



AGENDA CITY COUNCIL MEETING

March 5, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, March 5, 2026, beginning at 6:30 PM 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/163/Watch-Live-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 5510415 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 the February 19, 2026 City Council Meeting Minutes
 - B. Approval of the City of Lucas Quarterly Investment Report ended December 31, 2025.

Public Hearing

4. Conduct a public hearing to consider a request by Weilian & Carmen Lin, property owners at 10 Horseman Drive, Horsemans Estates (CLU), Block 2, Lot 5, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a one-room farmhouse as a private school totaling fifteen hundred (1,500) square feet in size. **(Joe Hilbourn, Development Services Director)**
5. Conduct a public hearing to approve Ordinance #2026-03-01040, a request submitted by Hayden Moses with Liberty Bankers Life Insurance Company on behalf of Jeff Bednar to rezone a parcel of land from Agricultural and Open Space (AO) to R-1 (Single-family residential 1-acre lots), being approximately 9.46 acres of land at 1100 W. Forest Grove Road and 1020 W. Forest Grove Road, Lucas, Texas 75002. **(Joe Hilbourn, Development Services Director)**

Regular Agenda

6. Consider the acceptance and approval of the City of Lucas Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2024-2025 presented by Mike Brooks from BrooksWatson & Co., PLLC, (BW&C). **(Liz Exum, Finance Director, Mike Brooks - BW&C)**
7. Consider approval of a budget amendment transferring funds from unrestricted reserves in the amount of \$36,172.20 to account Number 11-8999-200 building improvements for renovations to the City Hall front entry, Utilities/Court Clerk's Office expansion, and associated security enhancements. **(Joe Hilbourn, Development Services Director)**
8. Consider and hear an update from the Lucas Fire Department. **(Interim Fire Chief Rick Lasky)**
9. Consider calling a special City Council meeting for the purpose of canvassing the May 2, 2026, election results. **(Dusty Kuykendall, Mayor, Toshia Kimball, City Secretary)**
10. Consider approving a request by OW Homes for a preliminary plat, site plan, elevation plan, landscape plan, and irrigation plan for Owens Retail Addition, an addition to the City of Lucas being all of a 5.865-acre tract of land located in the William Snyder Survey, Abstract 621, otherwise known as the southwest corner of McGarity Lane and Allison

Lane. **(Joe Hilbourn, Development Services Director)**

11. Discuss a proposed concept plan submitted by Lexi Cassels with Toll Brothers homes, and the Paxton Family Trust. The proposed Concept plan considers 110 acres of residential creating 89 residential lots, the proposed concept plan also considers 36 acres of commercial encompassing the hard corner of Angel Parkway and Estates, and the frontage along Angel Parkway to McGarity Lane. The tract is 155 +/- acres of land, concept plan states 152 +/- acres of land after dedication. This tract is located at the southeast corner of Angel Parkway and Estates Parkway. **(Joe Hilbourn, Development Services Director)**
12. Consider authorizing the City Manager to enter into a Potable Water Supply Contract with North Texas Municipal Water District (NTMWD). **(John Whitsell, City Manager, Patrick Hubbard, CIP Manager)**
13. Discuss upcoming grant opportunities following from the Water Supply and Implementation Grants Implementation Plan administered by the Texas Water Development Board (TWDB) and provide direction to the City Manager. **(Patrick Hubbard, CIP Manager, Jeremy Bogle, Public Works Director)**
14. Receive a presentation on the state of design efforts for the East Winningkoff Trail and provide direction to the City Manager. **(Joe Hilbourn, Development Services Director, Patrick Hubbard, CIP Manager)**
15. Consider a budget amendment to transfer \$57,200 from Account No. 11-1001-80 (Restricted Cash – Five Oaks) and \$261,480 from Account No. 11-1009 (Restricted Cash – Impact Fees) to Account No. 11-8209-301 (Roadway Improvements) for the reconstruction of Orr Road with a 2-inch overlay. Alternatively, consider a budget amendment to transfer \$57,200 from Account No. 11-1001-80 (Restricted Cash – Five Oaks) and \$442,694 from Account No. 11-1009 (Restricted Cash – Impact Fees) to Account No. 11-8209-301 (Roadway Improvements) for the reconstruction of Orr Road with a 4-inch overlay and contract awarded to Texas Materials Group, Inc. based on its submitted bid. **(Joe Hilbourn, Development Services Director)**
16. Consider and hear discussion on the formation of the Lucas Police Department. **(Tim Johnson, City Council Seat 1)**

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.

17. Executive Session: An Executive Session is not scheduled for this meeting. **(City Council)**
18. Reconvene from Executive Session and take any action necessary as a result of the Executive Session. **(City Council)**
19. Adjournment **(City Council)**

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 February 27, 2026.

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.