



MINUTES CITY COUNCIL REGULAR MEETING

March 5, 2026 | 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 Phil Lawrence
Councilmember Neil Peterson
Councilmember Brian Stubblefield
Councilmember Tim Johnson

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Finance Director Liz Exum
Public Safety Director Doug Kowalski
Public Works Director Jeremy Bogle
Deputy Jeremy Altemus

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

Tracey Ayre, 2300 McGarity Lane, Lucas, Texas, 75002. Requested to add parks in the upcoming future developments.

Curtis Helton, 2300 McGarity Lane, Lucas, Texas, 75002. Requesting adequate retention ponds in the upcoming new developments. Stated that the upcoming police department is underbudgeted and disappointed this wasn't a public agenda.

Community Interest

2. Items of Community Interest:

Mayor Kuykendall presented the items of Community Interest.

- May 2, 2026 General Elections – City Council Seats 1 and 2 are on the ballot. The General Election will be held in the Lucas Community Center. Early voting begins April 20th.
- Town Hall Meeting – April 7th at 6:30 p.m. at the Lovejoy High School Auditorium to discuss the plans for the future Lucas Police Department and introduction of the new Director of Public Safety.
- City Hall Closure – Tuesday, April 7, 2026, City Hall will be closed to the public due to a computer system upgrade. No payments can be taken on that day.
- Upcoming Community Events
 - Keep Lucas Beautiful Spring Cleanup – March 28, 2026, 9 am – 1 pm
 - Founder's Day – April 11, 2026, 11 am – 4 pm
 - Art in Public Places – TBD – April
 - The Lucas Car Show – May 16, 2026, 8 am -12 pm at Lovejoy High School



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Consent Agenda

3. Consent Agenda:

- A. Approval of the February 19, 2026, Meeting minutes.**
- B. Approval of the City of Lucas Quarterly Investment Report ended December 31, 2025.**

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

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.**

Public hearing agenda item #4 was pulled by the applicant.

MOTION: A motion was made by Councilmember Peterson, seconded by Councilmember Johnson, to approve removing the 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. The motion passed unanimously by a 7 to 0 vote.

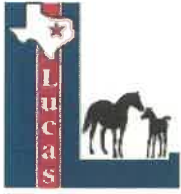
- 5. Conduct a public hearing to approve Ordinance #2026-03-01040, a request submitted by Hayden Moses with Liberty Bankers Life Insurance Company on behalf of Jeff Bednar to rezone a parcel of land from Agricultural and Open Space (AO) to R-1 (Single-family residential 1-acre lots), being approximately 9.46 acres of land at 1100 W. Forest Grove Road and 1020 W. Forest Grove Road, Lucas, Texas 75002. Mayor Pro Tem Fisher opened the public hearing at 6:43 pm.**

Development Services Joe Hilbourn presented.

Mayor Kuykendall opened the public hearing at 6:46 pm.

Dave Wilcox, Liberty Bankers Life Insurance Company, 1605 LBJ Freeway Ste. 600, Dallas, Texas. Applicant.

Mayor Kuykendall closed the public hearing at 6:46 pm.



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Mayor Kuykendall read the below email into the record:

Deborah Jacobs, 1415 Ford Lane, Lucas, Texas, 75002. In opposition.

MOTION: A motion was made by Councilmember Bierman, seconded by Mayor Kuykendall, to approve Ordinance #2026-03-01040, 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 7 to 0 vote.

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).**

Mike Brooks from Brooks Watson & Co., PLLC presented.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Johnson, to approve the City of Lucas Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2024-2025. The motion passed unanimously by a 7 to 0 vote.

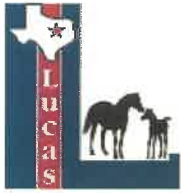
- 7. Consider approval of a budget amendment transferring funds from unrestricted reserves in the amount of \$36,172.20 to account Number 11-8999-200 building improvements for renovations to the City Hall front entry, Utilities/Court Clerk's Office expansion, and associated security enhancements.**

Development Services Joe Hilbourn presented.

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

- 8. Consider and hear an update from the Lucas Fire Department.**

Agenda item #8 was pulled and will be placed on the March 19, 2026, City Council agenda.



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Mayor Kuykendall moved agenda item #16 to follow agenda item #8.

16. Consider and hear discussion on the formation of the Lucas Police Department.

Mayor Kuykendall read emails into the record:

Tyler Simpson, 455 Blondy Jhune Trail, Lucas, Texas, 75002. In support.

Brenda Rizos, 1200 Winningkoff, Lucas, Texas, 75002. Requested clarity.

Jennifer Kapp, 1400 Blue Moon Drive, Lucas, Texas, 75002. In opposition.

Request to Speak:

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

Tracey Ayre, 2300 McGarity Lane, Lucas, Texas, 75002. Discussed police budget concerns. Requested clarity.

Regina Embry, 380 E Lucas Road, Lucas, Texas, 75002. Requesting transparency.

9. Consider calling a special City Council meeting for the purpose of canvassing the May 2, 2026, election results.

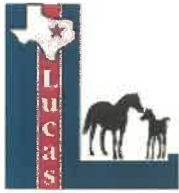
City Manager John Whitsell presented.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Johnson, to approve calling a special City Council meeting for Tuesday, May 12, 2026, at 9:00 a.m. for the purpose of canvassing the May 2, 2026, election results. The motion passed unanimously by a 7 to 0 vote.

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.

Development Services Director Joe Hilbourn presented.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Bierman, to approve 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



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tract of land located in the William Snyder Survey, Abstract 621, otherwise known as the southwest corner of McGarity Lane and Allison Lane. The motion passed unanimously by a 7 to 0 vote.

- 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 Angle Parkway and Estates, and the frontage along Angle 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 Angle Parkway and Estates Parkway.**

Development Services Director Joe Hilbourn presented.

Brian Glaser, Glaser Retail Partners, presented.

Mike Boswell, Toll Brothers, 2555 Grapevine Parkway, Grapevine, Texas, 76051 presented.

Email: Tyler Simpson, 455 Blondy Jhune Trail, Lucas, Texas, 75002. In opposition.

Curtis Helton, 2300 McGarity Lane, Lucas, Texas, 75002. Voiced drainage concerns.

Joe Champion, 2190 McGarity Lane, Lucas, Texas, 75002. In opposition.

Chris Duhon, 707 Maplewood Lane, Lucas, Texas, 75002. In support.

Greg Jacobs, 1415 Ford Lane, Lucas, Texas, 75002. Suggested that a traffic study be completed for the traffic light.

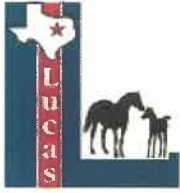
Julie Judd, 445 Pennington, Lucas, Texas, 75002. Requested the timeline for the new development and to repair McGarity Lane.

Aniruddha Sant, 2115 Claremont Drive, Lucas, Texas, 75002. In support.

There is no motion required on this item.

- 12. Consider authorizing the City Manager to enter into a Potable Water Supply Contract with North Texas Municipal Water District (NTMWD).**

CIP Manager Patrick Hubbard presented.



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MOTION: A motion was made by Mayor Kuykendall, seconded by Mayor Pro Tem Fisher, to approve authorizing the City Manager to enter into a Potable Water Supply Contract with the North Texas Municipal Water District (NTMWD). The motion passed unanimously by a 7 to 0 vote.

- 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.**

CIP Manager Patrick Hubbard presented.

No motion is required on this item.

- 14. Receive a presentation on the state of design efforts for the East Winningkoff Trail and provide direction to the City Manager.**

Development Services Director Joe Hilbourn presented.

No motion is required on this item.

- 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.**

Development Services Director Joe Hilbourn presented.

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

Executive Session Agenda

- 16. Executive Session:**



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An Executive Session was not held at this meeting.

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

No action was taken from Executive Session.

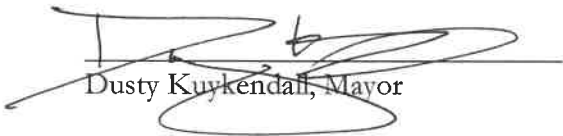
Adjournment

- 18. **Adjournment.**

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Kuykendall to adjourn the meeting at 10:19 p.m. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:


Dusty Kuykendall, Mayor


Toshia Kimball, City Secretary

