



AGENDA CITY COUNCIL MEETING

September 17, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, September 17, 2026, beginning at 6:30 PM at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/163/Watch-Live-Meetings>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at tkimball@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Citizen Input

1. Citizen Input.

Community Interest

Pursuant to Section 5510415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

2. Items of Community Interest.

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

3. Consent Agenda
 - A. Approval of the September 3, 2026, Meeting Minutes

Regular Agenda

4. Consider approving a request by Christine Stellwagen of Kimley-Horn on behalf of Rutledge Haggard, to extend sanitary sewer service to approximately 7.96-acres of the James Anderson survey, Abstract No. 17, Haggard tract, Lucas, Collin County, Texas, known as the Haggard tract, and authorize the extension of the sanitary sewer line. **(Joe Hilbourn, Development Services Director)**
5. Consider and give staff direction on a possible ordinance to regulate the use of helicopters, helipads, and drones within the City of Lucas. **(John Whitsell, City Manager)**
6. Consider and give staff direction on a possible ordinance change or zoning ordinance update concerning religious assemblies and schools/daycares. **(John Whitsell, City Manager)**

Executive Session

As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

7. The City Council will convene into executive session pursuant to Section 551.072 of the Texas Government Code to deliberate on the purchase, exchange, lease, or value of real property. **(City Council)**
8. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code. **(City Council)**
9. Reconvene from Executive Session and take any action necessary as a result of the Executive Session. **(City Council)**
10. Adjournment **(City Council)**

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on

the City's website at www.lucastexas.us on or before 5:00 p.m. on September 11, 2026.

Toshia Kimball, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



Item No. 1.

**City of Lucas
City Council Agenda Request
September 17, 2026**

Requester: Dusty Kuykendall, Mayor

Agenda Item Request:

Citizen Input.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



Item No. 2.

**City of Lucas
City Council Agenda Request
September 17, 2026**

Requester: Dusty Kuykendall, Mayor

Agenda Item Request:

Items of Community Interest.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



Item No. 3.

**City of Lucas
City Council Agenda Request
September 17, 2026**

Requester:

Agenda Item Request:

Consent Agenda

A. Approval of the September 3, 2026, Meeting Minutes

Background Information:

NA

Attachments/Supporting Documentation:

1. 9-3-2026 City Council Meeting Minutes

Budget/Financial Impact:

NA

Recommendation:

Staff recommends approving the meeting minutes as presented.

Motion:

I make a motion to approve/deny the September 3, 2026, Meeting Minutes as presented.



MINUTES **CITY COUNCIL MEETING**

September 3, 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 Neil Peterson
Councilmember Rebecca Orr

City Councilmembers Remote:

Councilmember Jonathan Underhill

City Councilmembers Not Present:

Councilmember Phil Lawrence
Councilmember Chris Bierman

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Public Works Director Jeremy Bogle
Fire Chief Rick Lasky
Assistant Public Safety Director Tom Davis
Public Safety Director Doug Kowalski

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

No citizen input.

Community Interest

2. Community Interest

- Upcoming Events:
 - 9/11 Memorial Ceremony, Friday September 11, 2026, at 8:30 am at the Lucas Fire-Rescue, 165 Country Club Road, Lucas, Texas.
 - Lucas Farmers Market – Fire Safety, Saturday, September 12, 2026, at 8 am – 12 pm.
- City Hall Holiday Closure:
 - City of Lucas offices will be closed Monday, September 7, 2026, in observance of Labor Day.
 - Regular business hours will resume on Tuesday, September 8, 2026.
- TCOLE Inspection:
 - We passed our TCOLE Inspection yesterday. We should be issued our TCOLE number within the upcoming weeks. As of 10/1 Lucas will have an official police department.

- Public Lands Trail Cleanup
 - Saturday, September 19, 2026, 9 am – 1 pm.
 - Help keep Lucas beautiful by volunteering to clean up the Highland Park area off Snider Lane.
 - Cleanup supplies and lunch will be provided for registered volunteers.
 - Families and youth groups are welcome; individual registration is required for all participants.
 - To sign up, please visit our website under special events in the community tab.
- Follow your watering schedule.
 - Hand watering and soaker hoses are allowed for two hours on Wednesdays.
- November 3rd Elections
 - The November 3rd Uniform Election will be held at the Lucas Fire Department in the Training Room.
 - Early voting is from October 19th – October 30th.
 - The last day to register to vote is Monday October 5th.
 - The last to accept a ballot by mail is Friday October 30th.
 - More detailed information is on our website under elections.

Consent Agenda

3. Consent Agenda:

- A. Approval of the August 20, 2026, Meeting Minutes.
- B. Approval of the August 24, 2026, Special Meeting Minutes.
- C. Authorize the City Manager to enter into an Agreement for Information Technology Support and Maintenance between Baxter I.T. Consulting Services and the City of Lucas.

Mayor Kuykendall stated that there was a correction in agenda item A's minutes on agenda item number six and it has been corrected.

Councilmember Orr pulled agenda item number three.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Peterson to approve the Consent Agenda items A and B as presented. The motion passed unanimously by a 5 to 0 vote.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Orr to approve the Consent Agenda item C as presented. The motion passed unanimously by a 5 to 0 vote.

Public Hearing

- 4. Case will be continued and no action will be taken to conduct a public hearing to consider a request for a Planned Development (PD) submitted by Lexi Cassels on behalf of Toll Brothers Homes and the Paxton Family Trust for approximately

153.633 acres, generally located at the southeast corner of South Angel Parkway and Estates Parkway, known as Lucas Farm. The proposed PD includes approximately 117.003 acres for single-family residential development and 36.630 acres for commercial development.

No action was taken on this agenda item.

5. **Case will be continued and no action will be taken to conduct a public hearing to consider a request for a Planned Development (PD) zoning district to overlay Commercial Business (CB) for approximately 37.195 acres located along Southview Drive (FM 1378), within the James Anderson Survey, Abstract No. 17. The proposed development, known as Lucas Tech Park, consists of approximately 273,560 square feet of multi-tenant flex commercial space distributed among seven (7) shell buildings.**

No action was taken on this agenda item.

6. **Conduct a public hearing and consider Ordinance #2026-09-01053 for the amended Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the north-west corner of the Parker Road and Southview Drive intersection.**

City Manager John Whitsell presented.

Mayor Kuykendall opened the public hearing at 6:38 pm.

Mayor Kuykendall closed the public hearing at 6:38 pm.

MOTION: A motion was made by Mayor Kuykendall, seconded by Mayor Pro Tem Fisher to approve the Ordinance #2026-09-01053 for the amended Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the north-west corner of the Parker Road and Southview Drive intersection. The motion passed unanimously by a 5 to 0 vote.

7. **Conduct a public hearing and consider Ordinance #2026-09-01054 requested by Casey Gregory of Sanchez & Associates on behalf of Ricardo Aguilar for a proposed Planned Development (PD) zoning district to overlay the existing R-2 Residential Single-Family zoning of approximately 8.59 acres located at 1705 Stinson Rd., Lucas, TX 75002.**

City Manager John Whitsell presented.

Mayor Kuykendall opened the public hearing at 7:11 pm.

Mayor Kuykendall closed the public hearing at 7:11 pm.

Casey Gregory was available for questions, but Council had none.

MOTION: A motion was made by Councilmember Orr, seconded by Councilmember Peterson to approve the Ordinance #2026-09-01054 requested by Casey Gregory of Sanchez & Associates on behalf of Ricardo Aguilar for a proposed Planned Development (PD) zoning district to overlay the existing R-2 Residential Single-Family zoning of approximately 8.59 acres located at 1705 Stinson Rd., Lucas, TX 75002. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

- 8. Consider approving a request by BGE, on behalf of Lucas Retail Partners Ltd., at Lot 16, Block A of Lucas Town Center, Lucas, Texas 75002; for a site plan, elevations, landscape plan, and irrigation plan for a 5th 3rd street bank.**

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Peterson to approve the request by BGE, on behalf of Lucas Retail Partners Ltd., at Lot 16, Block A of Lucas Town Center, Lucas, Texas 75002; for a site plan, elevations, landscape plan, and irrigation plan for a 5th 3rd street bank. The motion passed unanimously by a 5 to 0 vote.

- 9. Consider accepting the design of the McGarity Nine hundred thousand Gallon Ground Storage tank designed by Schaumburg & Polk, Inc. (SPI) and authorizing the city manager to advertise the project for construction.**

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Orr to approve the request by staff to accept the design of the McGarity Nine hundred thousand Gallon Ground Storage tank designed by Schaumburg & Polk, Inc. (SPI) and authorizing the city manager to advertise the project for construction. The motion passed unanimously by a 5 to 0 vote.

- 10. Consider approving Ordinance #2026-09-01055 temporarily reducing the speed limit from 50 MPH to 40 MPH on West Lucas Road, Lucas, Texas 75002.**

MOTION: A motion was made by Councilmember Peterson, seconded by Mayor Pro Tem Fisher to approve the Ordinance #2026-09-01055 temporarily reducing the speed limit from 50 MPH to 40 MPH on West Lucas Road, Lucas, Texas 75002. The motion passed unanimously by a 5 to 0 vote.

- 11. Consider casting votes on the ballot for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees, Places 1 through 4, Election.**

MOTION: A motion was made by Mayor Kuykendall, seconded by Mayor Pro Tem Fisher to to cast a vote for the following individuals to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees:

J.W. 'Buzz' Fullen Place 1
Emily Crawford Place 2
Cecil A. Hutson Jr. Place 3
Austin Bleess Place 4

The motion passed unanimously by a 5 to 0 vote.

- 12. Consider approval of the Interlocal Agreement between Collin County and participating municipalities and entities, including the City of Lucas, for the use of the Collin County Animal Shelter, effective October 1, 2026, and authorize the Mayor to execute the agreement on behalf of the City of Lucas.**

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Peterson to approve the Interlocal Agreement between Collin County and the participating municipalities and entities for the use of the Collin County Animal Shelter, effective October 1, 2026, and authorize the Mayor to execute the agreement on behalf of the City of Lucas. The motion passed unanimously by a 5 to 0 vote.

Executive Session Agenda

- 13. Executive Session:**

The City Council will convene into executive session pursuant to Section 551.072 of the Texas Government Code to deliberate on the purchase, exchange, lease, or value of real property.

City Council convened into Executive Session at 7:45 pm.

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

City Council reconvened from Executive Session at 8:04 pm.

No action was taken from Executive Session.

Adjournment

- 15. Adjournment.**

MOTION: A motion was made by Councilmember Peterson, seconded by Mayor Kuykendall to adjourn the meeting at 8:04 pm. The motion passed unanimously by a 5 to 0 vote.

APPROVED:

ATTEST:

Dusty Kuykendall, Mayor

Toshia Kimball, City Secretary



City of Lucas City Council Agenda Request September 17, 2026

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Consider approving a request by Christine Stellwagen of Kimley-Horn on behalf of Rutledge Haggard, to extend sanitary sewer service to approximately 7.96-acres of the James Anderson survey, Abstract No. 17, Haggard tract, Lucas, Collin County, Texas, known as the Haggard tract, and authorize the extension of the sanitary sewer line.

Background Information:

The Haggard tract consists of approximately 7.96 acres and is currently zoned with Commercial Business (CB). This tract was originally comp planned for R-2 and was never included in the City's original sewer master plan allocation for sewer.

The City's initial allocation of sewer service included properties located at 1378 Parker Road, as well as properties along Angel Parkway between West Lucas Road and Estates Parkway. Of those properties, approximately 39 acres within the Paxton Tract are currently undergoing a use change from commercial to residential.

Staff would like the City Council to consider expanding to include approximately 8 acres located within the Haggard Tract.

Attachments/Supporting Documentation:

1. Property Description
2. 1825 Southview Survey Exhibit

Budget/Financial Impact:

NA

Recommendation:

Staff recommend approval of the request as presented.

Motion:

I hereby make a motion to approve/deny a request Christine Stellwagen of Kimley-Horn on behalf of Rutledge Haggard, to extend sanitary sewer service to approximately 7.96-acres of the

James Anderson survey, Abstract No. 17, Haggard tract, Lucas, Collin County, Texas, known as the Haggard tract, and authorize the extension of the sanitary sewer line.

PROPERTY DESCRIPTION

BEING a tract of land situated in the James Anderson Survey, Abstract No. 17, City of Lucas, Collin County, Texas and being all of a called 7.96 acre tract of land described in General Warranty Deed to Hendrick Farm LLC, recorded in Instrument No. 2024000111292, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said 7.96 acre tract, in the east right-of-way line of F.M. Road 1378 (also known as Southview Drive, a variable width right-of-way), said point also being in the approximate centerline of Osage Lane;

THENCE with said approximate centerline of Osage Lane and the north line of said 7.96 acre tract, South 89°25'00" East, a distance of 417.00 feet to a point for the northeast corner of said 7.96 acre tract and the northwest corner of Lot 1, C.E. Hobbs Addition, an addition to the City of Lucas, recorded in Volume 5, Page 13, Map Records, Collin County, Texas;

THENCE with the east line of said 7.96 acre tract and the west line of said Lot 1, South 00°20'00" East, a distance of 961.05 feet to a point for the southeast corner of said 7.96 acre tract and the southwest corner of said Lot 1, in the north line of a tract of land described in Special Warranty Deed to William Mark Robinson and Kelly Jean Robinson, recorded in Instrument No. 20180312000301180 of said Official Public Records;

THENCE with the south line of said 7.96 acre tract, North 90°00'00" West, a distance of 178.63 feet to a point for the southwest corner of said 7.96 acre tract, in said east right-of-way line of F.M. Road 1378;

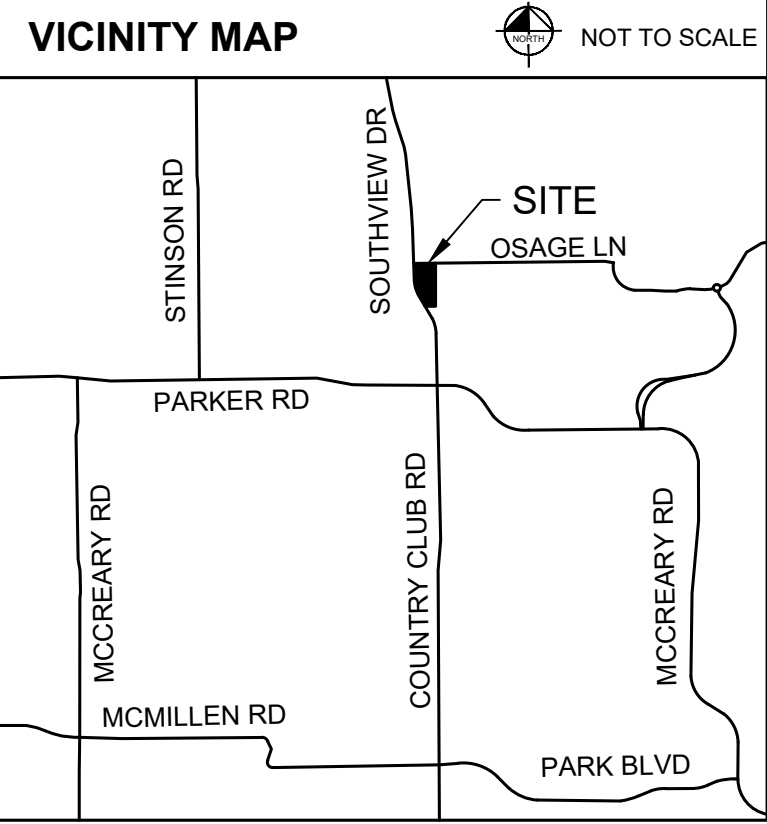
THENCE with said east right-of-way line of F.M. Road 1378, the following courses and distances:

North 29°23'00" West, a distance of 348.50 feet to a point at the beginning of a non-tangent curve to the right with a radius of 600.00 feet, a central angle of 19°25'42", and a chord bearing and distance of North 18°17'00" West, 202.48 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 203.45 feet to a point for corner;

North 01°09'00" West, a distance of 469.45 feet to the **POINT OF BEGINNING** and containing 347,224 square feet or 7.97 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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**City of Lucas
City Council Agenda Request
September 17, 2026**

Requester: John Whitsell, City Manager

Agenda Item Request:

Consider and give staff direction on a possible ordinance to regulate the use of helicopters, helipads, and drones within the City of Lucas.

Background Information:

It has been requested of staff to look at a potential ordinance or changes to the existing zoning ordinance that would regulate the use of helicopters, helipads, and drones. We are seeking your thoughts and direction on this subject before we draft ordinance language.

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

N/A

Recommendation:

N/A, seeking direction only

Motion:

N/A



City of Lucas City Council Agenda Request September 17, 2026

Requester: John Whitsell, City Manager

Agenda Item Request:

Consider and give staff direction on a possible ordinance change or zoning ordinance update concerning religious assemblies and schools/daycares.

Background Information:

Staff was requested to consider bringing recommendations for an update to the existing zoning ordinance or additional regulation concerning religious assemblies and schools/daycares. Some of our neighboring city's have adopted enhancements to their current ordinances. Here is a review of their modifications.

- **Religious Assembly Uses:** Religious assemblies in residential districts would continue to require a Conditional Use Permit (CUP). The ordinance establishes standards for minimum lot size, building size, setbacks, height, parking, buffering, and access.
- **Setbacks & Height:** Primary religious assembly buildings generally require 50-foot front, side, and rear setbacks and are limited to 35 feet in height. Certain architectural appurtenances, such as steeples, domes, and belfries, may extend up to 50 feet.
- **Daycare/Childcare:** The proposed provisions specifically regulating accessory daycare/childcare uses associated with religious assemblies were removed from the revised draft, along with the related definition and CUP provisions.
- **Schools:** No substantive changes were made to the proposed school provisions. Schools in the applicable residential districts would continue to require a CUP.
- **Additional CUP Requirements:** CUP applications may require a traffic impact analysis and, when applicable, a noise impact statement or noise management plan. Council may also request additional information necessary to evaluate an application.
- **Noise & Lighting:** The ordinance adds more detailed standards for evaluating noise and lighting impacts on neighboring properties, including enhanced noise-review thresholds and the ability to impose mitigation measures through the CUP. Lighting must comply with dark-sky requirements, with environmental impacts also considered.
- **Religious Land-Use Protections:** Added language requiring religious land-use applications to be evaluated using neutral, objective land-use criteria and on equal terms with comparable nonreligious uses. Decisions and conditions must be supported by documented land-use impacts, and less restrictive mitigation measures should be

considered before denial.

This is a general discussion item only as staff is seeking guidance and direction.

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

N/A

Recommendation:

N/A, discussion only

Motion:

N/A



Item No. 7.

**City of Lucas
City Council Agenda Request
September 17, 2026**

Requester: City Council

Agenda Item Request:

The City Council will convene into executive session pursuant to Section 551.072 of the Texas Government Code to deliberate on the purchase, exchange, lease, or value of real property.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



**City of Lucas
City Council Agenda Request
September 17, 2026**

Requester: City Council

Agenda Item Request:

As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



**City of Lucas
City Council Agenda Request
September 17, 2026**

Requester: City Council

Agenda Item Request:

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

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA