



MINUTES PLANNING AND ZONING COMMISSION MEETING

March 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
City Secretary Toshia Kimball
City Attorney Courtney Morris

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 February 12, 2026 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Dale, 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 an art room totaling fifteen hundred (1,500) square feet in size.

Development Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 6:39 pm.

Carmen Lin, 917 Mustang Ridge Dr., Murphy, TX 75094, the applicant, addressed questions and concerns raised by the Commission.

Chairman Tolson closed the public hearing at 6:45 pm.

After discussion, the Commission recessed into executive session for legal advice.

The Commission reconvened into open session at 6:51 pm.

MOTION: A motion was made by Chairman Tolson, seconded by Vice-Chairman Williams, to approve 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/accessory building to be utilized as an art room totaling fifteen hundred (1,500) square feet in size subject to the following requirements:

The motion was amended to revise Item 4 to include a reference to the International Building Code adopted by the City of Lucas.

1. All existing accessory buildings on the property shall be demolished prior to issuance of a building permit for this accessory building.
2. This accessory building shall be used solely and exclusively by the owner or residents of this property.
3. This accessory building shall not be constructed, modified, or utilized as an accessory dwelling unit.
4. Use of this accessory building for any commercial purposes, either for profit or not for profit, shall require immediate modification of the building necessary to comply with all applicable commercial sections of the most current edition of the International Building Code adopted by the City of Lucas, including fire suppression, access/egress requirements, and the Americans with Disabilities Act.
5. Property owner shall file and maintain on record an amended deed restriction for this property with the Collin County clerk, prior to issuance of a building permit that states this one-room farmhouse/accessory building shall be used solely and exclusively by the owner or residents of this property.

The motion passed unanimously by a 5-0 vote.

- 3. 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**

Agenda Item 3 was withdrawn from consideration

- 4. Conduct a public hearing to consider 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 Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 7:15 pm.

Randy Kercho, 1790 Heifner Road, Lucas, TX, 75002, addressed the Commission regarding Agenda Item No. 4.

James Roberts, 2636 Ford Circle, Lucas, TX 75002, the applicant, addressed the Commission regarding Agenda Item No. 4.

Chairman Tolson closed the public hearing at 7:24 pm.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commissioner Hise to approve 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 5-0 vote.

- 5. 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 Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 7:30 pm.

Mark Robinson, 2 Harvest Way, Wylie, TX, 75098, spoke in favor of this item.

Chairman Tolson closed the public hearing at 7:33 pm.

MOTION: A motion was made by Commissioner Awezec, seconded by Vice-Chairman Williams 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 Page 48 of 177 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 4-1 vote, with Commissioner Hise opposed.

- 6. Conduct a public hearing to consider 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 Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 7:49 pm.

Logan Duren, 13455 Noel Road, Dallas, TX 72540, a representative of Kimley-Horn, addressed the Commission's questions and concerns.

Lauren Nuffer, 13455 Noel Road, Dallas, TX 72540, a representative of Kimley-Horn, addressed the Commission's questions and concerns.

Chairman Tolson closed the public hearing at 7:59 pm.

MOTION: A motion was made by Commission Awezec, seconded by Chairman Tolson to deny the request 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 unanimously by a 5-0 vote.

Regular Agenda

- 7. Consider approving a request by Doug Mousel on behalf of LandPlan Rogers, LP for the Covenants, Conditions, and Restrictions (CC&R) for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek.**

Development Service Director Joe Hilbourn presented this agenda item.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commission Awezec to approve a request by Doug Mousel on behalf of LandPlan Rogers, LP for the Covenants, Conditions, and Restrictions (CC&R) for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349. The motion passed unanimously by a 5-0 vote.

- 8. Consider approving a request by Doug Mousel on behalf of LandPlan Rogers, LP for a final plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek.**

Development Service Director Joe Hilbourn presented this agenda item.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commission Dale, to approve a request by Doug Mousel on behalf of LandPlan Rogers, LP for a final plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349. The motion passed unanimously by a 5-0 vote

9. Executive Session

The Commission recessed into executive session during Agenda Item No. 2 pursuant to Texas Government Code Section 551.071 to consult with legal counsel regarding the Specific Use Permit request for property located at 10 Horseman Drive.

The Commission reconvened into open session at 6:51 pm. Action regarding Agenda Item No. 2 was taken in open session.

10. Adjournment:

Chairman Tolson adjourned the meeting at 8:08 pm.



Tommy Tolson, Chairman



Morgan Kowaleski, Executive Admin Assistant

