



**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**

May 14, 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**

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The meeting was called to order at 6:30 pm.

**Consent Agenda**

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**1. Consent Agenda:**

**A. Approval of the minutes of the March 12, 2026 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Commissioner Dale, seconded by Vice-Chairman Williams, to approve the consent agenda as presented. The motion passed unanimously by a 5-0 vote.

**Regular Agenda**

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**2. Consider approving 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 an amended site plan, elevations, and landscape plan.**

Development Service Director Joe Hilbourn presented this agenda item.

Lauren Nuffer of Kimley-Horn, representing the applicant, presented a PowerPoint presentation regarding this agenda item to the Commission.

**MOTION:** A motion was made by Commissioner Awezec, seconded by Vice-Chairman Williams to approve 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 an amended site plan, elevations, and landscape plan. The motion passed unanimously by a 5-0 vote

**3. Consider approving a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A.**

Development Service Director Joe Hilbourn presented this agenda item.

An emailed public comment was received from Lorin Lowry, 520 Mark Drive, Lucas, Texas, 75002. Chairman Tolson read the comment into the record.

An emailed public comment was received from Carolynn Christenson, at 575 W Blondy Jhune Road, Lucas, Texas, 75002. Chairman Tolson read the comment into the record.

An emailed public comment was received from Chris Adcock, 475 Blondy Jhune Trail, Lucas, Texas, 75002. Vice-Chairman Williams read the comment into the record.

Randy Kercho, 1790 Heifner Rd, Lucas, Texas 75002, addressed the Commission regarding agenda item #3.

Warren Corwin, 200 W. Belmont Road, Allen, Texas 75013, representing the applicant, addressed the Commission's questions and concerns.

After discussion, the Commission recessed into executive session for legal advice at 8:05 pm. The Commission reconvened into open session at 8:13 pm.

**MOTION:** A motion was made by Vice-Chairman Williams, seconded by Commissioner Hise, to approve a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A. The motion passed unanimously by a 5-0 vote

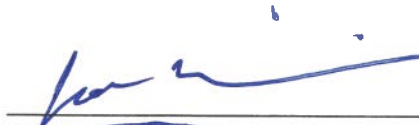
**4. Executive Session**


The Commission recessed into executive session during Agenda Item No. 3, pursuant to Texas Government Code Section 551.071, to consult with legal counsel regarding the preliminary plat for Mansions on Blondy Jhune.

The Commission reconvened into open session at 8:13 pm. Action regarding Agenda Item No. 3 was taken in open session.

**5. Adjournment:**

Chairman Tolson adjourned the meeting at 8:16 pm.

  
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Tommy Tolson, Chairman  
*Joe Williams*

  
\_\_\_\_\_  
Morgan Kowaleski, Executive Admin Assistant



**From:** [Lorin Lowry](#)  
**To:** [Morgan Kowaleski](#)  
**Subject:** Public comment — May 14 P&Z Item 3, Mansions on Blondy Jhune preliminary plat  
**Date:** Wednesday, May 13, 2026 9:50:36 AM

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Dear Planning and Zoning Commissioners and City Staff,

My name is Lorin Lowry, and I live on Mark Drive just off Blondy Jhune Road. As a nearby resident directly affected by access, drainage, and construction traffic, I respectfully ask that you postpone consideration of the preliminary plat for Mansions on Blondy Jhune scheduled for May 14, 2026. This request is to ensure the public record fully addresses impacts on surrounding properties, roads, drainage, floodplain, and emergency access before any approval.

Since moving here three years ago, traffic on Blondy Jhune has noticeably increased, especially during morning and afternoon commute hours. Traffic often backs up from Country Club Road to just past the bridge near 625 W Blondy Jhune Road, where this new subdivision is proposed. With additional developments like Hendrick Estates already underway, I am concerned about adding another access point to this narrow, curved two-lane road without clear evidence that it can safely handle the increased volume.

The current packet includes a detailed tree inventory but lacks comparable transparency on critical infrastructure issues such as bridge and culvert design, floodplain modeling, pavement condition, and emergency access. For the safety and well-being of existing residents and future homeowners, I ask the Commission to require the following before moving forward:

1. A pre-construction structural pavement evaluation of Blondy Jhune Road, along with a Construction Traffic Mitigation Plan and a performance bond or security dedicated to repairing any damage to the road and right-of-way caused by construction traffic. This is essential given the rural character of Blondy Jhune and the heavy equipment expected during construction.
2. A traffic and access analysis or City Engineer's written finding confirming that the new subdivision entrance on Blondy Jhune is safe and adequate. This should include sight distance measurements, posted and design speeds, and any necessary grading or vegetation clearing to ensure safe turning movements on this curved roadway.
3. A written Fire Marshal report that the subdivision's layout—including private streets, cul-de-sacs, hydrants, grades, turnarounds, and emergency access redundancy—meets Lucas Fire Department standards. This is especially important given concerns about dead-end street lengths and emergency vehicle access.
4. A detailed construction traffic and road protection plan identifying haul routes, staging areas, lane closures, signage, work hours, and provisions to maintain emergency access

throughout construction.

5. Documentation addressing impacts on adjacent and nearby properties, including land uses and driveway details within 200 feet, as required by the City's development checklist.

These requests align with the City's Development Guide, Texas Local Government Code requirements for clear, written findings tied to adopted standards, and the need for proportionate infrastructure improvements. The packet notes hydrological studies and a Conditional Letter of Map Revision (CLOMR) to FEMA will be submitted, but comparable detail on other critical infrastructure is missing from the public record.

I am not opposing development but asking for a thorough, transparent review that protects residents, the developer, and the City. If the current record does not demonstrate compliance with all applicable standards, please postpone or deny the plat. If approval proceeds, it should be conditioned on enforceable, standard-based requirements before final plat or construction begins.

Thank you for your careful consideration of these important issues.

Lorin Lowry  
520 Mark Drive



**From:** [Carolynn Christenson](#)  
**To:** [Morgan Kowaleski](#)  
**Subject:** Written Comments – Agenda Item 3 (Mansions on Blondy Jhune Preliminary Plat) – May 14, 2026 P&Z Meeting  
**Date:** Thursday, May 14, 2026 11:44:06 AM

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Dear Planning and Zoning Commissioners and City Staff,

My name is Carolynn Christenson, and I live at 575 W Blondy Jhune Road in Lucas. My property is directly adjacent to the proposed Mansions on Blondy Jhune development. I am submitting these comments regarding Agenda Item #3 for tonight's Planning and Zoning Commission meeting.

I would appreciate clarification and consideration of the following concerns:

1. **Incomplete Tree Survey** – The submitted tree survey does not appear to include Lots 1B and 1X (and possibly other areas). It is particularly concerning that these areas were not included given that they are densely wooded with mature trees. A complete and accurate tree survey of the entire site, including all adjacent areas that could be impacted, should be required prior to approval.
2. **Protection of Adjacent Tokalaun Property** – What specific measures (such as construction fencing, tree protection fencing, staking, monitoring, and erosion control) will be implemented to prevent trespassing, unauthorized access, tree damage, or any disturbance onto Tokalaun homeowners' land during construction?

As Tokalaun homeowners have intentionally left their land south of the creek in its natural state, it is critical that the developer install and maintain clear physical barriers and follow strict construction protocols to fully protect these undisturbed areas from construction impacts, equipment staging, material storage, or worker access.

3. **Continued Access South of the Creek** – What provisions will be made to guarantee Tokalaun homeowners retain continued access to their properties south of the creek both during and after construction?
4. **Drainage, Erosion, and Floodplain Impacts** – Drainage and erosion along the creek edge are major concerns. Homeowners north of the creek are already experiencing significant drainage and erosion issues, and there is strong concern that construction and development activity could worsen these conditions.

What specific drainage designs, erosion control measures, long-term creek bank stabilization techniques, and floodplain mitigation strategies will be implemented to protect adjacent and downstream properties and prevent negative impacts to the creek?

5. Proposed Bridge and Creek Crossing — The new bridge and entrance access off Blondy Jhune raises several concerns for adjacent Tokalaun homeowners and properties downstream.
  - Downstream Impacts — What studies and protections are in place to ensure the new bridge does not increase flooding, erosion, or drainage problems downstream?
  - Traffic and Road Safety — Blondy Jhune is a narrow, curving two-lane road that already carries a high volume of traffic. Has a traffic study been done to evaluate the safety of the new entrance and the additional traffic it will bring?
  - Light Pollution and Headlight Glare — What steps will be taken to minimize light pollution and headlight glare from the proposed bridge and new roads onto neighboring homes?

While I understand that some of these concerns may be addressed in greater detail during later construction plan reviews, I believe it is important to raise them now at the preliminary plat stage given that the Planning and Zoning Commission has the authority and responsibility to require adequate documentation, studies, and enforceable conditions to protect adjacent property owners, infrastructure, and the environment before any approval is granted.

Given the apparent incompleteness of the tree survey, it also raises concerns about whether other important elements — such as drainage, tree preservation, and impacts to adjacent properties — have been fully and accurately documented.

Thank you for your time and consideration of these concerns, as well as those expressed by other community members. I appreciate the Commission's attention to protecting neighboring property owners and ensuring that impacts are thoroughly addressed before approval of this project.

Carolynn Christenson  
575 W Blondy Jhune Rd

[REDACTED]  
[REDACTED]

**From:** [Christopher Adcock](#)  
**To:** [Morgan Kowaleski](#)  
**Subject:** Re: Public comment — May 14 P&Z Item 3, Mansions on Blondy Jhune preliminary plat  
**Date:** Wednesday, May 13, 2026 10:36:33 AM  
**Attachments:** [image001.png](#)

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Hi Morgan,

Thank you for confirming receipt and for presenting my comments to the Planning & Zoning Chairman.

I also wanted to add one clarification to my prior comments. I understand that some items I raised — including bridge details, road construction details, turning improvements, and other construction-plan-level engineering — may ordinarily be reviewed later in the process after preliminary plat approval. If that is the City's process, I understand my comments may be early as to some of those details.

That said, I believe it is important for these concerns to be in the public record now rather than later. This is a large project with significant implications for nearby residents and especially for neighbors downstream of the proposed development. The adequacy of the Blondy Jhune entrance, drainage/floodplain impacts, bridge and culvert design, construction traffic, emergency access, and road protection are not minor details from the perspective of affected neighbors.

I am also concerned because there have been multiple prior representations or expectations involving this developer and related area impacts — including Hendricks Estates and potential turning-lane or roadway improvements on Blondy Jhune — that do not appear to have been clearly followed through in a way that is transparent to residents. For that reason, I do not think neighbors should be asked to assume that critical infrastructure and mitigation issues will necessarily be resolved later unless they are clearly documented, tracked, and made enforceable.

So while I understand the timing issue, I respectfully ask that the record reflect these concerns now, and that any approval or recommendation include clear written conditions identifying what remains outstanding, who is responsible, when it must be completed, and how the City will ensure compliance before final plat approval, grading, road work, bridge/culvert construction, or other construction activity proceeds.

Thank you again for including these comments in the record.

Sincerely,  
Chris Adcock  
475 Blondy Jhune Trail  
[REDACTED]

[REDACTED]

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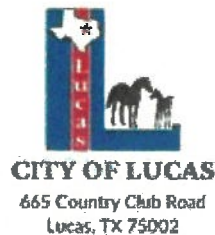
On Wed, May 13, 2026 at 10:19 AM Christopher Adcock <[REDACTED]> wrote:

On Tue, May 12, 2026 at 11:15 AM Morgan Kowaleski <[mkowaleski@lucastexas.us](mailto:mkowaleski@lucastexas.us)> wrote:

Good Morning Chris,

I have received your comments and will present them to the P&Z Chairman on Thursday night.

Thank you,



**Morgan Kowaleski**

Executive Administrative Assistant

Direct: (972) 912-1214  
[mkowaleski@lucastexas.us](mailto:mkowaleski@lucastexas.us)

**From:** Christopher Adcock <[REDACTED]>

**Sent:** Tuesday, May 12, 2026 9:56 AM

**To:** Morgan Kowaleski <[mkowaleski@lucastexas.us](mailto:mkowaleski@lucastexas.us)>

**Subject:** Public comment — May 14 P&Z Item 3, Mansions on Blondy Jhune preliminary plat

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Dear Planning and Zoning Commissioners and City Staff,

My name is Chris Adcock, and I live at 475 Blondy Jhune Trail. As a resident directly affected by the proposed Mansions on Blondy Jhune preliminary plat, I am submitting this comment regarding the May 14, 2026 agenda item.

My home is adjacent to the Blondy Jhune entrance area, and my concerns focus on the safety and adequacy of that entrance, the bridge and culvert infrastructure, drainage and floodplain impacts, construction traffic, and emergency access.

I respectfully request that you postpone consideration of this preliminary plat until the public record fully documents the engineering, fire, drainage, floodplain, bridge/culvert, road impact, and emergency access reviews required to demonstrate compliance with City standards and Texas plat law. If the Commission chooses to proceed, please make these requirements enforceable written conditions before any final plat approval, grading, or construction.

While the packet includes a detailed tree inventory of roughly 1,070 trees and thousands of protected diameter-inches, it lacks comparable transparency on critical infrastructure. The bridge and culvert profiles, structural assumptions, hydrologic and hydraulic studies, and floodplain modeling are not publicly available. The staff report notes that a Conditional Letter of Map Revision (CLOMR) will be submitted to FEMA, but the technical basis for this and other infrastructure elements should be part of the public record before approval.

Specifically, I ask the Commission to require the following before moving forward:

1. Complete public documentation of all engineering, fire, drainage, floodplain, bridge/culvert, and road-impact findings that demonstrate compliance with the Lucas Development Guide and Texas Local Government Code § 212.0091. If any items are deferred, the record should clearly state the conditions, responsible parties, and timelines.
2. Inclusion of bridge and culvert design sheets, hydrologic and hydraulic studies, and floodplain analyses in the public record. These are essential to evaluate the proposed access infrastructure and floodplain impacts. Approval should not proceed without these materials or an enforceable condition requiring their completion before final plat or construction.
3. A pre-construction structural evaluation of Blondy Jhune Road, a Construction Traffic Mitigation Plan, and a performance bond or security dedicated to protecting and repairing the road and right-of-way from construction impacts. Blondy Jhune is a rural road not clearly designed for heavy construction traffic, including equipment and timber hauling related to tree removal.
4. A traffic and access analysis or City Engineer finding confirming that the new Blondy Jhune entrance is safe and adequate on the existing two-lane curved roadway. This should address sight distances, turning movements, queuing, and any required improvements such as turn lanes or signage.
5. Public and complete hydrologic and hydraulic records before any construction near the

creek, floodplain, bridge, or culvert areas. This includes documentation of drainage easements, detention assumptions, downstream impacts, and FEMA CLOMR/Letter of Map Revision (LOMR) requirements. No grading or floodplain work should proceed without these reviews and permits.

6. A written Fire Marshal finding confirming that the subdivision layout, private streets, cul-de-sacs, hydrants, grades, turnarounds, gates, and emergency access meet Lucas Fire Department standards. This should address dead-end street length, emergency vehicle access, and redundancy in case the primary Blondy Jhune access is blocked or damaged.

7. A construction traffic and road protection plan detailing haul routes, staging areas, lane closures, signage, work hours, and emergency access maintenance during construction. Pre- and post-construction road condition documentation and bonding for repairs should be required.

8. Clear, enforceable documents specifying ownership, maintenance, inspection, funding, and repair responsibilities for private streets, drainage and landscape easements, emergency access, and any bridge or culvert facilities. The City should require a lifecycle maintenance cost study or reserve analysis to ensure long-term upkeep and prevent future failures.

9. Specific, written findings tied to City standards and Texas plat law for any approval, conditional approval, postponement, or denial. If the Commission approves despite missing key infrastructure documentation, please identify the ordinance or design standard that justifies this decision.

These requests are not about opposing development but about ensuring a thorough, transparent, and standards-based review that protects residents, the applicant, and the City. A clear public record showing what has been reviewed, what remains outstanding, and who is responsible for each condition is essential.

Thank you for your careful consideration and for requiring a complete technical record before acting on this preliminary plat.

Chris Adcock  
[475 Blondy Jhune Trail](#)

