



## MINUTES

### PLANNING AND ZONING COMMISSION MEETING

August 14, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

#### **Commissioners Present:**

Chairman Tommy Tolson  
Vice-Chairman Joe Williams  
Commissioner Sean Alwardt  
Commissioner Frank Hise  
Alternate Commissioner Jonathan Underhill  
Alternate Commissioner Brian Dale

#### **Staff Present:**

Development Services Director Joe Hilbourn  
CIP Manager Patrick Hubbard  
Executive Admin Assistant Morgan Kowaleski  
City Attorney Courtney Morris

#### **Commissioners Absent:**

Commissioner John Awezec

#### **City Council Liaison Present:**

Mayor Dusty Kuykendall

#### **Call to Order**

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

Chairman Tolson noted that Alternate Commissioner Dale would act as a voting member for this meeting.

Chairman Tolson recognized several residents who addressed the Commission regarding a planned construction project on McGarity Lane.

Julie Judd, 445 Pennington Lane, spoke in opposition.  
Curtis Helton, 2300 McGarity Lane, spoke in opposition.  
Tracey Ayre, 2300 McGarity Lane, spoke in opposition.

No action was taken as this item was not on the agenda

#### **Consent Agenda**

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##### **1. Consent Agenda:**

##### **A. Approval of the minutes of the July 10, 2025 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Vice Chairman Williams, seconded by Commissioner Alwardt to approve the consent agenda as presented. The motion passed unanimously by a 5-0 vote.

## Public Hearing

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2. **Conduct a public hearing to consider a request by Christopher and Mary Ann Ray, property owners at 2450 Westchester Drive, Stonegate (CLU), Block A, Lot 27, amended plat; Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a pool house totaling fourteen hundred and ninety-nine (1,499) square feet in size.**

Development Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 6:46 pm.

David Jennings, 2445 Westchester Dr, spoke in favor of the request.

Christine Hermann, 2150 Purdue Dr, spoke in favor of the request.

Chairman Tolson read into the record written comments from Scott Baker, Stonegate HOA, in favor of this request.

Chairman Tolson read into the record written comments from Tanesha McClenon, 235 Stanford Dr, in favor of this request.

Chairman Tolson closed the public hearing at 6:49 pm.

**MOTION:** A motion was made by Chairman Tolson, seconded by Vice Chairman Williams, to approve the request by Christopher and Mary Ann Ray, property owners at 2450 Westchester Drive, Stonegate (CLU), Block A, Lot 27, amended plat; Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit totaling fourteen hundred and ninety-nine (1,499) square feet in size with the following stipulation: no exterior lighting permitted on the South or West sides of the ADU. Motion carried by a vote of 4:1, with Commissioner Alwardt opposed.

## Regular Agenda

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3. **Consider a request by Blaze Bounds with Kimley Horn on behalf of Malouf Interest INC for a preliminary plat and amended site plan for Lucas Town Center on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, 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.**

Development Service Director Joe Hilbourn presented this agenda item.


**MOTION:** A motion was made by Alternate Commissioner Dale, seconded by Commissioner Alwardt to approve a request by Blaze Bounds with Kimley Horn on behalf of Malouf Interest INC for a preliminary plat and amended site plan on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, 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. The motion passed unanimously by a 5-0 vote.

**4. Executive Session**

There was no executive session scheduled for this meeting.

**5. Adjournment:**

Chairman Tolson adjourned the meeting at 7:07 pm.



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Tommy Tolson, Chairman



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Morgan Kowaleski, Executive Admin Assistant