



MINUTES

CITY COUNCIL REGULAR MEETING

December 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 Tim Johnson
Councilmember Phil Lawrence
Councilmember Brian Stubblefield
Councilmember Neil Peterson

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
CIP Manager Patrick Hubbard
Deputy Robert O'Rourke

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:

- Country Christmas
- Holiday Donation Drive
- Service Tree Nominations – Due by December 27, 2024

Mayor Kuykendall acknowledged Finance Director Liz Exum on behalf of the City of Lucas Finance Department for receiving the 2023 Certificate of Achievement for Excellence in Financial Reporting Award from the Government Finance Officers Association.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the November 7, 2024, City Council meeting.
- B. Approval of the City of Lucas Quarterly Investment Report ended September 2024.

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

Public Hearing

4. **Conduct a public hearing and consider amendments to an existing SUP at Lucas Christian academy to amend the school's master plan at 505 West Lucas Road Lot 1, Block A of Lucas Christian Church Addition being all of a 16 acre tract of land, is asking to incorporate and adjacent tract ABS A0538 JAS LOVELADY SURVEY, TRACT 21, 22.679 ACRES, and a new master plan.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct Public Hearing**
 - C. **Take action on the request**

Development Services Director Joe Hilbourn provided a presentation.

Gavin Newman from GFF design and Mary Salmonsens from Kimley-Horn provided a presentation.

Mayor Kuykendall opened the public hearing at 7:34 pm.

Janean McLaughlin, 3 Skyview Drive, Lucas, Texas, 75002, in opposition.

Suzanne Sliva, 1 Moonlight Trail, Lucas, Texas, 75002, in opposition.

Connie Marshall, 305 Forestview Drive, Lucas, Texas, 75002, in opposition.

Joseph Walker, 2505 Peachtree Lane, McKinney, Texas, 75072, in favor.

Gavin Newman, 1142 N Edgefield, Dallas, Texas, 75208, in favor.

Jason and Jennifer Mohler, 729 Huffines Boulevard, Lucas, Texas, 75098, in favor.

Tina Walenciar, 1200 Honeysuckle Lane, Lucas, Texas, 75002, in favor.

Laura Cadenhead, 720 Belvedere Park Lane, Lucas, Texas, 75002, in favor.

Cynthia Williamson, 199 Jordan Court, Lucas, Texas, 75002, in favor.

Solange Patterson, 10 Santa Fe Trail, Lucas, Texas, 75002, in favor.

Norabel Ruckel, 545 Stinson Road, Lucas, Texas, 75002, in opposition.

Michael Walenciak, 1200 Honeysuckle, Lucas, Texas, 75002, in favor.

Leon Luckey, 1065 Wendy Lane, Lucas, Texas, 75002, in opposition.

Richard Schertz, 1111 Snider Lane, Lucas, Texas, 75002, in opposition.

David Osburn, 13 Manor Lane, Lucas, Texas, 75002, in favor.

Stephanie Schertz, 1111 Snider Lane, Lucas, Texas, 75002, in opposition.

Steve Gunn, 5 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Tamara Gunn, 5 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Renee Phillips, 1325 Stinson Road, Lucas, Texas, 75002, in opposition.

Kathleen Peele, 17 Edgefield Lane, Lucas, Texas, 75002, in opposition.

John Riggins, 2 Earls Court, Lucas, Texas, 75002, in favor.

Judith Anderson, 425 Stinson Road, Lucas, Texas, 75002, in opposition.

Jaclynn Canthorn, 1622 Snider Lane, Lucas, Texas, 75002, in favor.

Sarah Hurzeler, 211 Lee Drive, Lucas, Texas, 75002, in opposition.

Samantha and Jason Parson, 550 Stinson Road, Lucas, Texas, 75002, in opposition.

Lindsay Hickland, 116 Rockland Trail, Lucas, Texas, 75002, in support.

Jude Hickland, 116 Rockland Trail, Lucas, Texas, 75002, in support.

Matt Kirby, 221 Natalie, Lucas, Texas, 75002, in support.

Jody Bates, 14 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Scott Bates, 14 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Jim Hurzeler, 211 Lee Drive, Lucas, Texas, 75002, in opposition.

Jenna Stewart, 945 Scarlett Drive, Lucas, Texas, 75002, in opposition.

Mary Fuentes, 7651 East Parker, Lucas, Texas, 75002, in opposition.

Shawn Wilson, 760 Stinson Road, Lucas, Texas, 75002, in opposition.

Wick Hefner, 2 Skyview Drive, Lucas, Texas, 75002, in opposition.

Sean Watts, 1115 Snider, Lucas, Texas, 75002, in favor.

Ruben Lopez, 730 Inverness, Lucas, Texas, 75002, in favor.

Jeff Tissing, 1190 Stinson Road, Lucas, Texas, 75002, in opposition.

Suzanne Sliva, 1 Moonlight Trail, Lucas, Texas, 75002, in opposition.

Kyle Harger, 312 Lago Grande Trail, Lucas, Texas, 75002, in opposition.

Caleb Coker, 1480 East Lucas Road, Lucas, Texas, 75002, in favor.

Harold Daniel Wright, 425 Stinson Road, Lucas, Texas, 75002, in opposition.

Kimberly Berbel, 1606 Snider Lane, Lucas, Texas, 75002, in favor.

Laura McCarthy, 12 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Dr. Jennie Tissing, 1190 Stinson Road, Lucas, Texas, 75002, in opposition.

Matthew Jacob, 301 La Cantera Drive, Lucas, Texas, 75002, in opposition.

Debbie Vanderburg, 1475 Stinson Road, Lucas, Texas, 75002, in opposition.

Richard Phillips, 1325 Stinson Road, Lucas, Texas, 75002, in opposition.

Cindy Thompson, 185 Stinson Road, Lucas, Texas, 75002, in opposition.

Magda Grunin, 102 McMillen Road, Lucas, Texas, 75002, in opposition.

Steven Grunin, 102 McMillen Road, Lucas, Texas, 75002, in opposition.

Jennifer Coker, 1480 East Lucas Road, Lucas, Texas, 75002, in favor.

Via email response:

Elizabeth Fagan, 760 Stinson Road, Lucas, Texas, 75002, in opposition.

Billie Sandel, 500 Holly Lane, Lucas, Texas, 75002, in opposition.

Lindsay Hickland, 116 Rockland Trail, Lucas, Texas, 75002, in favor.

Aubrey Stock, 1615 Lynn Lane, Lucas, Texas, 75002, requested more information.

Sonia Duggan and Chad Engbrock, 242 Estelle Lane, Lucas, Texas, 75002, in opposition.

Bridget Adell, 1235 Scarlett Drive, Lucas, Texas, 75002, in opposition.

Frank Hise, 9 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Judy Hise, 9 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Amy Pacio, 485 Stinson Road, Lucas, Texas, 75002, in opposition.

Will Pacio, 485 Stinson Road, Lucas, Texas, 75002, in opposition.

David Bassier, 19 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Matthew Smith, 405 Stinson Road, Lucas, Texas, 75002, in opposition.

Jeff Sparkman, 415 W. Lucas Road, Lucas, Texas, 75002, in favor.

Steven Abbott, 15 White Rock Trail, Lucas, Texas, 75002, in favor.

Kris Lamberth, 1521 Ford Lane, Lucas, Texas, 75002, in favor.

Samuel Johnny, 990 Peppy San Drive, Lucas, Texas, 75002, in favor.

Robynn Lamberth, 1521 Ford Lane, Lucas, Texas, 75002, in favor.

Laura Henley, 300 Arthur Court, Lucas, Texas, 75002, in favor.

Tara Schwertner, 188 Alexander Court, Lucas, Texas, 75002, in favor.

Katy Watts, 701 Inverness Lane, Lucas, Texas, 75002, in favor.

Taylor Vogel, 1521 Ford Lane, Lucas, Texas, 75002, in favor.

Cherice Stoltzfus, 980 Moon Deck Trail, Lucas, Texas, 75002, in favor.

Kristina Branch, 2717 Timber Trail, Lucas, Texas, 75002, in favor.

Morgan Gonzalez, 20 Hillcrest Circle, Lucas, Texas, 75002, in favor.

Laura McCarthy, 12 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Shella Gillus, 1611 Brae Burn Way, Lucas, Texas, 75002, in favor.

Jake Feckley, 10 Hillcrest Drive, Lucas, Texas, 75002, in favor.

Laura Cadenhead, 720 Belvedere Park Lane, Lucas, Texas, 75002, in favor.

Tonya Feckley, 10 Hillcrest, Lucas, Texas, 75002, in favor.

Andy and Amie Vawter, 1730 Heifner Road, Lucas, Texas, 75002, in favor.

Illene Mougel, 651 Stinson Road, Lucas, Texas, 75002, in opposition.

Melanie Palacios and Gerardo Dosal, 520 Stinson Road, Lucas, Texas, 75002, in opposition.

Sonia Duggan and Chad Engbrock, 242 Estelle Lane, Lucas, Texas, 75002, in opposition.

Brenda Rizos, 1200 Winningkoff, Lucas, Texas, 75002, in opposition.

Kristen Watts, 1115 Snider Lane, Lucas, Texas, 75002, in favor.

Jude Hickland, 116 Rockland Trail, Lucas, Texas, 75002, in favor.

Debbie Vanderburg, 1475 Stinson Road, Lucas, Texas, 75002, in opposition.

Jennie Tissing, 1190 Stinson Road, Lucas, Texas, 75002, in opposition.

Kendal Simpson, 455 Blondy Jhune Trail, Lucas, Texas, 75002, in opposition.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas, 75002, in opposition.

Sarah Hurzeler, 211 Lee Drive, Luca, Texas, 75002, in opposition.

John and Ginger Riggins, 2 Earls Court, Lucas, Texas, 75002, in favor.

Tom Gilmore, 1225 Honeysuckle Lane, Lucas, Texas, 75002, in favor.

Kirk Woodburn, 350 Shiloh Drive, Lucas, Texas, 75002, in favor.

Matthew Smith, 405 Stinson Road, Lucas, Texas, 75002, in opposition.

Mayor Kuykendall closed the public hearing at 8:57 pm.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence to deny amendments to an existing SUP at Lucas Christian academy to amend the school's master plan at 505 West Lucas Road Lot 1, Block A of Lucas Christian Church Addition being all of a 16 acre tract of land, is asking to incorporate an adjacent tract ABS A0538 JAS LOVELADY SURVEY, TRACT 21, 22.679 ACRES, and a new master plan. The motion passed unanimously by a 7 to 0 vote.

5. Conduct a public hearing and consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled "Zoning", 14.03.472 titles "Building Regulations", (i) Impervious coverage and Article 14.04 titled "Supplementary Regulations", Division 8 titled "Accessory Buildings, Structures and Uses".

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

Development Services Director Joe Hilbourn presented.

Mayor Dusty Kuykendall opened the public hearing at 9:21 pm.

Mayor Dusty Kuykendall closed the public hearing at 9:22 pm.

MOTION: A motion was made by Councilmember Bierman, seconded by Mayor Kuykendall to approve amendments to the City of Lucas Code of Ordinances, Chapter 14 titled "Zoning", 14.03.472 titles "Building Regulations", (i) Impervious coverage and Article 14.04 titled "Supplementary Regulations", Division 8 titled "Accessory Buildings, Structures and Uses". The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

6. Consider authorizing the City Manager to do the following:

- A. Enter into a state grant agreement with the Texas Parks and Wildlife Department for the Forest Creek Park project, providing funding for the replacement of two playgrounds and a swing set at Forest Creek Park, through the Local Parks Grant Program and to appropriate funding in the amount of \$236,326 from Unrestricted General Fund Reserves to Account 21-8211-502 for said project.**
- B. Negotiate and enter into an agreement with Playground Boss for the installation of playground equipment at Forest Creek Park as outlined in the included quote and in the amount of \$154,039 using funds from Account 21-8211-502.**

CIP Manager Patrick Hubbard provided a presentation.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence to approve authorizing the City Manager to do the following:

- A. Enter into a state grant agreement with the Texas Parks and Wildlife Department for the Forest Creek Park project, providing funding for the replacement of two playgrounds and a swing set at Forest Creek Park, through the Local Parks Grant Program and to appropriate funding in the amount of \$236,326 from Unrestricted General Fund Reserves to Account 21-8211-502 for said project.
- B. Negotiate and enter into an agreement with Playground Boss for the installation of playground equipment at Forest Creek Park as outlined in the included quote and in the amount of \$154,039 using funds from Account 21-8211-502 set aside for set project.

The motion passed unanimously by a 7 to 0 vote.

7. **Consider authorizing the City Manager to negotiate and enter into an agreement with Curtco Incorporated to complete asphalt crack sealing throughout the City of Lucas in an amount not to exceed \$100,000 using funds from Account 11-8029-301, Improvement Roads.**

CIP Manager Patrick Hubbard presented.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Stubblefield to approve authorizing the City Manager to negotiate and enter into an agreement with Curtco Incorporated to complete asphalt crack sealing throughout the City of Lucas in an amount not to exceed \$100,000 using funds from Account 11-8209-301, Improvement Roads. The motion passed unanimously by a 7 to 0 vote.

8. **Consider authorizing the Mayor to execute the Interlocal Cooperation Agreement for Automatic Fire and EMS Assistance with the City of Wylie, Texas.**

Fire Chief Stephens presented.

MOTION: A motion was made by Councilmember Lawrence, seconded by Mayor Pro Tem Fisher to approve authorizing the Mayor to execute the Wylie and Lucas Automatic and Mutual Aid ILA-2024. The motion passed unanimously by a 7 to 0 vote.

9. **Consider Parks and Open Space Board appointments to serve a two-year term beginning on January 1, 2025, and expiring on December 31, 2026, for the following:**

- A. **Parks and Open Space Board (also serving as the Lucas Farmers Market Committee)**

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Lawrence to reappoint John Elliott, Christel Parish, and Joan Phillips and to appoint Angela Martinez as a Member. The motion passed unanimously by a 7 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 appointment of members to the Planning and Zoning Commission and the Board of Adjustments.

City Council convened into Executive Session at 10:01 pm.

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

City Council reconvened from Executive Session at 10:18 pm.

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

Board of Adjustment:

Reappointments:

Sean Watts - Member

Charles Corporon - Member

Paula Walker – Alternate Member 1

Removal:

Helene Langer – Alternate Member 2

Appointment:

Richard Schertz – Alternate Member 2

The motion passed unanimously by at 6 to 0 vote.

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

Planning and Zoning Commission:

Reappointment:

Tommy Tolson - Commissioner

Joe Williams - Commissioner

Frank Hise - Commissioner

Updates:

John Awezec – Commissioner

Brian Dale – Alternate Commissioner 1

Appointments:

Jonathan Underhill – Alternate Commissioner 2

The motion passed unanimously by a 6 to 0 vote.

12. Adjournment.

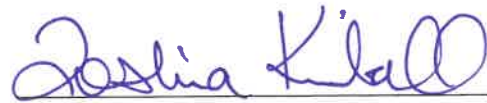
MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Stubblefield, to adjourn the meeting at 10:19 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:

ATTEST:



Mayor Dusty Kuykendall



Toshia Kimball, City Secretary

