



MINUTES PLANNING AND ZONING COMMISSION MEETING

February 12, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Frank Hise
Commissioner John Awezec
Commissioner Brian Dale
Alternate Commissioner Jonathan Underhill

Staff Present:

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

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

The meeting was called to order at 6:30 p.m. Commissioner Hise was absent, and Alternate Commissioner Underhill was seated as a voting member.

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of October 9, 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 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.

Carmen Lin requested that the SUP request be removed from consideration on February 3, 2026. No public hearing was conducted, and no action was taken.

3. **Conduct a public hearing to consider 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.**

Development Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 6:34 pm.

Dave Wilcox, 1605 LBJ Freeway, Dallas, TX 75234, the applicant, addressed the Commission and stated he was available to answer questions.

Chairman Tolson read into the record written correspondence from Jason Trafton, the Project Engineer with Ion Design Group, stating the project had undergone engineering review in accordance with City standards.

Natasha Bonner, 8 Horseman Drive, Lucas, TX 75002, addressed the Commission to inquire whether Agenda Item #2 would be rescheduled. Agenda Item #2 had been removed from consideration at the applicant's request.

Chairman Tolson closed the public hearing at 6:38 pm.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Dale, to approve the 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. The motion passed unanimously by a 5-0 vote.

Regular Agenda

4. **Consider approving a request by OW Homes for a preliminary plat 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.**

Development Service Director Joe Hilbourn presented this agenda item.

Commissioner Hise arrived at 6:51 p.m. and assumed his seat on the dais. Alternate Commissioner Underhill ceased serving as a voting member at that time.

MOTION: A motion was made by Vice Chairman Williams, seconded by Chairman Tolson, to table Agenda Item #4. The motion passed unanimously by a 5-0 vote.

Chairman Tolson opened the floor for public comment.

Susan Oliver, 2080 Claremont Drive, Lucas, TX 75002, addressed the Commission and expressed appreciation for their commitment to the City.

MOTION: A motion was made by Vice Chairman Williams, seconded by Chairman Tolson, to remove Agenda Item #4 from the table. The motion passed unanimously by a 5-0 vote.

Barrett Owens, 1285 Farmstead Court, Lucas, TX 75002, the applicant, addressed the Commission regarding Agenda Item #4.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Dale, to conditionally approve a request by OW Homes for a preliminary plat 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 Synder Survey, Abstract 621, otherwise known as the southwest corner of McGarity Lane and Allison Lane provided an Engineer identifies the size and number of drainage openings required to provide drainage away from the East side of the building.

5. Executive Session


There was no executive session scheduled for this meeting.

6. Adjournment:

Chairman Tolson adjourned the meeting at 7:11 pm.



Tommy Tolson, Chairman



Morgan Kowaleski, Executive Admin Assistant
Toshia Kimball, City Secretary

