



AGENDA

CITY COUNCIL MEETING

September 4, 2025 | 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 4, 2025, 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 August 21, 2025, City Council meeting.
- B. Approval of minutes of the August 25, 2025 City Council Special meeting.
- C. Authorize the Mayor to negotiate and enter into an Interlocal Agreement between the City of Lucas and Collin County for animal control services for the period of one-year beginning October 1, 2025, through September 30, 2026, in an amount not to exceed \$19,030.

Public Hearing

- 4. Conduct a public hearing to consider 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 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.
 - A. Presentation by Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on the SUP request**(Presenter: Development Services Director, Joe Hilbourn)**

Regular Agenda

- 5. Consider and act on approving Resolution R-2025-09-05573, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, SUPPORTING THE CREATION OF A MUNICIPAL POLICE DEPARTMENT TO BE KNOWN AS THE LUCAS POLICE DEPARTMENT; SETTING FORTH THE PURPOSE AND INTENT TO ESTABLISH LOCAL LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.
(City Manager, John Whitsell)
- 6. 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 Crossing, formerly 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.
(Presenter: Development Director, Joe Hilbourn)
- 7. Consider authorizing the City Manager to negotiate and enter into a licensing agreement with William Wade Shipley for the use of 30 foot by 1,320-foot right-of-way dedication to the east of his property located west of 2515 Orr Rd and north of the homes on Stanford Drive.
(Presenter: Development Director, Joe Hilbourn)

Executive Session

- 8. Executive Session: There is not an Executive Session scheduled for this 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.

9. Reconvene from Executive Session and take any action necessary as a result of Executive Session.
10. 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 August 29, 2025.

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.