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 5to 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:

Dusty Kuykendall, Mayor

CITY OF LUCAS, TEXAS SEAL

ATTEST:

Toshia Kimball, City Secretary