



MINUTES **PLANNING AND ZONING COMMISSION MEETING**

March 13, 2025 | 6:35 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Commissioner Sean Alwardt
Commissioner John Awezec
Alternate Commissioner Jonathan Underhill

Staff Present:

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

Commissioners Absent:

Vice-Chairman Joe Williams
Commissioner Frank Hise
Alternate Commissioner Brian Dale

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

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

Chairman Tolson announced that Alternate Commissioner Underhill will act as a voting member for tonight's meeting.

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of the February 13, 2025 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Alwardt, seconded by Commissioner Awezec to approve the consent agenda as corrected. The motion unanimously passed by a 4-0 vote.

Regular Agenda

- 2. Consider approving a request by JW Partners on behalf of Griffin, Lewis, McCahill & Gillis. for a preliminary 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 Services Director Joe Hilbourn presented this agenda item.

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Douglas Mousel, of Plano Texas, spoke with the Commission in favor of this item.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Alwardt to approve, without variances, a request by JW Partners on behalf of Griffin, Lewis, McCahill & Gillis. for a preliminary 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.

3. **Discuss amendments to the City of Lucas Code of Ordinances, Article 14.01 titled General Provisions, Article 14.03 Districts, Division 3, 4, and 5, Article 14.04 titled "Supplementary Regulations", Division 8 titled "Accessory Buildings, Structures and Uses".**

Development Services Director Joe Hilbourn presented this agenda item.
No action was required on this item.

4. **Executive Session: There was not an executive session scheduled for this meeting.**
5. **Adjournment.**

Chairman Tolson adjourned the meeting at 6:54 pm.



Tommy Tolson, Chairman

Morgan Kowaleski, Executive Admin Assistant