



MINUTES

CITY COUNCIL REGULAR MEETING

January 16, 2025 | 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 Brian Stubblefield
Councilmember Neil Peterson
Councilmember Chris Bierman
Councilmember Tim Johnson

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Public Works Supervisor Jeremy Bogle
Attorney Kaleb Smith
Deputy Robert O'Rourke

City Councilmembers Remote:

Councilmember Phil Lawrence

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

Mayor Kuykendall gave items of community interest, including:

- City Hall Holiday Closure – MLK Day January 20, 2025
- 2025 General Elections
- City of Lucas Social Media

Consent Agenda

3. Consent Agenda:

- A. Approval of minutes of the January 2, 2025, City Council meeting.**
- B. Consider authorizing the City Manager to execute ILA – City of Lucas – City of Parker – Automatic Fire and EMS Assistance.**

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

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

Public Hearing

4. **Conduct/continue 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 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.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct Public Hearing**
 - C. **Take action on the request**

Director of Development Services Joe Hilbourn presented.

Mayor Kuykendall opened the public hearing at 7:27 pm.

Mayor Kuykendall closed the public hearing at 7:27 pm.

Steve Gregory, 6806 Bob O Link Drive, Dallas, Texas, 75214, presented from Malouf Enterprises. Tom Thumb Representative David Harden, 2401 East Randall Mill Parkway, Arlington, Texas, 76011, also spoke.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Stubblefield, to approve a request for a Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) 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 7 to 0 vote.

Executive Session

5. **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.

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

There was no executive session during this meeting.

7. **Adjournment.**

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to adjourn the meeting at 8:07 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:



Mayor Dusty Kuykendall



Toshia Kimball, City Secretary

