



MINUTES **PLANNING AND ZONING COMMISSION MEETING**

June 11, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Vice-Chairman Joe Williams
Commissioner Frank Hise
Commissioner John Awezec
Alternate Commissioner Sean Watts
Alternate Commissioner Mark Davis

Staff Present:

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

Commissioners Absent:

Chairman Tommy Tolson
Commissioner Brian Dale

City Council Liaison Absent:

Mayor Dusty Kuykendall

Call to Order

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

A quorum was determined to be present. Alternate Commissioners Watts and Davis were seated as voting members for this meeting.

Consent Agenda

1. Consent Agenda:

A. Approval of the minutes of the May 14, 2026 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Hise, to approve the consent agenda as presented. The motion passed unanimously by a 5-0 vote.

Public Hearing

- 1. Conduct a public hearing to consider a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size.**

Development Service Director Joe Hilbourn presented this agenda item.

An emailed public comment was received from Chris Davis, 1775 Northfork Lane, Lucas, Texas

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75002, in favor of this agenda item.

An emailed public comment was received from Michael and Jeanette Spieran, 1 Ewing Court, Lucas, Texas 75002, in favor of this agenda item.

An emailed public comment was received from Bob and Kathy Albers, 1770 Northfork Lane, Lucas, Texas 75002, in favor of this agenda item.

Vice-Chairman Williams opened the public hearing at 6:33 pm.

Vice-Chairman Williams closed the public hearing at 6:33 pm.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Hise to approve a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size. The motion passed unanimously by a 5-0 vote

Regular Agenda

- 2. Consider approving a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506.**

Development Service Director Joe Hilbourn presented this agenda item.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commissioner Awezec to approve a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506. The motion passed unanimously by a 5-0 vote

- 3. Discuss updating the Code of Ordinance, Chapter 10 Subdivisions, Division 4 Standards and Requirements § 10.03.123 (a) (6) Streets and drainage.**

Development Service Director Joe Hilbourn presented this agenda item.

MOTION: No motion required.

4. Executive Session

An Executive Session was not scheduled for this meeting

5. Adjournment:

Vice-Chairman Williams adjourned the meeting at 6:45 pm.



Tommy Tolson, Chairman



Morgan Kowaleski, Executive Admin Assistant

