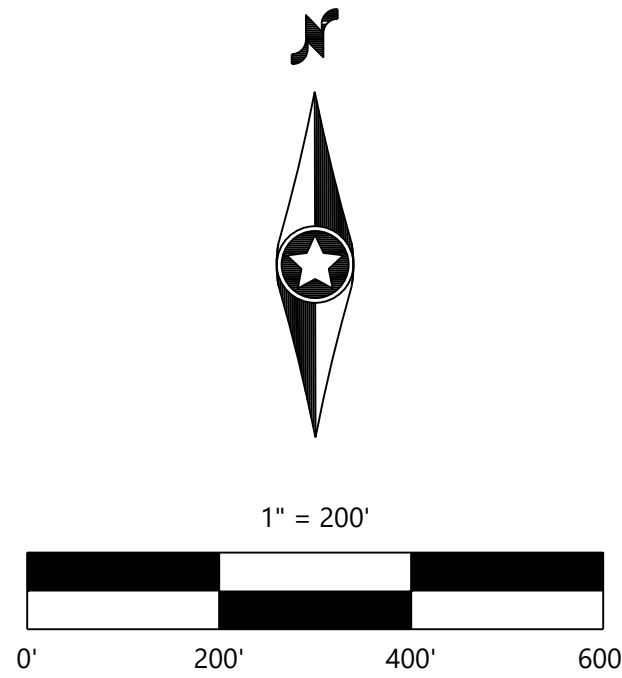
ZONING EXHIBIT
21.322 ACRES

PROJECT NUMBER: 0057626.000

SHEET NUMBER:

1 OF 1

DATE: 2024/08/22



LEGAL DESCRIPTION

BEING a 21.322 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and being a part of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 21.322 acre tract being more particularly described as follows:

BEGINNING in the approximate center line of the gravel pavement of Lewis Lane, an undefined width prescriptive right-of-way, and being in the northerly line of said McCahill tract;

THENCE along the said northerly line of said McCahill tract, the following courses and distances:

North 88 degrees 20 minutes 47 seconds East, a distance of 1,126.22 feet;

North 01 degrees 09 minutes 04 seconds West, a distance of 99.97 feet;

North 88 degrees 07 minutes 17 seconds East, a distance of 539.66 feet;

THENCE departing the said northerly line of said McCahill tract, along the easterly line of said McCahill tract, the following courses and distances:

South 00 degrees 56 minutes 52 seconds East, a distance of 225.86 feet;

South 84 degrees 05 minutes 09 seconds East, a distance of 310.55 feet;

South 35 degrees 59 minutes 03 seconds East, a distance of 389.23 feet;

THENCE departing the said easterly line of said McCahill tract, over and across said McCahill tract, the following courses and distances:

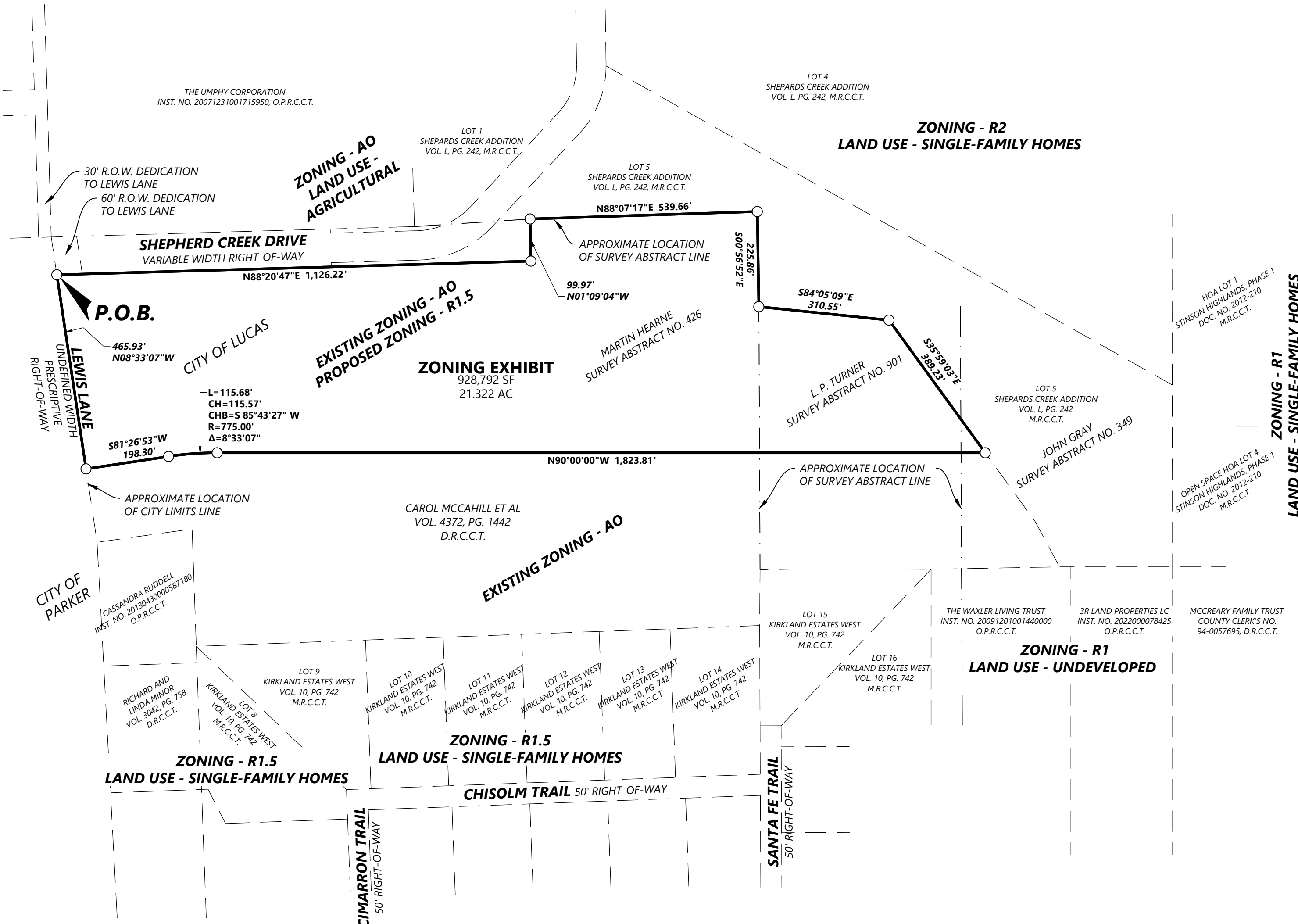
North 90 degrees 00 minutes 00 seconds West, a distance of 1,823.81 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 08 degrees 33 minutes 07 seconds, a radius of 775.00 feet, and an arc length of 115.68 feet (chord bears South 81 degrees 26 minutes 53 seconds West, 115.57 feet) to a point at the end of said curve;

South 81 degrees 26 minutes 53 seconds West, a distance of 198.30 feet to a point in the westerly line of said McCahill tract, and being in the said approximate center line of the gravel pavement of Lewis Lane;

THENCE North 08 minutes 33 seconds 07 West, along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract, a distance of 465.93 feet to the **POINT-OF-BEGINNING**, containing **928,792 square feet or 21.322 acres of land**.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 96).



- NOTES:
1. BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON GRID NORTH STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION (CORS 96).
 2. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.
 3. THIS EXHIBIT AND THE DESCRIPTION ATTACHED WERE PREPARED USING RECORD DOCUMENTS. NO FIELD WORK WAS COLLECTED OR MONUMENTATION VERIFIED ON THE GROUND.
 4. DEVELOPMENT OF PROPERTY WILL BE IN ACCORDANCE WITH CITY OF LUCAS DEVELOPMENT STANDARDS.

LEGEND	
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CAB.	CABINET
VOL. PG.	VOLUME, PAGE
P.O.B.	POINT OF BEGINNING

LEGAL DESCRIPTION

BEING a 21.322 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and being a part of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 21.322 acre tract being more particularly described as follows:

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THENCE along the said northerly line of said McCahill tract, the following courses and distances:

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THENCE departing the said northerly line of said McCahill tract, along the easterly line of said McCahill tract, the following courses and distances:

South 00 degrees 56 minutes 52 seconds East, a distance of 225.86 feet;

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South 35 degrees 59 minutes 03 seconds East, a distance of 389.23 feet;

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North 90 degrees 00 minutes 00 seconds West, a distance of 1,823.81 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 08 degrees 33 minutes 07 seconds, a radius of 775.00 feet, and an arc length of 115.68 feet (chord bears South 81 degrees 26 minutes 53 seconds West, 115.57 feet) to a point at the end of said curve;

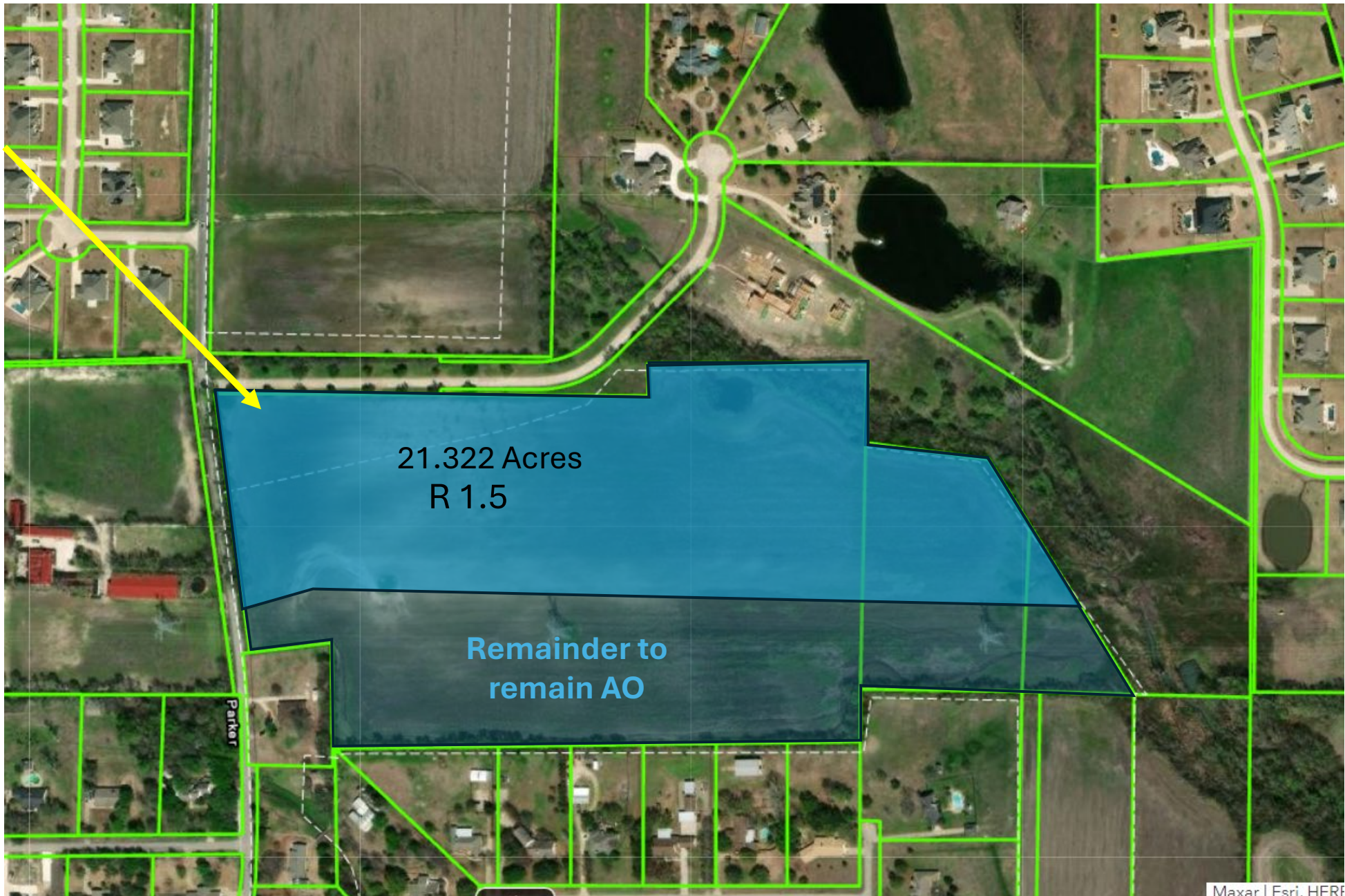
South 81 degrees 26 minutes 53 seconds West, a distance of 198.30 feet to a point in the westerly line of said McCahill tract, and being in the said approximate center line of the gravel pavement of Lewis Lane;

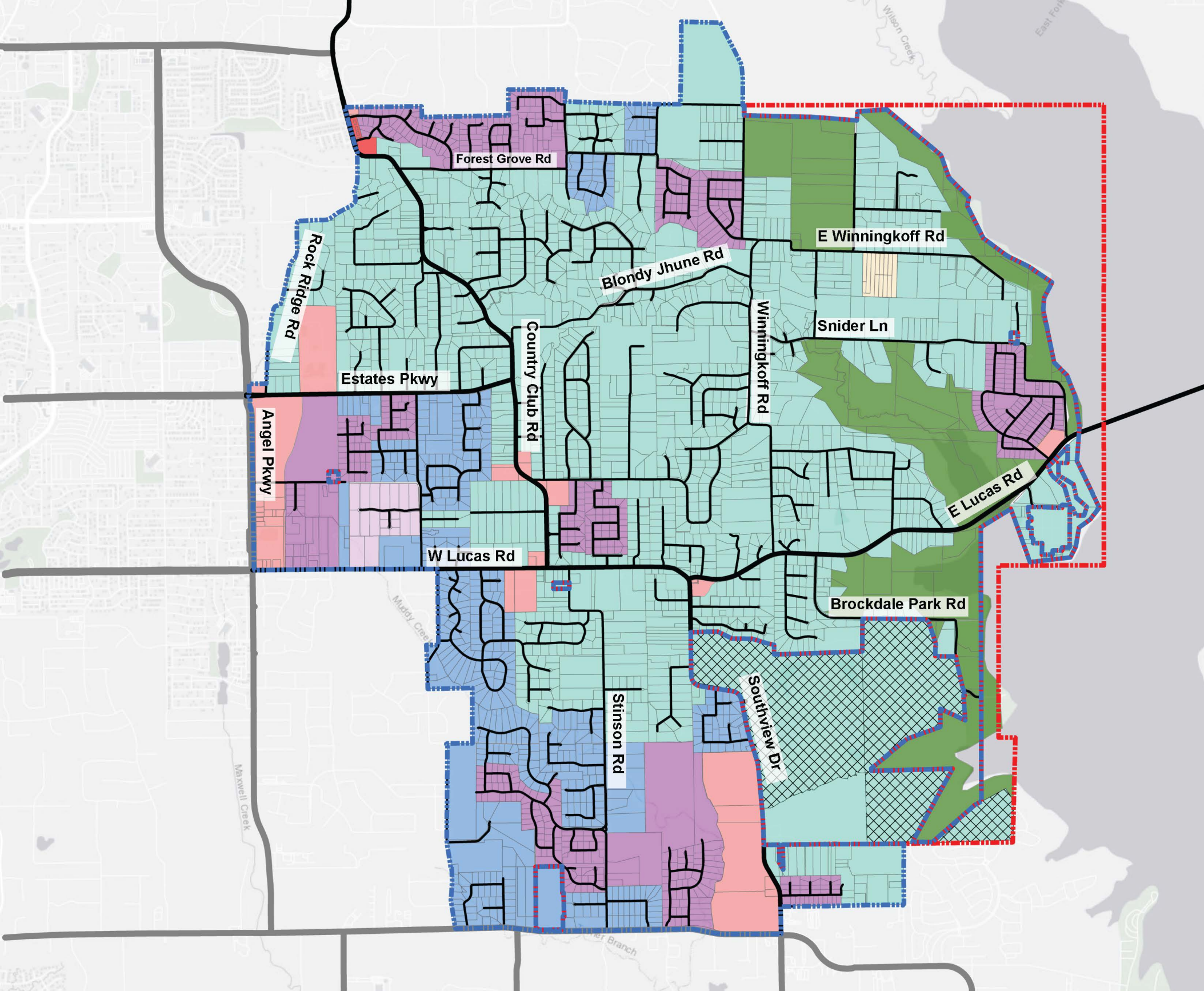
THENCE North 08 minutes 33 seconds 07 West, along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract, a distance of 465.93 feet to the **POINT-OF-BEGINNING**, containing 928,792 square feet or 21.322 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

Location Map

Lewis Lane Rezoning





LEGEND

Land Use

- R2 (Single Family Residential 2 Acre Lots)
- R1.5 (Single Family Residential 1.5 Acre Lots)
- R1 (Single Family Residential 1 Acre Lots)
- ED (Estate Development District)
- MHD (Manufactured Housing)
- Commercial
- Village Center
- Open Space

Boundaries

- Corporate Boundary (City Limit)
- ETJ Boundary (Extraterritorial Jurisdiction)

Overlays

- Areas Managed by Municipal Utility District

Future Land Use
Plan
City of Lucas
2022

Revised: November 14, 2022
Adopted: _____

ORDINANCE # 2024-09-01008
[CHANGE IN ZONING – ±21.322 ACRES – SOUTH EAST CORNER OF LEWIS LANE
AND SHEPHERDS CREEK INTERSECTION]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING CLASSIFICATION FROM AGRICULTURE (AO) TO R1.5-SINGLE FAMILY RESIDENTIAL, 1.5-ACRE LOTS (R1.5), ON A PARCEL OF LAND CONSISTING OF ±21.322 ACRES SITUATED IN THE MARTIN HEARNE SURVEY, ABSTRACT NO. 426, TURNER SURVEY, ABSTRACT NO. 901, AND THE JOHN GRAY SURVEY, ABSTRACT NO. 349, CITY OF LUCAS, COLLIN COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND DESCRIBED IN PART OF FIRST TRACT AND BEING A PART OF SECOND TRACT, CONMVEYED TO CAROL MCCAHILL, BY WARRANTY DEED OF RECORD IN VOLUME 4372, PAGE 1442, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED ON EXHIBIT “A”; 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 AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lucas, Texas and the City Council of the City of Lucas, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded 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 the City Council of the City of Lucas, Texas is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended;

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

Section 1. The Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, are hereby amended to grant a change in zoning from Agriculture (AO) to R1.5-Single Family Residential, 1.5-Acre Lots (R1.5), on a parcel of land consisting of ±21.322 acres situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and being a part of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas and being more particularly described on Exhibit “A”, attached hereto and made part hereof for all purposes.

Section 2. 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 3. 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 4. 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 5. 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 6. 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 7. 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 _____ DAY OF _____, 2024.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr.
(09-12-24/cgm/)

Toshia Kimball, City Secretary

EXHIBIT “A”
Legal Description

BEING a 21.322 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and being a part of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 21.322 acre tract being more particularly described as follows:

BEGINNING in the approximate center line of the gravel pavement of Lewis Lane, an undefined width prescriptive right-of-way, and being in the northerly line of said McCahill tract;

THENCE along the said northerly line of said McCahill tract, the following courses and distances:

North 88 degrees 20 minutes 47 seconds East, a distance of 1,126.22 feet;

North 01 degrees 09 minutes 04 seconds West, a distance of 99.97 feet;

North 88 degrees 07 minutes 17 seconds East, a distance of 539.66 feet;

THENCE departing the said northerly line of said McCahill tract, along the easterly line of said McCahill tract, the following courses and distances:

South 00 degrees 56 minutes 52 seconds East, a distance of 225.86 feet;

South 84 degrees 05 minutes 09 seconds East, a distance of 310.55 feet;

South 35 degrees 59 minutes 03 seconds East, a distance of 389.23 feet;

THENCE departing the said easterly line of said McCahill tract, over and across said McCahill tract, the following courses and distances: id approximate center line of the gravel pavement of Lewis Lane;

North 90 degrees 00 minutes 00 seconds West, a distance of 1,823.81 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 08 degrees 33 minutes 07 seconds, a radius of 775.00 feet, and an arc length of 115.68 feet (chord bears South 81 degrees 26 minutes 53 seconds West, 115.57 feet) to a point at the end of said curve;

South 81 degrees 26 minutes 53 seconds West, a distance of 198.30 feet to a point in the westerly line of said McCahill tract, and being in the said approximate center line of the gravel pavement of Lewis Lane;

THENCE North 08 minutes 33 seconds 07 West, along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract, a distance of 465.93 feet to the POINT-OF-BEGINNING, containing 928,792 square feet or 21.322 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

Otherwise known as the South East corner of Lewis Lane and Shepherds Creek intersection.

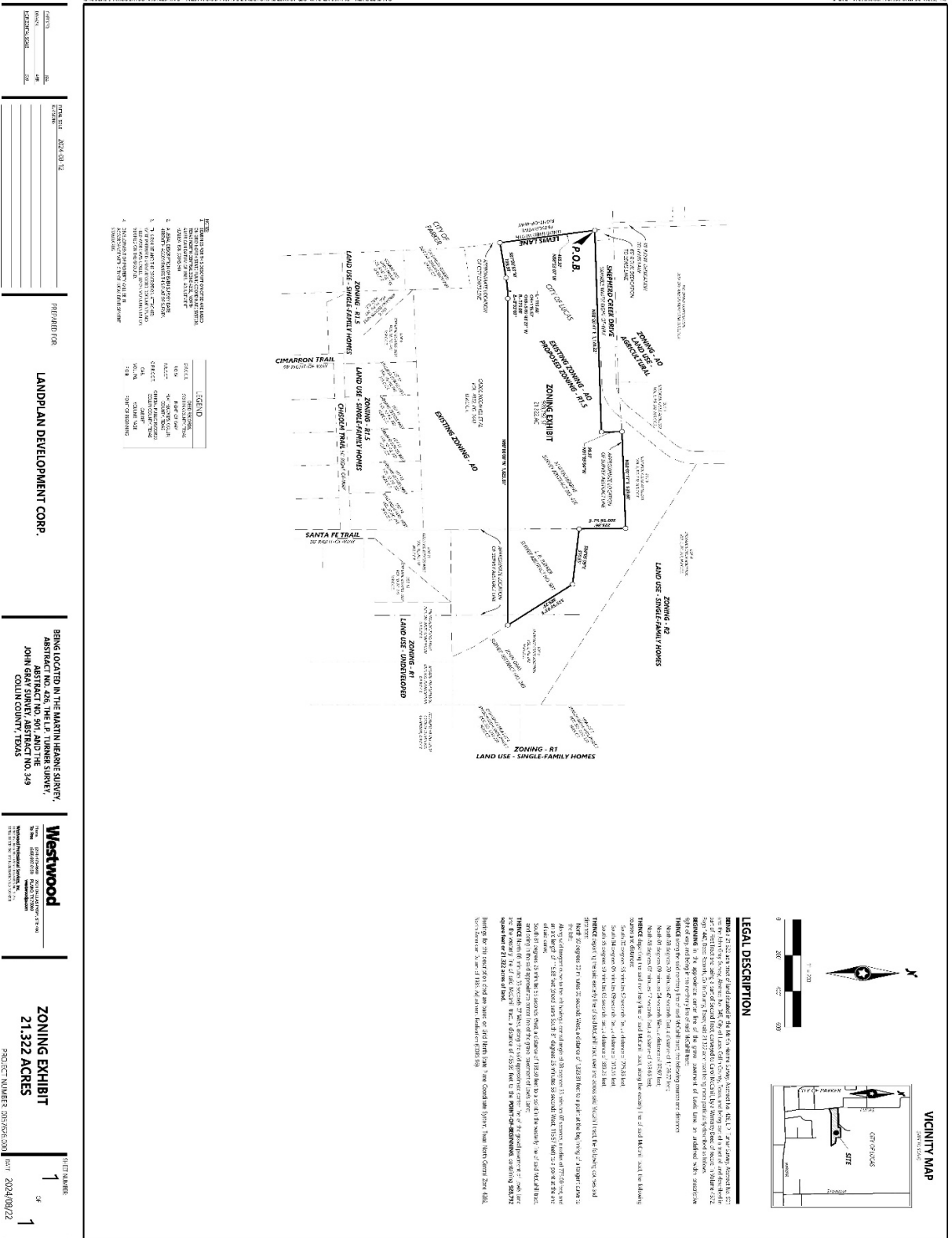


Exhibit "A"
City of Lucas
Ordinance # 2024-09-01008 (Change in Zoning – South East corner of Lewis Lane and Shepherds Creek intersection)
Approved: September 19, 2024

Exhibit “A”

City of Lucas

Ordinance # 2024-09-01008 (Change in Zoning – South East corner of Lewis Lane and Shepherds Creek intersection)

Approved: September 19, 2024



City of Lucas City Council Agenda Request September 19, 2024

Item No. 05

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider adopting Ordinance approving a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on Zoning Change Request

Background Information

This lot is 11.0438 acres of land currently zoned R2, and the applicant is considering subdividing the property into five lots. The request does not match the City of Lucas Comprehensive Plan.

This tract is part of the Skidmore addition. The first 20 acres were subdivided in 1973, the Hickory Hills Country Estates sub-division was given a designation of R-2 but less than 2-acre lot size on over half of the lots. (see attached plat)

Attachments/Supporting Documentation

- 1. Public Notice
- 2. Depiction
- 3. Legal Description
- 4. Location Map
- 5. Hickory Hills Country Estates Plat

Budget/Financial Impact

NA

Recommendation

The proposed zoning request does not comply with the City's Comprehensive Plan, if the Planning and Zoning Commission approves the change, they should also recommend a change to the Comprehensive Zoning Map to reflect the change.



City of Lucas
City Council Agenda Request
September 19, 2024

Item No. 05

Motion

There are two separate motions one is for denial, two is for approval.

1. I make a motion to deny a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.
2. I make a motion to approve adopting Ordinance requesting a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) and amend the Comprehensive Zoning Map on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, September 12, 2024, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, September 19, 2024, at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider a request for rezoning a parcel of land from R-2 to R-1.5 on a 11.0438 acre tract of land out of the Skidmore Addition in Collin County Texas, being all of that certain tract of land according to the plat thereof recorded in Volume J, Page 420, Map Records, Collin County, Texas, and being more particularly described as follows:

Tract I

Address: 725 Stinson Road, Lot 2, Block A of Skidmore Addition, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume J, Page 420, Map Records, Collin County, Texas

Tract II

Address: on Hickory Hill Street, Lot 9A, of Hickory Hill Street, Lot 9A, of Hickory Hill Country Estates, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 156, Map Records, Collin County, Texas

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) A part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0455G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone AE). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION

On the basis of my knowledge, information and belief, I certify to Abernathy, Roeder, Boyd & Joplin, P.C. that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

Date:3/9/2005 Revised: _____ Job No. LB49580

Title commitment/Survey Request File No. 1412001274

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, Toshia Kimball, 665 Country Club Road, Lucas, Texas 75002, email tkimball@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.

Stinson Rezoning Depiction



PROPERTY DESCRIPTION

Tract I

Address: 725 Stinson Road, Lot 2, Block A of Skidmore Addition, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume J, Page 420, Map Records, Collin County, Texas

Tract II

Address: on Hickory Hill Street, Lot 9A, of Hickory Hill Street, Lot 9A, of Hickory Hill Country Estates, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 156, Map Records, Collin County, Texas

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) A part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0455G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone AE). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION

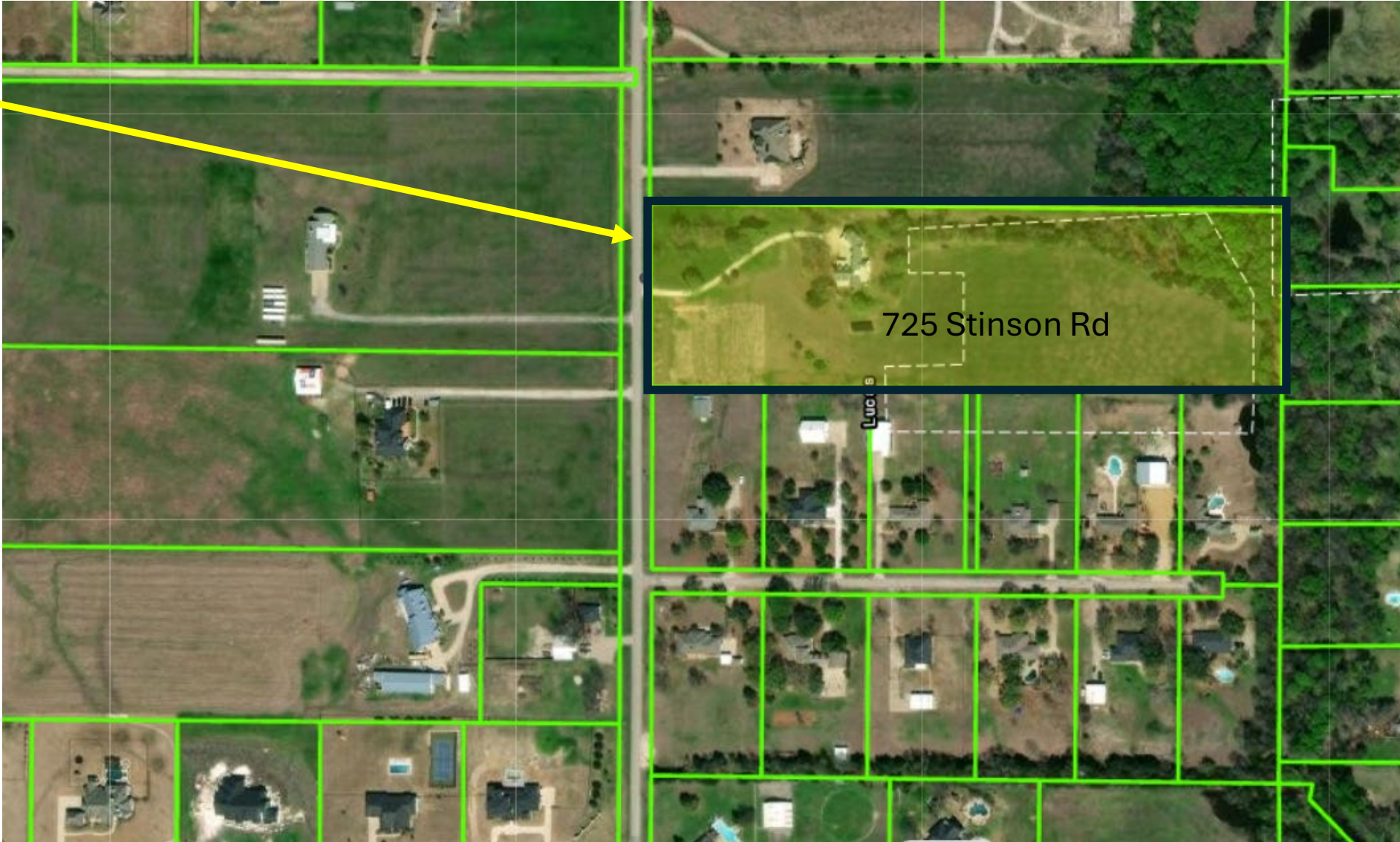
On the basis of my knowledge, information and belief, I certify to Abernathy, Roeder, Boyd & Joplin, P.C. that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

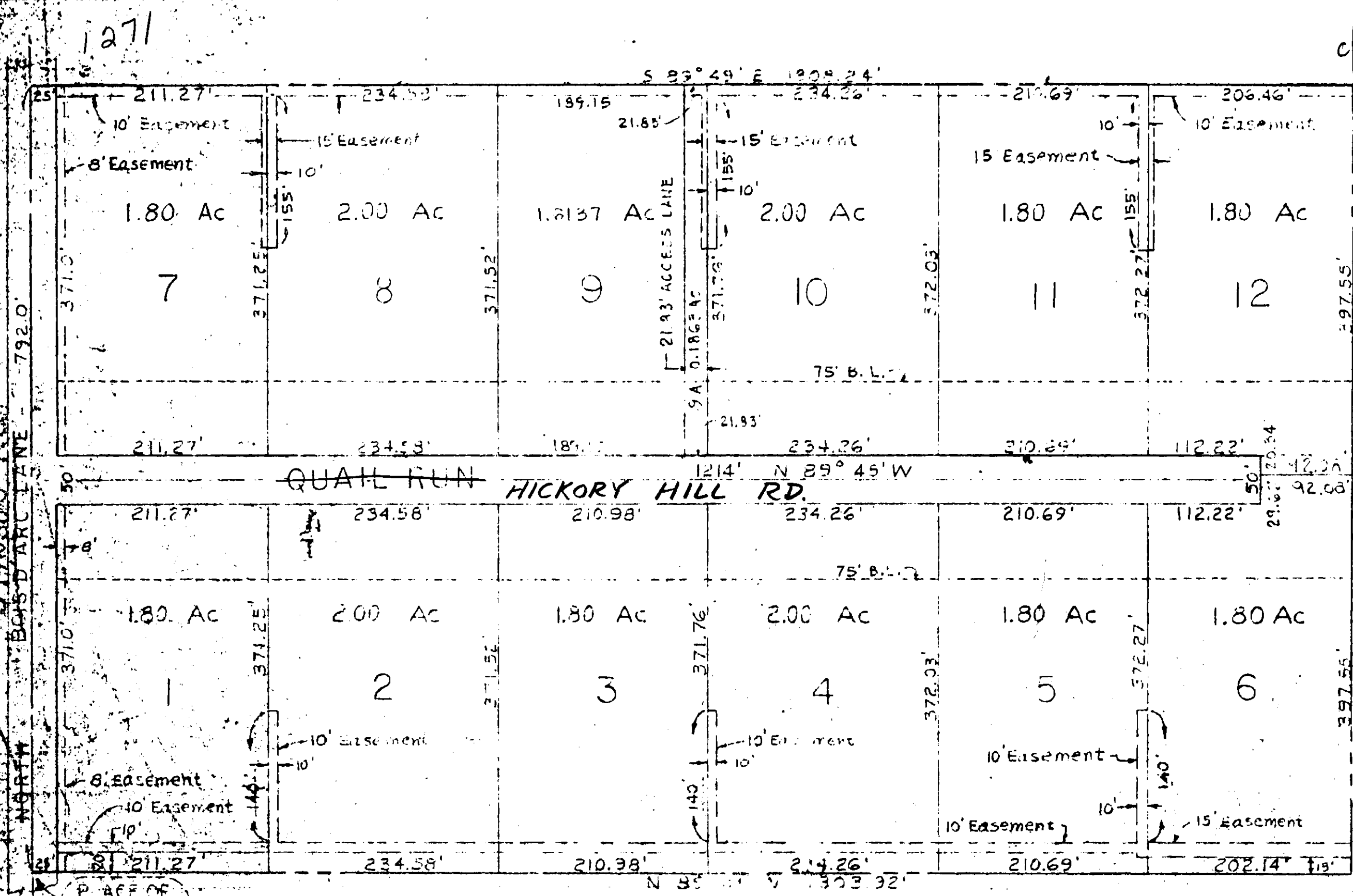
Date: 3/9/2005 Revised: _____ Job No. LB49580

Title commitment/Survey Request File No. 1412001274

Location Map

725 Stinson





CERTIFICATE OF APPROVAL
 Approved this 21 day of SEP, 1983, by the City Council of Lucas, Texas.
 HELEN STARNES, CLERK OF DISTRICT COURT, COLLIN COUNTY, TEXAS
 BY [Signature] DEPUTY
[Signature] Mayor
[Signature] Councilman

CERTIFICATE OF APPROVAL
 Approved this 21 day of SEP, 1983, by the City Council of Lucas, Texas.
[Signature] Mayor
[Signature] Councilman

OWNER'S CERTIFICATE

WHEREAS, ROGER SKIDMORE, INCORPORATED, is the owner of a tract of land situated in Collin County, Texas, in the James Lovelady Survey, Abstract No. 534, about one mile south of the Town of Lucas, and being a part of a 34.442 acre tract of land conveyed to said Corporation by Dorothy and Rileigh Skidmore by deed dated January 24, 1972, and recorded in Volume 808, Page 454, of the Collin County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set at the Southwest corner of the said 34.442 acre tract of land and in the center of a public road;

THENCE North 792.0 feet with the West line of said 34.442 acre tract of land and in the center of said public road to an iron pin at a Northwest corner of said 34.442 acre tract;

THENCE South 89 deg 49 min East 1331.24 feet across an open field to an iron pin set in the East line of said 34.442 acre tract for a corner; said corner being in an old fence;

THENCE South 0 deg 18 min 31 sec West 795.1 feet with the East line of said 34.442 acre tract and with an old fence to an iron pin set at the Southeast corner of said 34.442-acre tract for a corner;

THENCE North 89 deg 41 min West 1528.92 feet with the South line of said 34.442 acre tract and with an old fence and hedge row to the PLACE OF BEGINNING and containing 24.268 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ROGER SKIDMORE, INCORPORATED, does hereby adopt this plat designating the hereinabove described property as HICKORY HILL COUNTRY ESTATES, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use the street shown thereon; and does hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use, or using same. Any public utility shall have right of ingress and egress to and from said easement strips for constructing, inspecting and maintaining its system without procuring the permission of anyone.

Witness my hand at McKinney, Texas, this 18th day of January, 1983.

ROGER SKIDMORE, INCORPORATED
[Signature]
 RILEIGH (ROBERT) SKIDMORE, President

STATE OF TEXAS
 COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for Collin County, Texas, on this day personally appeared RILEIGH (ROBERT) SKIDMORE, President of ROGER SKIDMORE, INCORPORATED, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said ROGER SKIDMORE, INCORPORATED, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 18th day of Jan, A.D., 1973.

[Signature]
 Notary Public in and for Collin County, Texas

ENGINEER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS: THAT I, G.M. GEER, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lucas, Texas.

[Signature]
 G.M. GEER, LICENSED STATE LAND SURVEYOR
 AND REGISTERED PUBLIC SURVEYOR
 TEXAS REG. NO. 3258

STATE OF TEXAS
 COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for Collin County, Texas, on this day personally appeared G.M. GEER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 18th day of Jan, A.D., 1973.

[Signature]
 Notary Public in and for Collin County, Texas

ACCT #1073

REVISED
 FINAL PLAT
 HICKORY HILL
 COUNTRY ESTATES.

JAMES LOVELADY SURVEY ABSTRACT NO. 534
 LUCAS, COLLIN COUNTY, TEXAS
 SCALE: 1"=100' JAN. 1973
 REVISED AUG. 31, 1983
 ROGER SKIDMORE, INCORPORATED
 OWNERS AND DEVELOPERS
 ROUTE NO. 2
 MCKINNEY, TEXAS
 PHONE 442-2451



City of Lucas

City Council Agenda Request

September 19, 2024

Item No. 06

Requester: Development Services Director Joe Hilbourn
Capital Improvement Projects Manager Patrick Hubbard

Agenda Item Request

Conduct a public hearing and consider adopting Ordinance #2024-09-01007 updating the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378.

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

Background Information

The City of Lucas City Council approved modifications to the City of Lucas Comprehensive Plan on May 4, 2023. These revisions, in part, changed the plan for how West Lucas Road would connect to Stinson Road. Since that time, staff evaluated the constructability and functionality of several concepts for implementing the proposed modifications and discussed potential options with TxDOT. Staff presented the findings of this analysis to City Council on June 6, 2024.

The modified plan reflects the preferred option for the realignment of Stinson Road discussed by City Council at said meeting. This is the extension of Edgewood drive to create a four-way intersection with West Lucas Road and connect south to Stinson Road. This item presents the discussed change. Given considerable effort, this was concluded by engineering and planning analysis, independently and in consultation with TxDOT, to be the most functional option for connecting Stinson Road to West Lucas Road.

The Planning and Zoning Commission reviewed these changes on Thursday, September 12, 2024, and recommended approval of the updated Thoroughfare Plan Map as presented.

Attachments/Supporting Documentation

- 1. Public Notice
- 2. Ordinance #2024-09-01007 Amending City of Lucas Thoroughfare Plan Map
- 3. Updated Thoroughfare Plan Map

Budget/Financial Impact

NA

Recommendation

The Planning and Zoning Commission recommends approval of the updated Thoroughfare Plan Map as presented. Staff recommends approval of the updated Thoroughfare Plan as presented.



City of Lucas

City Council Agenda Request

September 19, 2024

Item No. 06

Motion

I make a motion to approve/deny Ordinance #2024-09-01007 updating the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will hold a public hearing on Thursday, September 12, 2024, at 6:30 p.m. and that the City Council of the City of Lucas, Texas will conduct a second public hearing on Thursday, September 19, 2024 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider an update to the City's Master Thoroughfare Plan.

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, City Secretary, 665 Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us, and it will be presented at the hearing. If you have any questions about the above hearing, you may contact jhilbourn@lucastexas.us.



ORDINANCE # 2024-09-01007
[Amending Thoroughfare Plan Map]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CITY OF LUCAS COMPREHENSIVE PLAN UPDATED 2022, BY AMENDING THE APPENDIX, BY AMENDING THE THOROUGHFARE PLAN MAP REGARDING THE ALIGNMENT OF STINSON ROAD AND ITS CONNECTION WITH FM 1378; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lucas Comprehensive Plan 2022 Update was approved at the January 19, 2023, City Council meeting, and

WHEREAS, at the direction of the City Council, staff researched and evaluated modifications to the City of Lucas Thoroughfare Plan Map, specifically the alignment of Stinson Road and its connection with FM 1378 and determined that the amendment to the alignment of Stinson Road and its connection with FM 1378 shown herein would positively affect traffic flow through the proposed intersection; and

WHEREAS, the Planning and Zoning Commission of the City of Lucas and the governing body of the City of Lucas in compliance with the laws of the State of Texas and the City Charter and Ordinances of the City of Lucas, have given requisite notice by publication and otherwise, after holding due hearings and affording a full and fair hearing to all persons interested, and in the exercise of its legislative discretion in the best interests of the health, safety and welfare of the citizens of the City of Lucas, have concluded that the Thoroughfare Plan Map, attached hereto as Exhibit “A” and incorporated herein by reference, should be amended to change the alignment of Stinson Road and its connection with FM 1378;

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

Section 1. That the City of Lucas shall and does hereby amend the “Comprehensive Plan of the City of Lucas, Texas Updated 2022” by amending the Appendix, by amending the Thoroughfare Plan Map which is attached hereto as Exhibit “A”.

Section 2. 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 3. 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 4. 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 19th DAY OF SEPTEMBER, 2024.

APPROVED:

Dusty Kuykendall, Mayor

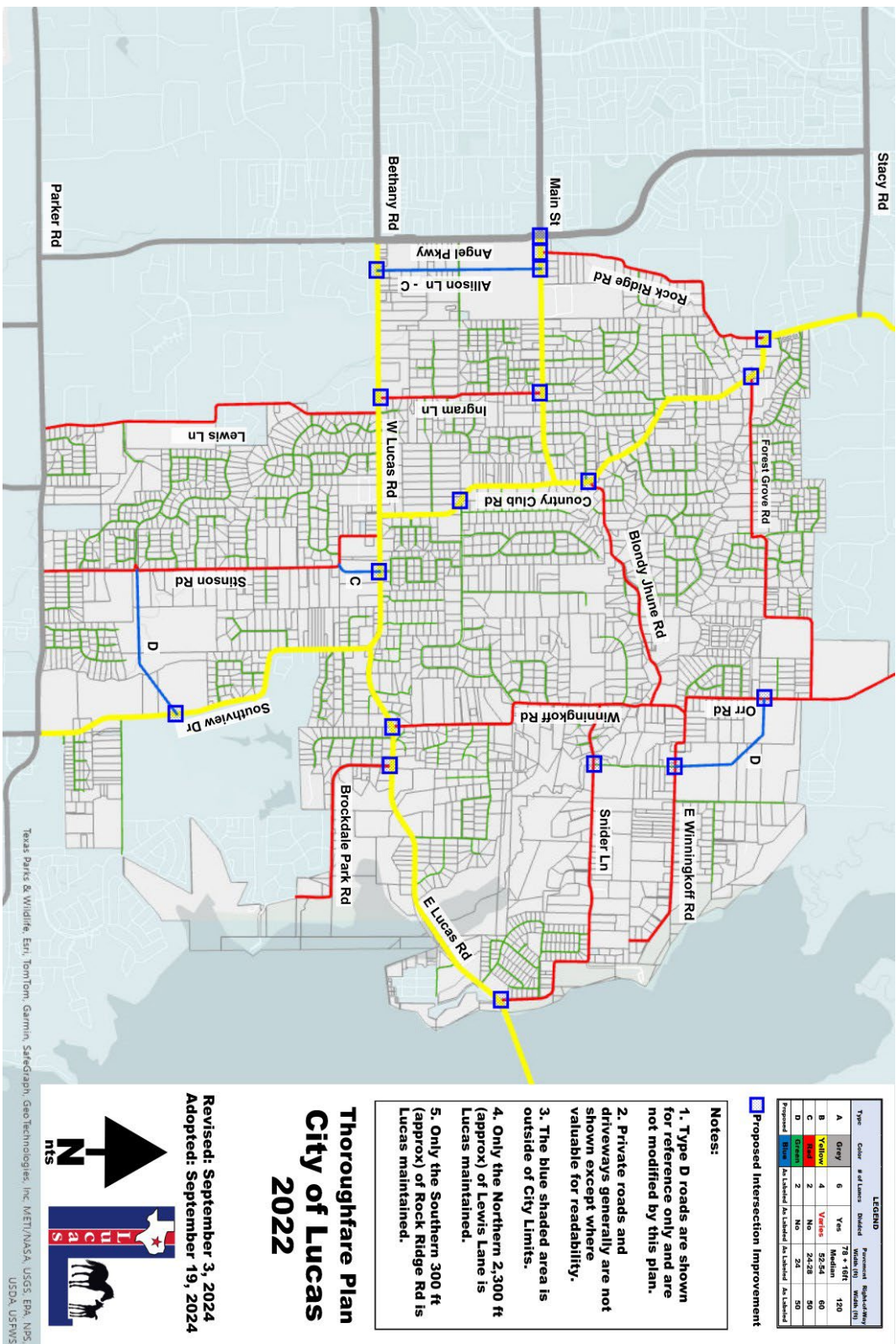
APPROVED AS TO FORM:

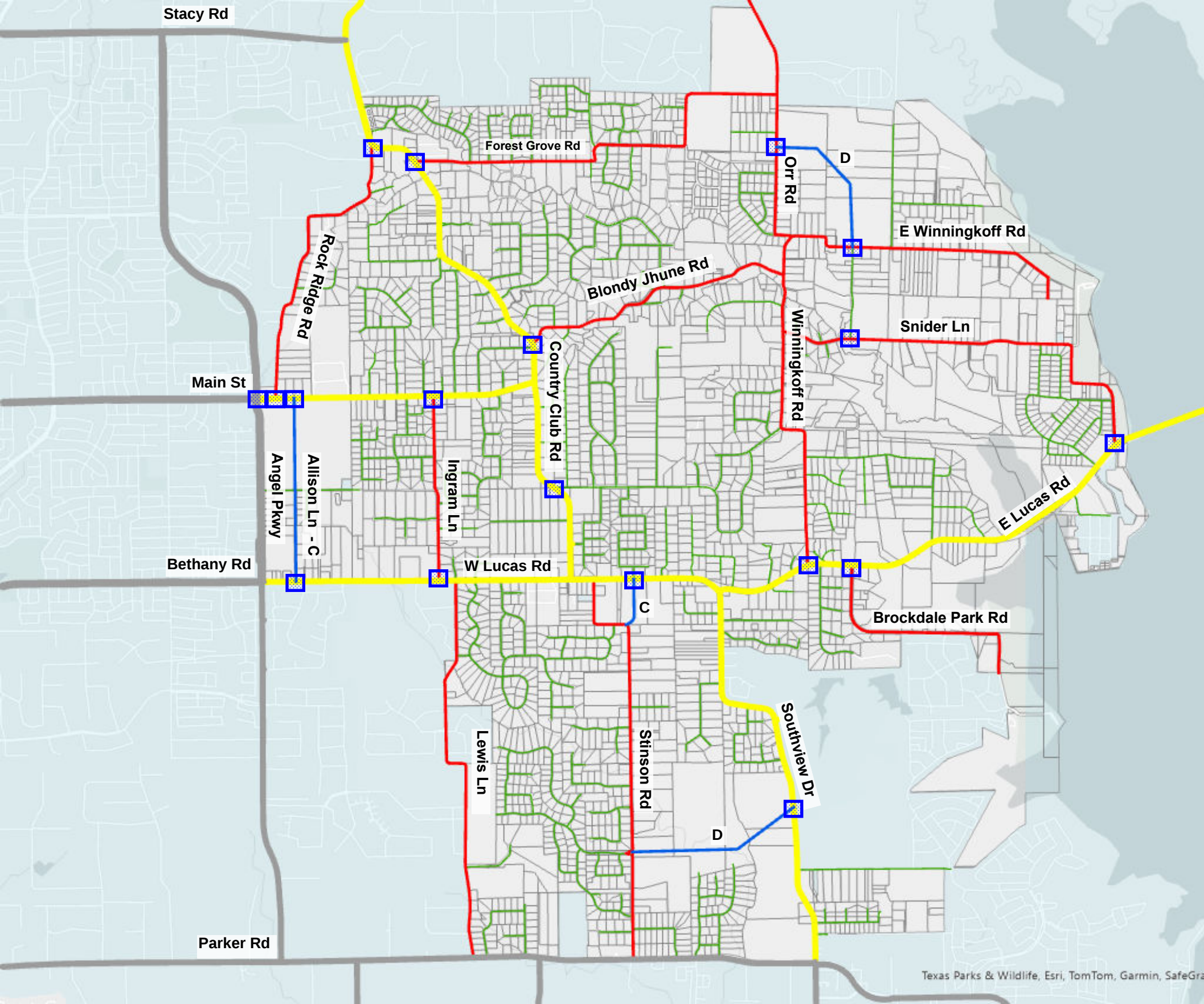
ATTEST:

Joseph J. Gorfida, Jr.
(04-26-2023:cgmTM 134754)

Toshia Kimball, City Secretary

EXHIBIT "A"





LEGEND					
Type	Color	# of Lanes	Divided	Pavement Width (ft)	Right-of-Way Width (ft)
A	Grey	6	Yes	78 + 16ft Median	120
B	Yellow	4	Varies	52-54	60
C	Red	2	No	24-28	50
D	Green	2	No	24	50
Proposed	Blue	As Labeled	As Labeled	As Labeled	As Labeled

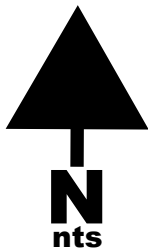
 Proposed Intersection Improvement

Notes:

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

Thoroughfare Plan City of Lucas 2022

Revised: September 3, 2024
Adopted: September 19, 2024





City of Lucas

City Council Agenda Request

September 19, 2024

Requester: Mayor Dusty Kuykendall

Agenda Item Request

Discuss participation by the City Council in National Night Out on October 1, 2024.

Background Information

National Night Out is an annual community-building campaign that promotes community partnerships and neighborhood camaraderie to make our neighborhoods safer and more caring places to live. Neighborhoods host events such as block parties and cookouts where Lucas Fire-Rescue and our Lucas Deputies participate at these events.

This year's National Night Out in Lucas is scheduled on October 1, 2024, from 6:00 pm to 8:00 pm. Most neighborhoods typically register to host an event one week prior. Mayor Kuykendall recommends coordinating councilmember attendance to ensure all neighborhood events have adequate representation from city representatives.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

September 19, 2024

Requester: Councilmember Philip Lawrence

Agenda Item Request

To discuss and vote on the creation of a 'Citizens Water Allocation and Regulatory Review Panel' for the City of Lucas.

Background Information

The City of Lucas has had several critical low water issues and alerts at its water towers over the past several months which are very concerning overall. Because of the extreme water shortage issues, we have been having in Lucas and several other local cities here in North Texas, there is a need to be proactive by ensuring the way the water is allocated to the City meets our necessary requirements and that ALL allocations are fair and equitable. The need for the review of Water allocation across North Texas was echoed by Senator Charles Perry (R) District 28 in a news conference recently.

This panel would be comprised of a panel of 5 residents and two City Council members (for input, direction and guidance when needed.)

Attachments/Supporting Documentation

1. WFAA. (2024, September 1). *Inside Texas Politics. Full interview with State Senator Charles Perry.* <https://youtu.be/XxpdVQryXMo?t=1140>

Budget/Financial Impact

No direct budget/financial impact as we are empowering the residents by providing input and guidance in this critical area.

Recommendation

To discuss, vote on and approve the Citizens Water Allocation and Regulatory Review Panel.

Motion

I make a motion to approve/deny the Citizens Water Allocation and Regulatory Review Panel comprised of 5 residents and two City Council members for the City of Lucas.



City of Lucas

City Council Agenda Request

September 19, 2024

Item No. 09

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss amending the Country Christmas budget from \$15,000 to \$25,000.

Background Information

Lucas Country Christmas has evolved into one of the City's most popular events, and the staff is eager to introduce new activities to keep the event fresh and engaging. However, over the years, the costs associated with these popular activities have risen significantly. This year, we have observed substantial increases in prices, such as the ice rink, which has surged from \$3,000 to \$5,495. As we plan this year's budget, it has become clear that these escalating costs will impact our ability to maintain and enhance the event without additional funding.

Attachments/Supporting Documentation

1. Snow hill and play area

Budget/Financial Impact

Current budget \$15,000
Proposed addition \$10,000
Total budget for event \$25,000

Recommendation

NA

Motion

Give staff direction for the 2025/2026 fiscal year budget.

Snow Hill and Play Area





City of Lucas

City Council Agenda Request

September 19, 2024

Item No. 10

Requester: Mayor Pro Tem Fisher

Agenda Item Request

Executive Session:

- A. The City Council will convene into Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property.

Background Information

This meeting is closed to the public as authorized by Section 551.072 of the Texas Government Code.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

September 19, 2024

Requester: City Council

Agenda Item Request

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

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA