



MINUTES

CITY COUNCIL REGULAR MEETING

September 4, 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 Chris Bierman
Councilmember Neil Peterson
Councilmember Brian Stubblefield
Councilmember Tim Johnson
Councilmember Phil Lawrence

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Fire Chief Ted Stephens

Mayor Kuykendall called the meeting to order at 6:30 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

Community Interest

2. Items of Community Interest:

Mayor Kuykendall presented the items of Community Interest.

- Lucas Farmers Market – Upcoming Farmers Market September 13, 2025, 8:00 a.m. to 12:00 p.m. with our 9/11 Memorial Public Safety Event.
- Public Lands Trail Cleanup – Blackland Prairie Raptor Center, September 20, 2025, 9 a.m. - 1 p.m.
- Movie in the Park – October 3, 2025, at 7 p.m. The movie will be Scoob. Free Hot dogs, chips, and popcorn will be served.
- Lucas Fire Rescue Open House – October 5, 2025, 12 p.m. – 3 p.m. at the Lucas Fire Station.

Consent Agenda

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**



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not to exceed \$19,030.

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

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 amendment request

Development Services Director Joe Hilbourn presented.

Mayor Kuykendall read emails in support:

- Jason Fisch, 2100 Purdue Drive, Lucas, Texas, 75002, in support.
- Rod Duncan, 155 Westchester Drive, Lucas, Texas, 75002, in support.
- Linda and Jose Miramontes, 255 Stanford Drive, Lucas, Texas, 75002, in support.
- Felix and Avis Braggs, 2480 Whispering Acres Lane, Lucas, Texas, 75002, in support.
- Stan and Christie Hermann, 2150 Purdue Drive, Lucas, Texas, 75002, in support.
- David Jennings, 245 Stanford Drive, Lucas, Texas, 75002, in support.

Mayor Kuykendall opened the public hearing at 6:41 pm.

Mayor Kuykendall closed the public hearing at 6:41 pm.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Johnson, to approve ordinance number 2025-09-01012 and the request by Christopher and Mary Ann Ray,

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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. The motion passed unanimously by a 7 to 0 vote.

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 presented.

Debbie Jacobs, 1415 Ford Lane, Lucas, Texas, 75002, questioned why the project was not brought forth to a vote by the citizens. She also requested a review of the budget, including the police officer pension amount, salaries, and the Community Center renovation costs for the project.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence to approve 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. The motion passed unanimously by a 7 to 0 vote.

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.**

Development Services Director Joe Hilbourn presented.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Johnson 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,



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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.

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.**

Development Services Director Joe Hilbourn presented.

Mayor Kuykendall called up members of the public to speak:

- Randy Hora, 250 Doris Drive, Lucas, Texas, 75002, in opposition.
- Scott Clynych, 200 Doris Drive, Lucas, Texas, 75002, in opposition.
- Mike McClain, 330 Doris Drive, Lucas, Texas, 75002, in opposition.
- Jared Smothermon, 290 Doris Drive, Lucas, Texas, 75002, in opposition.
- Chris Blockman, 4526 Livingston Avenue, Dallas, Texas, 75205, in support. Representative of Mr. Bill Shipley.

The City Council convened into Executive Session at 7:30 pm on Agenda Item #7. The City Council reconvened from Executive Session at 7:44 pm. There is no motion on this item. Council asked the City Manager to work on an access agreement with city staff, the attorney, and the applicant and present it to the City Council for review and open discussion.

Executive Session Agenda

8. **Executive Session:**

There was no Executive Session scheduled, but an Executive Session was held for item #7.

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

City Council reconvened from Executive Session at 7:44 pm. There is no motion on this item. Council asked the City Manager to work on an access agreement with city staff, the attorney, and the applicant and present it to the City Council for review and open discussion.



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Adjournment

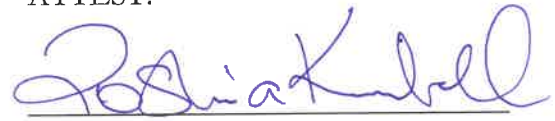
10. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence to adjourn the meeting at 7:45 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:


Dusty Kuykendall, Mayor

ATTEST:


Toshia Kimball, City Secretary