



MINUTES
CITY COUNCIL REGULAR MEETING

April 2, 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 Tim Johnson
Councilmember Neil Peterson
Councilmember Brian Stubblefield

City Staff Present:

City Secretary Toshia Kimball
City Attorney Joe Gorfida
Development Services Director Joe Hilbourn
CIP Manager Patrick Hubbard
Interim Fire Chief Rick Lasky
Public Safety Director Doug Kowalski
Deputy Jeremy Altemus

City Councilmembers Remote:

Councilmember Phil Lawrence

City Staff Remote:

City Manager John Whitsell

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

Interim Fire Chief Lasky discussed flags for disposal inside the flag box outside of Lucas City Hall. He handed out stars from the destroyed flags to the City Council and audience members.

Community Interest

2. 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.
- City Hall Closure – City of Lucas offices will be closed tomorrow, Friday, April 3, 2026, in observance of Good Friday. Regular business hours will resume on Monday, April 6, 2026.
- 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. Questions you would like addressed at the Town Hall should be emailed to: lpdinfo@lucastexas.us.
- 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 made on that day.
- Upcoming Community Events
 - Founder's Day – April 11, 2026, 11 am – 4 pm
 - Art in Public Places – April 21, 2026, 5 pm – 7 pm
 - The Lucas Car Show – May 16, 2026, 8 am – 12 pm at Lovejoy High School



MINUTES
CITY COUNCIL REGULAR MEETING

April 2, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Consent Agenda

3. Consent Agenda:

- A. Approval of minutes of the March 19, 2026, City Council meeting.
- B. Approval of minutes of the March 23, 2026, City Council meeting.

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

Public Hearing

- 4. Conduct a public hearing to consider Ordinance 2026-04-01043, 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 an art room totaling fifteen hundred (1,500) square feet in size.**

Development Services Director Joe Hilbourn presented.

Mayor Kuykendall opened the public hearing at 6:44 pm.

Carmen Lin, 917 Mustang Ridge Drive, Murphy, Texas, 75094, answered questions from the City Council.

Mayor Kuykendall closed the public hearing at 6:49 pm.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Johnson, to deny Ordinance 2026-04-01043, 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 an art room 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 consider a request by Michael Westfall, property owner at 2300 Songbird Trail, 4.920 Acres John W. Kirby Survey, A-506; Lucas, Texas, 75002; for a Specific Use Permit (SUP) to allow an accessory dwelling unit totaling up to fifteen hundred (1,500) square feet in size. (At the request of the applicant, no action will be taken.)**

Public hearing item #5 was removed at the request of the applicant. No action taken.



MINUTES
CITY COUNCIL REGULAR MEETING

April 2, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

6. **Conduct a public hearing to consider Ordinance 2026-04-01044, a request submitted by James Roberts with Goose Real Estate on behalf of Sergio Villarreal to rezone a parcel of land from Agricultural and Open Space (AO) to R-2 (Single-family residential 2-acre lots), being a tract of land 17.485 acres in size out of the D James Survey Abstract No A0477, Tract 31 in the City of Lucas, Collin County Texas.**

Development Services Director Joe Hilbourn presented.

Mayor Kuykendall opened the public hearing at 6:57 pm.

Greg Jacobs, 1415 Ford Lane, Lucas, Texas, 75002, expressed concerns about traffic cut-through.

Rebecca Orr, 831 Sugar Bars Drive, Lucas, Texas, 75002, expressed concerns about the cut-through traffic.

Mayor Kuykendall closed the public hearing at 7:00 pm.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Mayor Kuykendall, to approve Ordinance 2026-04-01044, the request submitted by James Roberts with Goose Real Estate on behalf of Sergio Villarreal to rezone a parcel of land from Agricultural and Open Space (AO) to R-2 (Single-family residential 2-acre lots), being a tract of land 17.485 acres in size out of the D James Survey Abstract No A0477, Tract 31 in the City of Lucas, Collin County Texas. The motion passed unanimously by a 7 to 0 vote.

7. **Conduct a public hearing to consider a request submitted by Mark Robinson on behalf of Robinson Living Trust to rezone a parcel of land from Agricultural and Open Space (AO) to Commercial Business (CB), being a tract of land approximately 0.6911 acres in size out of the James Anderson Survey Abstract No A0017, Tract 57 in the City of Lucas, Collin County Texas.**

Development Services Director Joe Hilbourn presented.

Mayor Kuykendall opened the public hearing at 7:07 pm.

Mark Robinson, 7 Harvest Way, Lucas, Texas, 75002, answered questions from the City Council.

Tommy Tolson, Forest Creek Estates, Lucas, Texas, clarified why public hearing item #7 was denied by the Planning and Zoning Commission.

Mayor Kuykendall closed the public hearing at 7:12 pm.



MINUTES
CITY COUNCIL REGULAR MEETING

April 2, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to deny the request submitted by Mark Robinson on behalf of Robinson Living Trust to rezone a parcel of land from Agricultural and Open Space (AO) to Commercial Business (CB), being a tract of land approximately 0.6911 acres in size out of the James Anderson Survey Abstract No A0017, Tract 57 in the City of Lucas, Collin County Texas. The motion passed by a 6 to 1 vote. Councilmember Bierman opposed.

- 8. Conduct a public hearing to consider Ordinance 2026-04-01042, a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for a Specific Use Permit (SUP) and amended site plan to allow for a refueling station.**

Development Services Director Joe Hilbourn presented.

Ryan Trimble with Allyn Media and Lauren Nuffer with Kimley-Horn and Associates presented.

Mayor Kuykendall opened the public hearing at 7:25 pm.

Mayor Kuykendall closed the public hearing at 7:44 pm.

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Kuykendall, to approve Ordinance 2026-04-01042, a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for a Specific Use Permit (SUP) and amended site plan to allow for a refueling station. The motion passed by a 4 to 3 vote. Councilmember Peterson, Councilmember Bierman, and Mayor Pro Tem Fisher opposed.

Regular Agenda

- 9. Consider authorizing the City Manager to negotiate and enter into an agreement with 7 Arrows Land Staff, LLC in an amount not to exceed \$413,000 to provide Land Rights Acquisition Services for the West Lucas Road Reconstruction Project using funds in account 21-8210-491-136.**

CIP Manager Patrick Hubbard presented.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Bierman, to approve authorizing the City Manager to negotiate and enter into an agreement with 7 Arrows Land Staff, LLC in an amount not to exceed \$413,000 to provide Land



MINUTES
CITY COUNCIL REGULAR MEETING

April 2, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Rights Acquisition Services for the West Lucas Road Reconstruction Project using funds in account 21-8210-491-136. The motion passed unanimously by a 7 to 0 vote.

- 10. Consider authorizing the City Manager to negotiate and enter into an agreement with Surveying and Mapping, LLC in an amount not to exceed \$79,200 to provide surveying for the West Lucas Road Reconstruction Project using funds in account 21-8210-491-136.**

CIP Manager Patrick Hubbard presented.

MOTION: A motion was made by Councilmember Peterson, seconded by Mayor Kuykendall, to approve authorizing the City Manager to negotiate and enter into an agreement with Surveying and Mapping, LLC, in an amount not to exceed \$79,200 to provide surveying for the West Lucas Road Reconstruction Project. The motion passed unanimously by a 7 to 0 vote.

- 11. Consider an analysis of pavement condition data, discuss strategies for the City of Lucas Road Improvement Program, and provide direction to the City Manager.**

CIP Manager Patrick Hubbard presented.

There is no motion required on this item.

- 12. Consider adopting Ordinance 2026-04-01041 of the City of Lucas, Texas, amending the Code of Ordinances by amending Chapter 3 titled “Building Regulations” by amending Article 3.16 titled “Signs.”**

Development Services Director Joe Hilbourn presented.

MOTION: A motion was made by Councilmember Bierman, seconded by Mayor Kuykendall to approve adopting Ordinance 2026-04-01041 of the City of Lucas, Texas, amending the Code of Ordinances by amending Chapter 3 titled “Building Regulations” by amending Article 3.16 titled “Signs.” The motion passed unanimously by a 7 to 0 vote with the correction of Sec.3.16.009(d)(3) - Temporary signs updating four feet to five feet.

Executive Session Agenda

- 13. Executive Session:**

An Executive Session was not held at this meeting.



MINUTES
CITY COUNCIL REGULAR MEETING

April 2, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

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


No action was taken from the Executive Session.

Adjournment

15. **Adjournment.**

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Kuykendall to adjourn the meeting at 8:49 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:


Dusty Kuykendall, Mayor

ATTEST:


Toshia Kimball, City Secretary