



MINUTES
PLANNING AND ZONING COMMISSION MEETING

October 9, 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
Commissioner John Awezec
Alternate Commissioner Jonathan Underhill

Staff Present:

Development Services Director Joe Hilbourn
City Manager John Whitsell
Executive Admin Assistant Morgan Kowaleski
City Attorney Courtney Morris

Commissioners Absent:

Alternate Commissioner Brian Dale

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

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

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of the August 14, 2025 Planning and Zoning Commission meeting.**

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

Public Hearing

- 2. Conduct a public hearing to consider a request by Gavin Newman of GFFdesign, on behalf of Lucas Christian Academy, property owner at 505 W. Lucas Road, Lucas Christian Church Addition, Block A, Lot 1; Lucas, Texas 75002 for an amendment to the Specific Use Permit (SUP) to include temporary modular classrooms at the southwest corner of the existing educational facilities.**

Development Service Director Joe Hilbourn presented this agenda item.

Lucas Christian Academy Representative Joseph Walker presented on this agenda item.

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

Kathleen Peele, 17 Edgefield Lane, Lucas, TX 75002, spoke in opposition to the request.

Chairman Tolson read into the record the following written comments:

Amy Pacio, 485 Stinson Road, Lucas, Texas 75002 – in opposition to the request.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas 75002 – in opposition to the request.

Jennie Tissing, 1190 Stinson Road, Lucas, TX 75002, spoke in opposition to the request.

Sean Watts, 1115 Snider Lane, Lucas, TX 75002, spoke in favor of the request.

Jake Feckley, 10 Hillcrest Drive, Lucas, TX 75002, spoke in favor of the request.

Chairman Tolson closed the public hearing at 6:56 pm.

MOTION: A motion was made by Vice Chairman Williams, seconded by Commissioner Awezec, to approve the request by Gavin Newman of GFFdesign, on behalf of Lucas Christian Academy, property owner at 505 W. Lucas Road, Lucas Christian Church Addition, Block A, Lot 1; Lucas, Texas 75002 for an amendment to the Specific Use Permit (SUP) to include temporary modular classrooms at the southwest corner of the existing educational facilities, with a two-year (2-year) renewal period, additional screening as shown on the rendering, and the requirement to supply an amended letter of intent to be presented to City Council. The motion carried by a vote of 3:2, with Commissioner Hise and Commissioner Alwardt opposed.

3. Executive Session

There was no executive session scheduled for this meeting.

4. Adjournment:

Chairman Tolson adjourned the meeting at 7:37 pm.



Tommy Tolson, Chairman



Morgan Kowaleski, Executive Admin Assistant