



AGENDA

PLANNING AND ZONING COMMISSION MEETING

August 14, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, August 14, 2025, 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 Commission 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 Commission 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/departments/public-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 Executive Administrative Assistant 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 Executive Administrative Assistant, Morgan Kowaleski at mkowaleski@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

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

Consent Agenda

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

1. Consent Agenda:

- A. Approval of the minutes of the July 10, 2025 Planning and Zoning Commission meeting.

Public Hearing

2. Conduct a public hearing to consider a request by Christopher and Mary Ann Ray, property owners at 2450 Westchester Drive, Stonegate (CLU), Block A, Lot 27, amended plat; Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a pool house totaling fourteen hundred and ninety-nine (1,499) square feet in size.

- A. Presentation by Joe Hilbourn
- B. Conduct public hearing
- C. Take action on the SUP request

Regular Agenda

- 3. Consider a request by Blaze Bounds with Kimley Horn on behalf of Malouf Interest INC for a preliminary plat and amended site plan for Lucas Town Center 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 northwest corner of the Parker Road and Country Club Road intersection.

Executive Session

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission 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.

- 4. An Executive Session is not scheduled for this meeting.

Adjournment

- 5. Adjournment.

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 August 8, 2025.

Morgan Kowaleski, Executive Administrative Assistant

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.



City of Lucas

Planning and Zoning Agenda Request

August 14, 2025

Requester: Executive Administrative Assistant Morgan Kowaleski

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the July 10, 2025 Planning and Zoning Commission meeting.

Background Information

N/A

Attachments/Supporting Documentation

1. July 10, 2025 Planning and Zoning Commission Meeting minutes

Budget/Financial Impact

N/A

Recommendation

Staff recommends approval of the Consent Agenda as presented.

Motion

I make a motion to approve the Consent Agenda as presented.



MINUTES

PLANNING AND ZONING COMMISSION MEETING

July 10, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Sean Alwardt
Commissioner John Awezec
Alternate Commissioner Jonathan Underhill

Staff Present:

City Manager John Whitsell
CIP Manager Patrick Hubbard
Executive Admin Assistant Morgan Kowaleski

Commissioners Absent:

Commissioner Frank Hise
Alternate Commissioner Brian Dale

Call to Order

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

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of the June 12, 2025 Planning and Zoning Commission meeting.

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

Public Hearing

2. Conduct a public hearing to consider amendments to the City of Lucas Code of Ordinances, Chapter 14, titled "Zoning," Article 14.01, titled "General Provisions" and Article 14.03 titled "Districts."

CIP Manager Patrick Hubbard presented this agenda item.

Chairman Tolson opened the public hearing at 6:42 pm.
No members of the public appeared to provide comments.
Chairman Tolson closed the public hearing at 6:43 pm.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Alwardt, to approve the amendments to the City of Lucas Code of Ordinance, Chapter 14, titled “Zoning,” Article 14.01, titled “General Provisions,” and Article 14.03, titled “Districts.”

The motion passed unanimously by a 5-0 vote.

3. Executive Session

There was no executive session scheduled for this meeting.

4. Adjournment.

Chairman Tolson adjourned the meeting at 6:44 pm.

Tommy Tolson, Chairman

Morgan Kowaleski, Executive Admin Assistant



City of Lucas Planning & Zoning Agenda Request August 14, 2025

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing to consider a request by Christopher and Mary Ann Ray, property owners at 2450 Westchester Drive, Stonegate (CLU), Block A, Lot 27, amended plat; Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a pool house totaling fourteen hundred and ninety-nine (1,499) square feet in size.

- A. Presentation by Joe Hilbourn
- B. Conduct public hearing
- C. Take action on the SUP request

Background Information

The property is currently zoned R1. The City of Lucas Code of Ordinances Chapter 14 “Zoning”, Division 8 Accessory Buildings, Structures, and Uses requires a specific use permit for an additional six hundred (600) square feet totaling a maximum area of one thousand and five hundred (1,500) square feet.

§14.04.302 Accessory buildings, structures, and uses permitted.

(f) Game/party room, art studio, or pool house may be a standalone structure, or attached but not interconnected to the principal building, structure, or dwelling. All areas associated with, or providing support to a game/party room, art studio, or pool house shall be used in calculating the square footage of the game/party room, art studio, or pool house. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, covered vehicle storage areas, utility rooms, and similar spaces. Game/party room, art studio, or pool house shall comply with the following:

(1) In R-2, R-1.5, R-1; ED, and AO zoning districts, a maximum of nine hundred (900) square feet. An additional six hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.



City of Lucas
Planning & Zoning Agenda Request
August 14, 2025

Attachments/Supporting Documentation

1. Public Notice
2. Site Plan
3. Zoning Application
4. Location Map

Budget/Financial Impacts

N/A

Recommendation

This request meets the city's requirements for an accessory building with an SUP.

Motion

I make a motion to approve/deny the request by Christopher and Mary Ann Ray, property owners at 2450 Westchester Drive, Stonegate (CLU), Block A, Lot 27, amended plat; Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a pool house totaling fourteen hundred and ninety-nine (1,499) square feet in size.



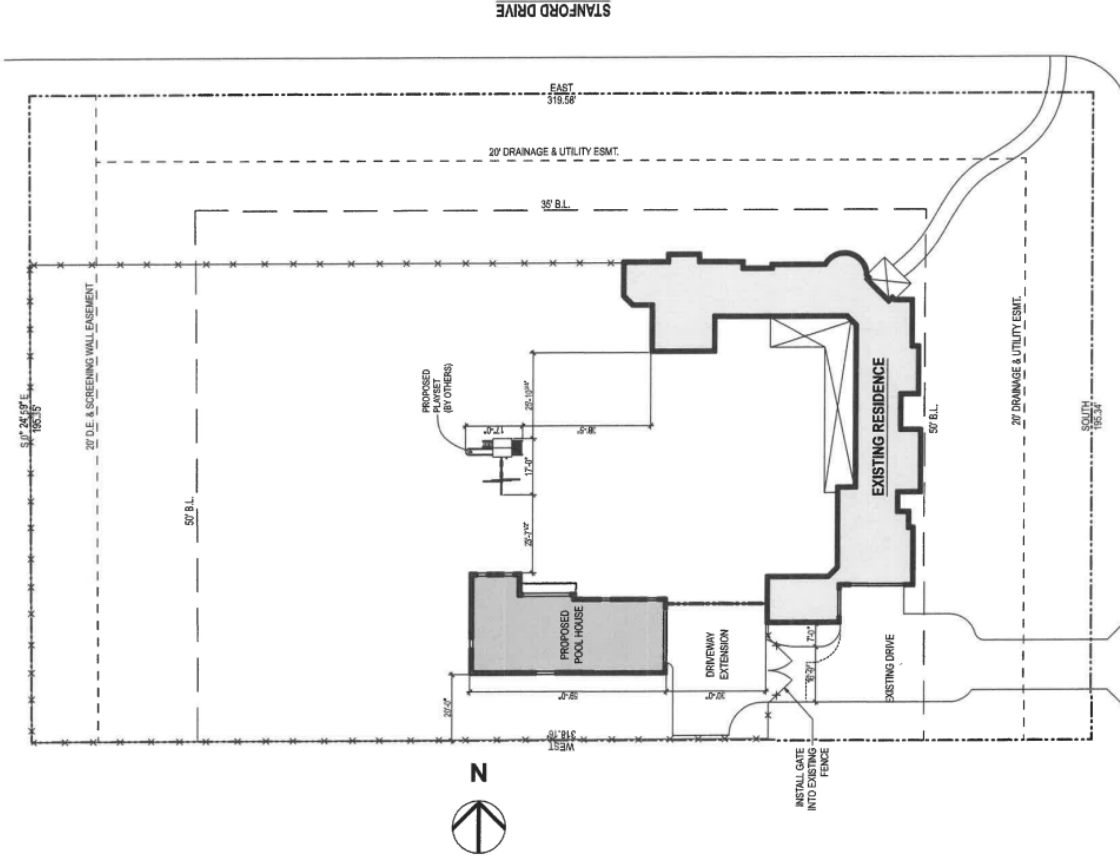
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, August 14, 2025 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, September 4, 2025 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a pool house more particularly described as follows:

Christopher and Mary Ann Ray, property owners at 2450 Westchester Drive, Stonegate (CLU), Block A, Lot 27, amended plat; Lucas, Texas 75002 have submitted an application for a SUP to permit a pool house totaling fourteen hundred (1,499) square feet in size.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.

2450 Westchester Dr ~ Site Plan



LOT AREA
 LOT SQUARE FOOTAGE - 62,280 SQ. FT. (1.43 ACRES)

BUILDING FOOTAGE
 MAIN HOUSE -
 1ST FLOOR AC - 2663
 2ND FLOOR AC - 1013
 COVERED - 211
 TOTAL UNDER ROOF - 5288
 AC - 508
 AC - 581
 TOTAL UNDER ROOF - 1489

LOT COVERAGE
 EXISTING - 4.83% (4,255 OF 62,280)
 PROPOSED - 5.24% (5,754 OF 62,280)

PROPOSED USE
 SINGLE FAMILY RESIDENTIAL - POOL HOUSE/OFFICE

2450 WESTCHESTER DRIVE

LEGAL DESCRIPTION
 LOT 27 BLOCK A
 STONEGATE
 CITY OF LUCAS, COLLIN COUNTY, TEXAS



SHEET INFORMATION:	
Project Number:	#2501
Issue Date:	7/1/23
File Name:	Rtp Pool House 2.dwg
Sheet Number:	A1-02

FOR CONSTRUCTION

THE RAY RESIDENCE
 DETACHED POOL HOUSE
 2450 WESTCHESTER DRIVE
 LUCAS, TX

CITY OF LUCAS

Zoning Guidelines and Application



665 Country Club Road
Lucas, Texas 75002

Office 972-912-1206
www.lucastexas.us



ZONING SUBMISSION REQUIREMENTS

The City is concerned about the time, expense and efforts you and City staff have or will put into your project. The checklists herein are provided to expedite the project review process, and to provide a clear understanding of what will be required, what will be expected, and what will be evaluated. City staff is bound by City Ordinance and State law regarding publishing of notices, mail-outs, etc. that will have an effect upon when your project will be heard by the approval body, which can only occur when the Zoning Application and plans are complete in all detail as determined by City staff.

Please read each checklist carefully. They are to be complete for all projects prior to acknowledgement by the City that the respective plan is accepted to proceed for approval. Instructions for completion are included with each checklist. Development regulations may be reviewed on the City's web site www.lucastexas.us.

It is recognized that there most often will be changes needed from what is initially submitted to the City for review. City staff conscientiously examines each item on a checklist to see if the item was sufficiently addressed according to City requirements. Where deficiencies are found, the plans will be marked and returned to the applicant named on the application to be addressed prior to further review or acceptance.



ZONING SUBMISSION REQUIREMENTS

1st or initial submittal

- 2 (two) - 24" x 36" folded to approximately 8" x 12" copies of each plan
- An electronic copy of required plat and/or exhibits in pdf format.
- 6 (six) - 11" x 17" hardcopy reductions
- Completed checklist
- Completed application
- A letter requesting any variance or exception, or why an issue was not addressed
- An 8 1/2" x 11" hardcopy reduction of the Plat
- A fee as required

2nd and 3rd submittals to address requirements

- Highlight questions asked by Design Review Committee (DRC) committee in bold.
 - Provide response/correction directly below DRC question.
- 2 (two) - 24"x 36" folded (approximately 8" x 12") copies with required corrections
- An electronic copy of the corrected plat and/or exhibits in pdf format.
- 6 (six) - 11" x 17" hard copy reductions with required corrections

4th and subsequent submittal(s)

- 2 (two) - 24" x 36" folded (approximately 8" x 12") copies with required corrections.
- A fee equal to the original submission fee

When staff has determined the application is complete and accepted for final approval

- 30 (thirty) - 24" x 36" folded copies of Zoning Concept Plan and any/all other required Plan Exhibits
- 4 (four) - 11" x 17" Z folded copies.
- An electronic copy (8 1/2 x 11 size) in pdf format.
- Labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500' of all property lines.
- A copy of the affected parcels on a CollinCad generated map.
- Any changes made after Planning & Zoning review and before City Council review will require:
 - 15 (fifteen) - 24" x 36" copies of each Plan, folded to approximately 8" x 12"
 - 4 (four) - 11" x 17" or "12 x 18" reductions of each plan tri- or Z-folded.
 - An electronic copy of all plans in pdf format



Zoning Exhibit Checklist

Minimum Requirements

Project Name: 2450 Westchester Pool House

Preparer: MaryAnn Ray

This checklist is provided to assist you in addressing the minimum requirements for a zoning or rezoning submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by initialing the box next to the required information. Initialing each item certifies to the City that you have completely and accurately addressed the issue. Return this form at the time of application submittal.

A zoning/rezoning request and associated plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed.

For Zoning or Rezoning to a Straight Zoning District

Location/vicinity map showing the location of the proposed zoning with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.

Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.

Statement of purpose and intent of the zoning or rezoning that includes:

- Land Use(s) proposed
- Existing and proposed zoning
- Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
- Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
- Impact on land use(s) adjacent to the rezoning request.
- Conformance to the Comprehensive Plan.
- Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- If a residential use, the density of the proposal and density of adjacent residential use(s).

Adjacent zoning and existing land use(s) within 500 feet is indicated.

Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the property are shown and labeled.

A note stating that development of the site will be in accordance with City of Lucas development standards.

Provide an electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document.

Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist

Minimum Requirements (continued)

For Special Use Permit (SUP) Requests, Conditional Use Permit (CUP) Requests and Planned Development / Zoning District Requests or Amendments

- _____ Zoning boundary is indicated by a heavy solid line, intermittent with 2 dash lines; dimensioned with bearing(s) and distance(s).
- _____ A title block in the lower right corner that includes large, boldly printed "ZONING CONCEPT PLAN - EXHIBIT B", owner and engineer(s), architect(s), and/or surveyor(s) names, addresses and phone numbers, project name, total acreage, survey name and abstract number (Addition Name & Lot and Block info if platted property), Collin County, submission date, and a log of submittal/revision dates since submitted to the City. A note shall be affixed to the Zoning Concept Plan as follows:
 - “This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (for Planned Development requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Development Services Director, will require an amendment to the Concept Plan and, as necessary, the development regulations.”
- _____ Location/vicinity map showing the location of the proposed zoning request/change with cross streets is included.
- _____ Indicate scale or not to scale (NTS) and provide north arrow.
- _____ Written and bar graph scale, and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- _____ Abstract lines, survey lines, corporate boundaries are correctly shown and clearly labeled.
- _____ Statement of purpose and intent of the rezoning that includes:
 - Land use(s) proposed
 - Existing and proposed zoning and land use
 - Impact of uses(s) on the transportation system.
 - NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - Impact on land use(s) adjacent to the rezoning request.
 - Conformance to the Comprehensive Plan.
 - Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- _____ Adjacent zoning and existing land use(s) within 500 feet is indicated.
- _____ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the project are shown.
- _____ Concept Plan that includes the following:
 - Land use(s) proposed (building footprint(s) are to be graphically shown).
 - Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located, named and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - Medians, left-turn lanes, median openings, curb cuts, acceleration/deceleration lanes within 200 feet of the property are accurately located, labeled, and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - If a structure is proposed, or proposed to remain, a minimum and maximum square footage (if no definitive/specific user(s) are identified at this time) is indicated for the structure(s).
 - If a structure is proposed, or proposed to remain, the use, approximate location, and square footage of each building is provided.
 - If a residential use, the density of the proposal and density of adjacent residential use(s).
 - Project phasing lines.
 - Other pertinent data as may be required by City staff, Planning and Zoning Commission, and/or City Council.
 - Location of present, future or proposed public dedication of parks, open space, etc.
- _____ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist Minimum Requirements (continued)

Special Use Permit (SUP) and Conditional Use Permit (CUP) requests shall also include the following items in table format on the Zoning Concept Plan (Exhibit “B”) and those specified in items 1 thru 10 above as applicable:

- 27 Existing/proposed Lot Number(s)
- 1,43 Lot area specified in square feet and acreage
- 1499 Building square footage (Indication of Minimum and Maximum suggested if no definitive/specific user(s) identified at this time)
- ___ Proposed use for each proposed building by category of use (e.g. retail, medical office, restaurant with or without drive-thru, convenience store, bank with drive-thru, church, etc.)
- ___ Parking count required and specified per use(s) with required ratio indicated

Planned Development (PD) Zoning District requests shall also include Development Regulations (labeled/titled Exhibit “C”) with the following:

- ___ Hard copy (8 ½” X 11”) and pdf file on disk is provided.
- ___ List of proposed land uses
- ___ Proposed use(s) for each building (non-residential and mixed-use development) by category of use (e.g. retail, professional office, medical office, church, restaurant, bank with drive through, etc.)
- ___ Maximum square footage of each building (non-residential uses)
- ___ Minimum lot area (residential uses)
- ___ Minimum lot width (residential uses)
- ___ Minimum lot depth (residential uses)
- ___ Heights and stories
- ___ Maximum lot coverage percentage
- ___ Maximum lot count (residential uses)
- ___ Minimum house size square footage excluding garages and breezeways
- ___ Fencing requirements indicated
- ___ Garage type(s) indicated (e.g. front entry, rear entry alley served, “J”-hook, etc.)
- ___ Accessory Building regulations
- ___ Subdivision Ordinance waiver/modification requests are specifically listed.
- ___ Parking count required specified per use(s) with required ratio indicated
- ___ Parking count provided
- ___ Statement is provided indicating that all current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
- ___ Hard copy (8 ½” X 11”) and electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document indicating Exhibit “A” is provided.
- ___ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines.

NOTE: DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).



ZONING APPLICATION
City of Lucas, Texas

Name of Project: 2450 Westchester Dr Pool House

	Application Fee
<input type="checkbox"/> Initial Zoning (newly annexed or agricultural property) per classification	\$450.00
<input type="checkbox"/> Rezoning (property currently zoned) per classification	\$450.00
<input checked="" type="checkbox"/> Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures	\$450.00

Physical Location of Property: 2450 Westchester Dr. Lucas TX 75002
[Address and General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): Stonegate (CU)
Block A, Lot 27, amended plat, Abstract Subdivision-S4647, Neighborhood (N4647) Stonegate
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block] (CU)

Collin County Appraisal District Short Account Number: 2114870

Acres: 1.42 Existing Zoning: R-1 Requested Zoning: SUP
[Attach a detailed description of requested zoning]

OWNER(S) NAME: Christopher & MaryAnn Ray Phone Number: (214) 725-5978

Applicant / Contact Person: Christopher Ray Title: Owner

Company Name: N/A

Mailing Address: 2450 Westchester Dr City: Lucas State: TX ZIP: 75002

Phone: (214) 725-5978 Fax: () Email Address: MARAY67@aol.net

ENGINEER(S) / REPRESENTATIVE(S) NAME: _____

Contact Person: _____ Title: _____

Company Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone: () Fax: () Email Address: _____



ZONING APPLICATION (continued)

Name of Project: 2450 Westchester Dr Pool House

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal.)

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 500 feet of the subject property. Please contact City staff in advance for submittal deadlines.

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

SUBMISSIONS. Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED, WITH NO AMBIGUITY.

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared MaryAnn Ray the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

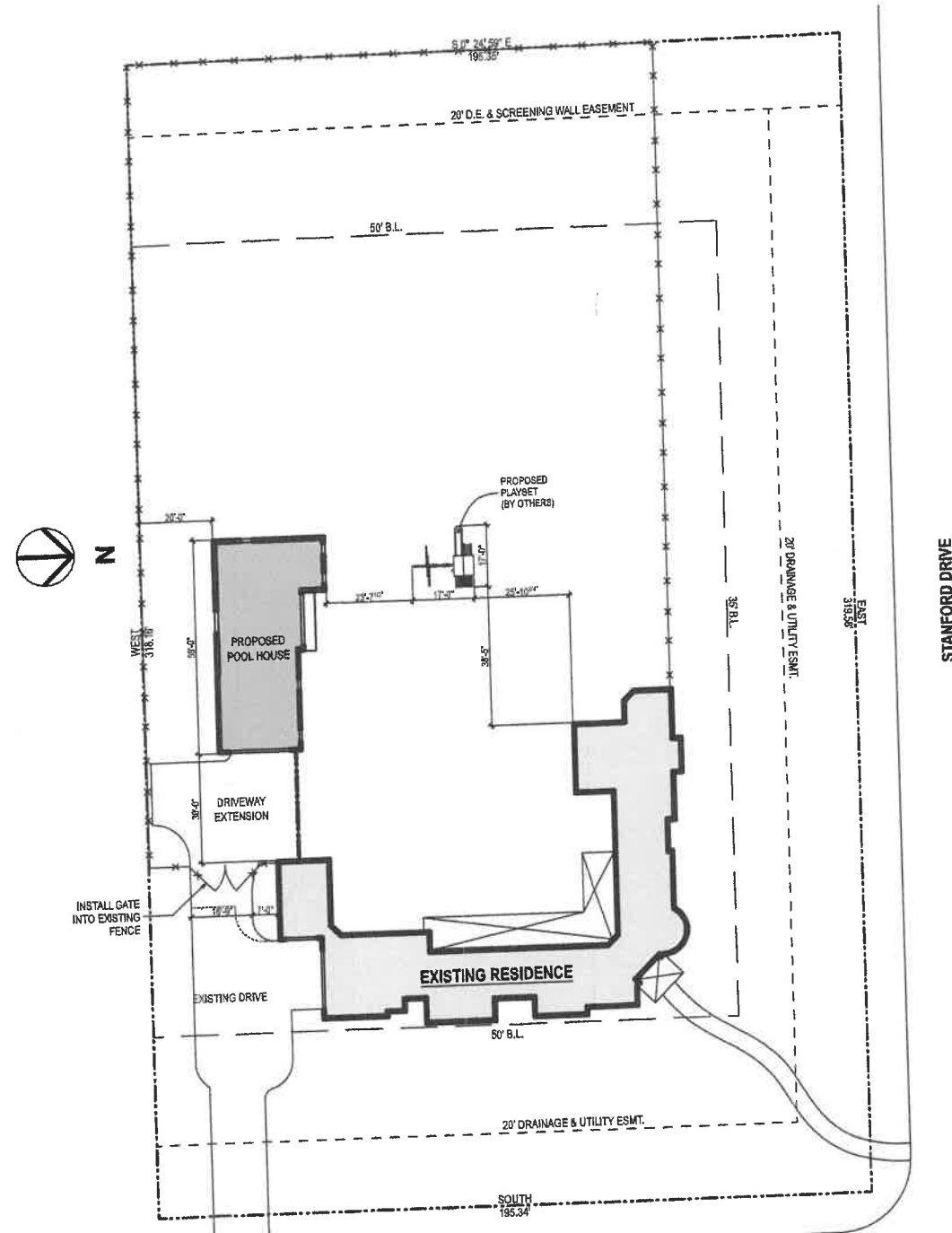
[Signature]
**Owner / Agent (circle one)



SUBSCRIBED AND SWORN TO before me, this the 11 day of July, 2025

Notary Public in and for the State of Texas: [Signature]

Official Use Only	Action Taken
Planning & Zoning:	_____ Date: _____
City Council:	_____ Date: _____
Applicant Made a Written Withdrawal: Yes or No	_____ Date: _____



2450 WESTCHESTER DRIVE

LEGAL DESCRIPTION

LOT: 27 BLOCK: A
STONEGATE
CITY OF LUCAS, COLLIN COUNTY, TEXAS

LOT AREA

LOT SQUARE FOOTAGE - 62,280 SQ. FT. (1.43 ACRES)

BUILDING FOOTAGE

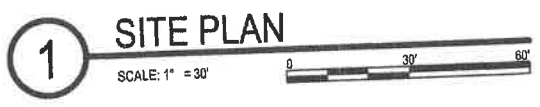
MAIN HOUSE -
1ST FLOOR A/C - 2563
2ND FLOOR A/C - 1013
GARAGE - 881
COVERED - 711
TOTAL UNDER ROOF - 5288
PROPOSED DETACHED ADDITION -
A/C - 938
GARAGE - 551
TOTAL UNDER ROOF - 1489

LOT COVERAGE

EXISTING - 8.83% (4,255 OF 62,280)
PROPOSED - 8.24% (5,754 OF 62,280)

PROPOSED USE

SINGLE FAMILY RESIDENTIAL - POOL HOUSE/ OFFICE

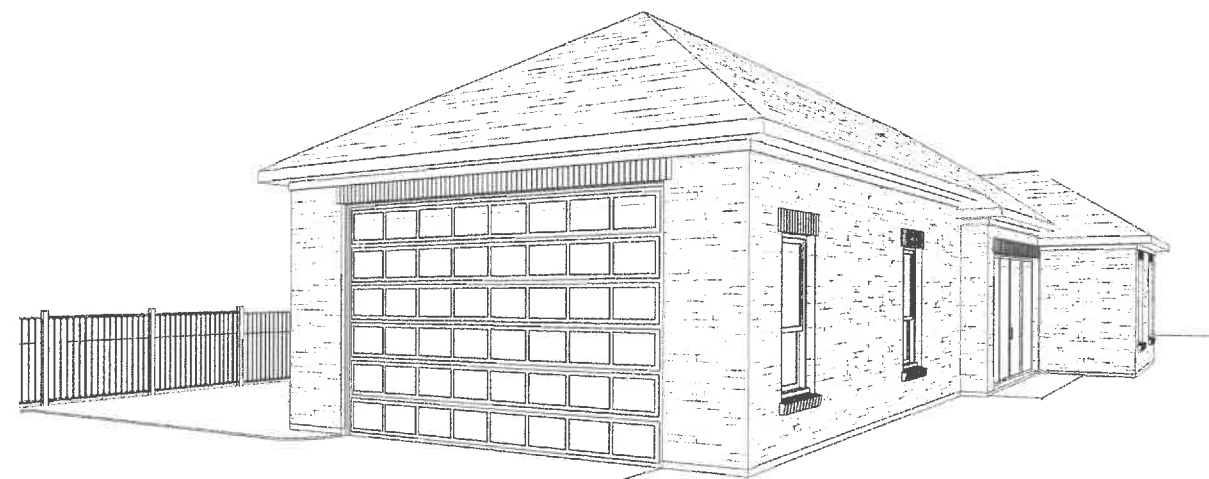


A1-02	Sheet Number	
	Project Number	12301
Issue Date	7/15/20	
File Name	Ray (Pool House) 123	

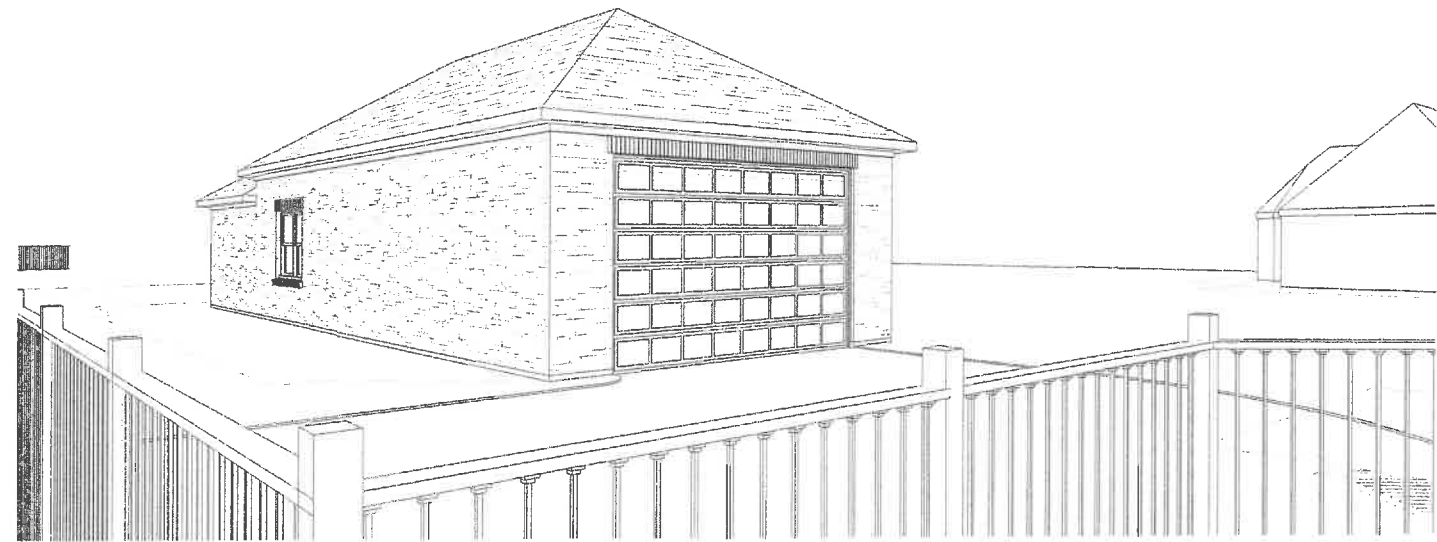
FOR CONSTRUCTION

THE RAY RESIDENCE
DETACHED POOL HOUSE
2450 WESTCHESTER DRIVE
LUCAS, TX

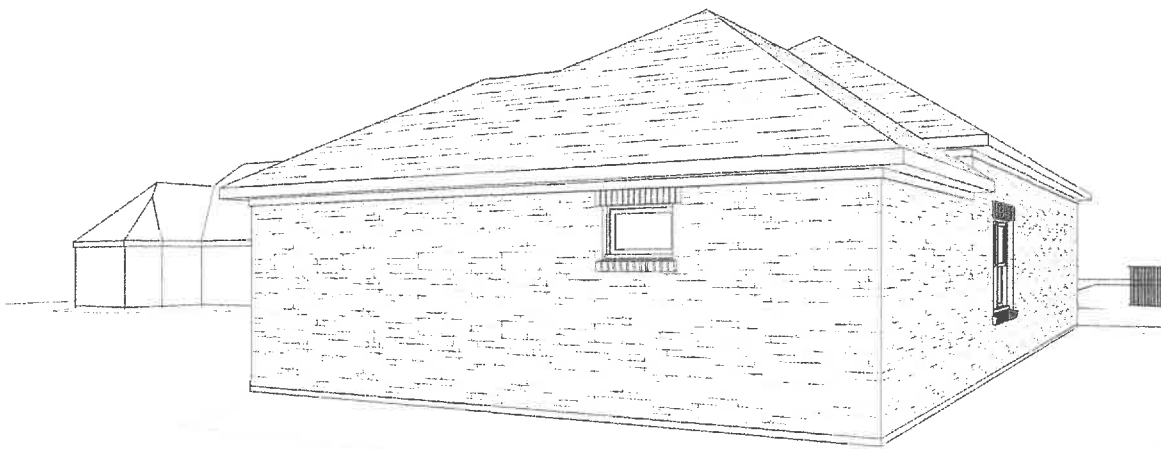




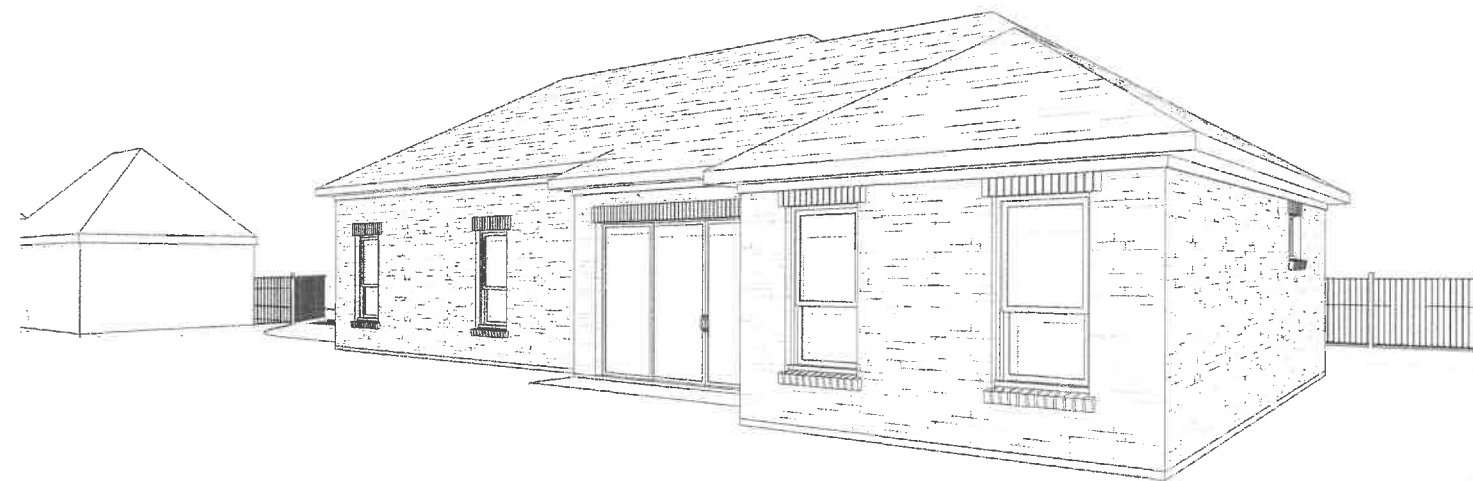
1 FRONT RIGHT VIEW



2 FRONT LEFT VIEW



3 REAR LEFT VIEW



4 REAR RIGHT VIEW



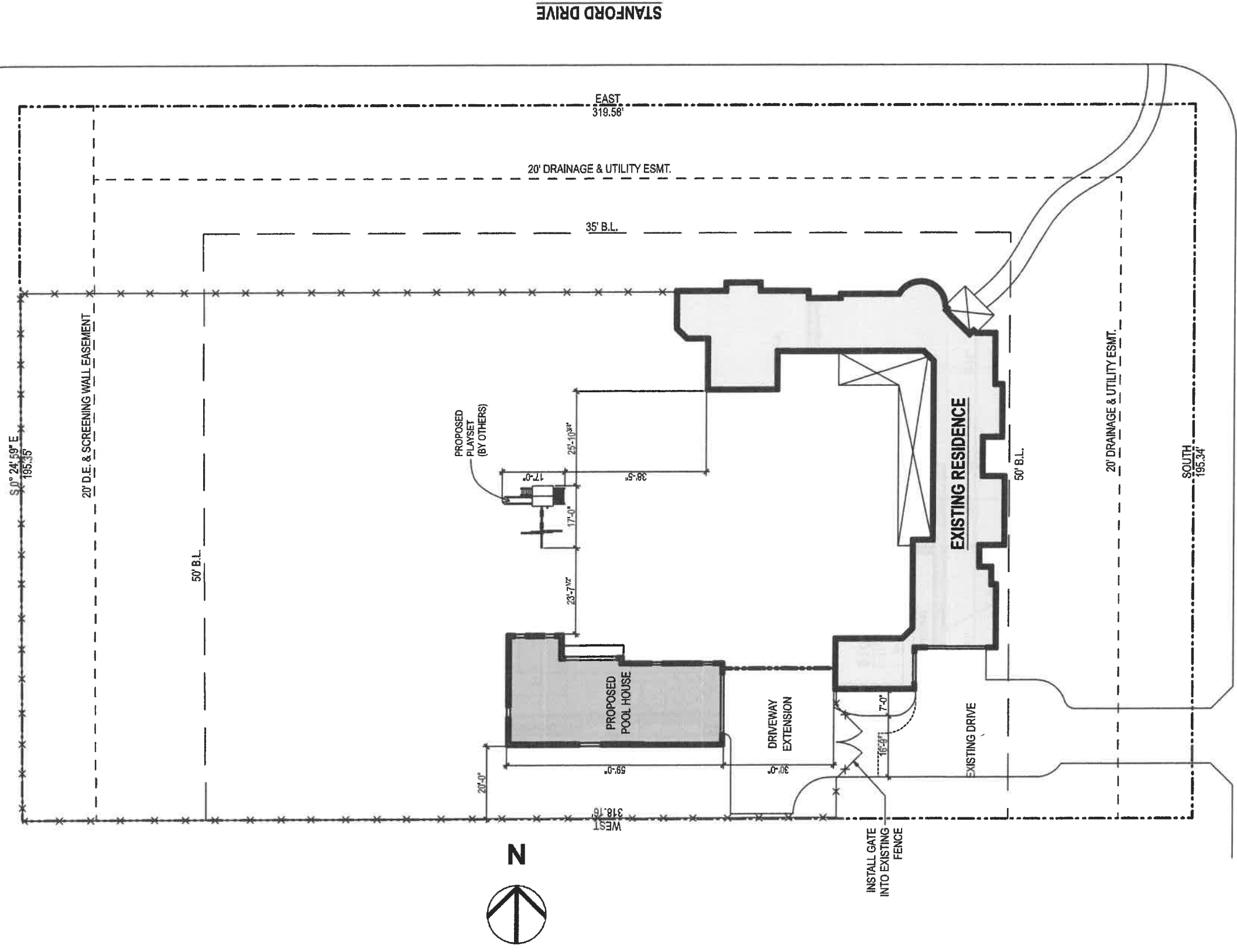
THE RAY RESIDENCE
DETACHED POOL HOUSE
2450 WESTCHESTER DRIVE
LUCAS, TX

FOR
CONSTRUCTION

SHEET INFORMATION:

Project Number:	#2501
Issue Date:	7/15/26
File Name:	Ray Pool House 2.ph

Sheet Number:
A1-01



2450 WESTCHESTER DRIVE

LOT AREA
 LOT SQUARE FOOTAGE - 62,290 SQ. FT. (1.43 ACRES)

LEGAL DESCRIPTION
 LOT: 27 BLOCK: A
 STONEGATE
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

BUILDING FOOTAGE
 MAIN HOUSE -
 1ST FLOOR A/C - 2663
 2ND FLOOR A/C - 1013
 GARAGE - 881
 COVERED - 711
 TOTAL UNDER ROOF - 5268
 PROPOSED DETACHED ADDITION -
 A/C - 938
 GARAGE - 561
 TOTAL UNDER ROOF - 1499

1 **SITE PLAN**

SCALE: 1" = 30' 0 30' 60'

LOT COVERAGE
 EXISTING - 6.83% (4,255 OF 62,290)
 PROPOSED - 9.24% (5,754 OF 62,290)

PROPOSED USE
 SINGLE FAMILY RESIDENTIAL - POOL HOUSE/ OFFICE

SHEET INFORMATION:

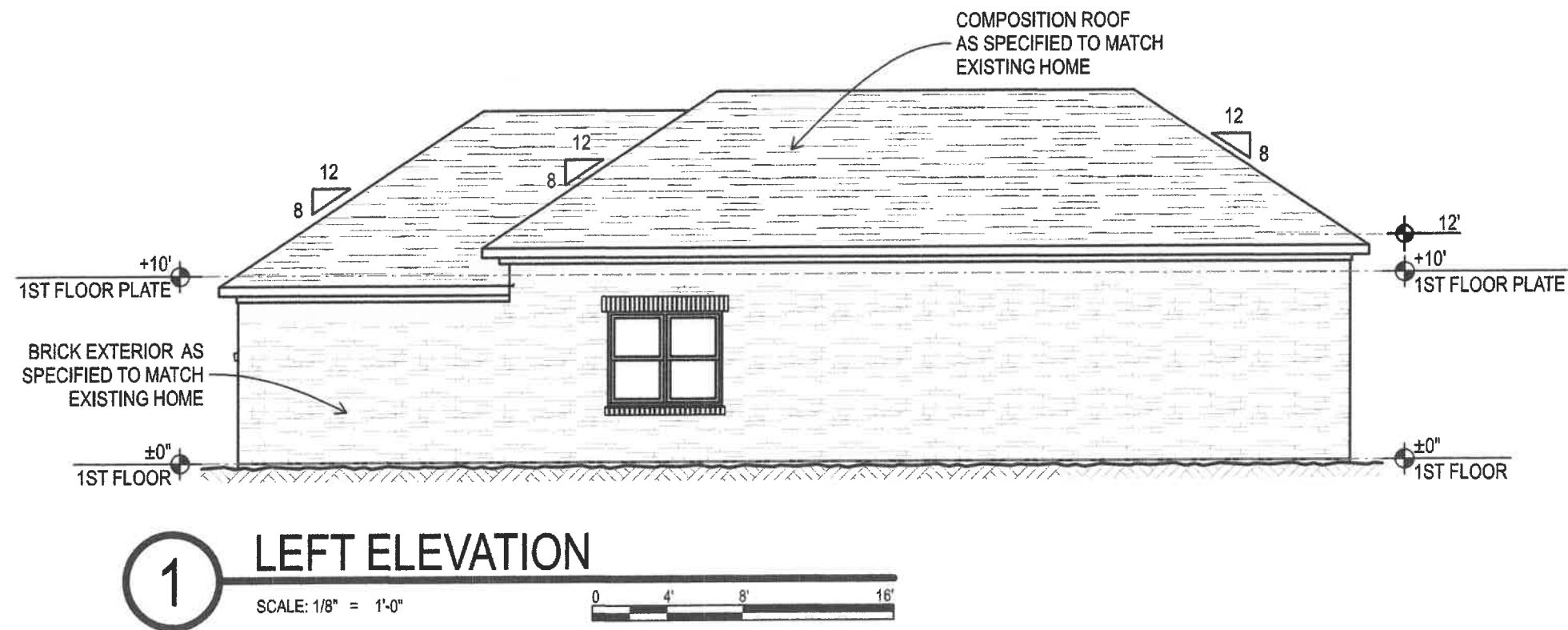
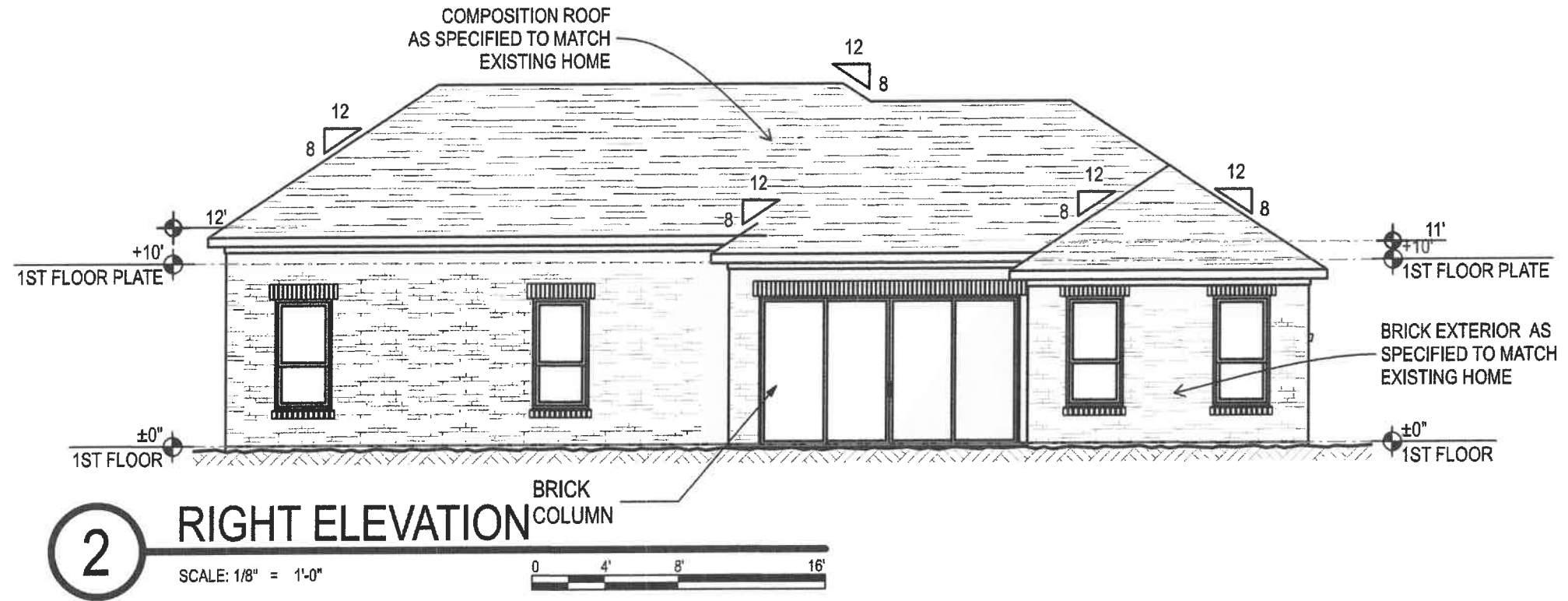
Project Number:	#2501
Issue Date:	7/15/26
File Name:	Ray Pool House 2.pln
Sheet Number:	

A1-02

FOR CONSTRUCTION

THE RAY RESIDENCE
 DETACHED POOL HOUSE
 2450 WESTCHESTER DRIVE
 LUCAS, TX



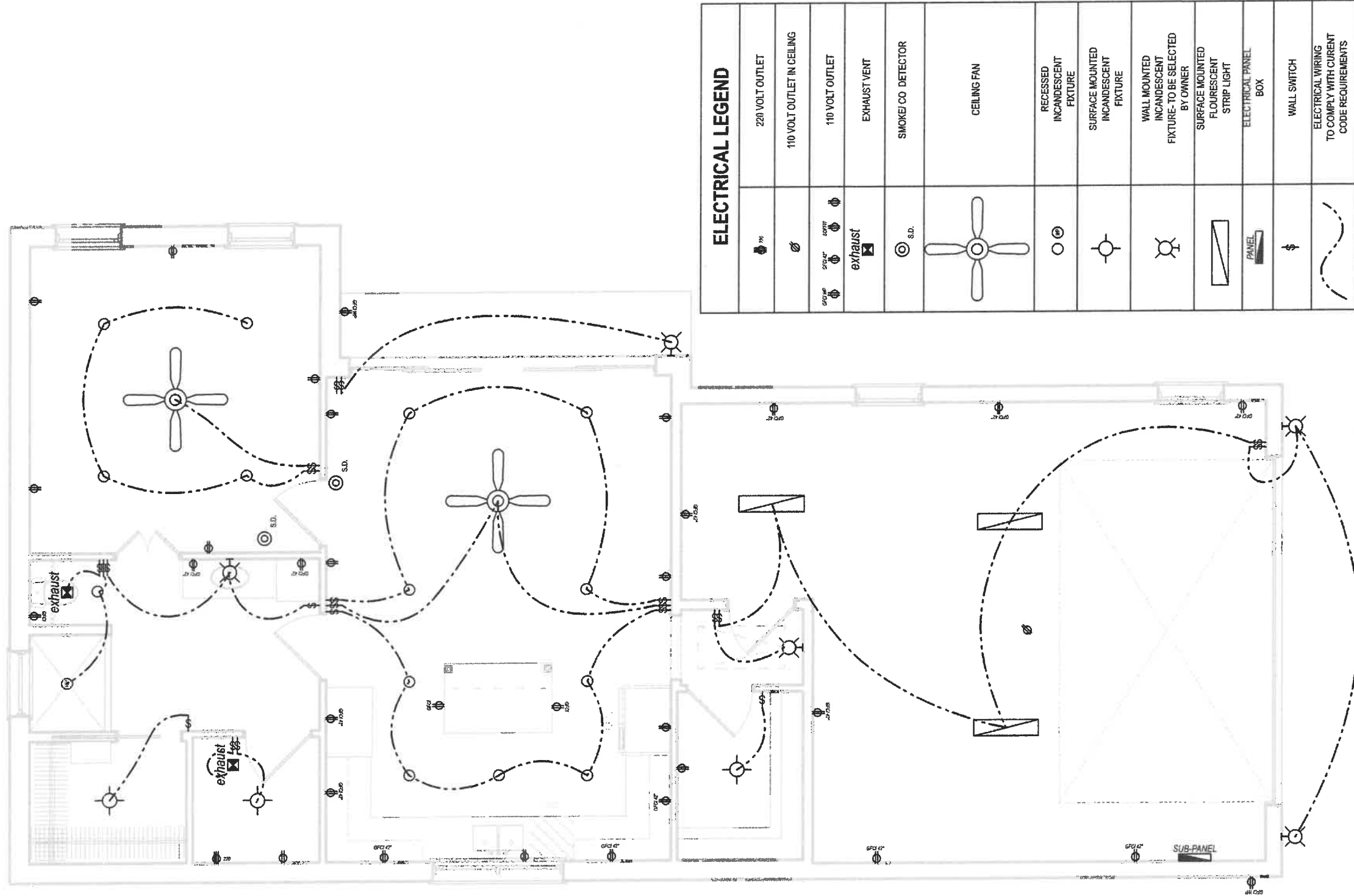


THE RAY RESIDENCE
 DETACHED POOL HOUSE
 2450 WESTCHESTER DRIVE
 LUCAS, TX

FOR
 CONSTRUCTION

SHEET INFORMATION:	
Project Number:	#2501
Issue Date:	7/15/25
File Name:	Ray Pool House 2.pln
Sheet Number:	

A4-02



ELECTRICAL LEGEND	
	220 VOLT OUTLET
	110 VOLT OUTLET IN CEILING
	EXHAUST FAN
	SMOKE/CO DETECTOR
	CEILING FAN
	RECESSED INCANDESCENT FIXTURE
	SURFACE MOUNTED INCANDESCENT FIXTURE
	WALL MOUNTED INCANDESCENT FIXTURE- TO BE SELECTED BY OWNER
	SURFACE MOUNTED FLOURESCENT STRIP LIGHT
	ELECTRICAL PANEL BOX
	WALL SWITCH
	ELECTRICAL WIRING TO COMPLY WITH CURRENT CODE REQUIREMENTS

1 ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

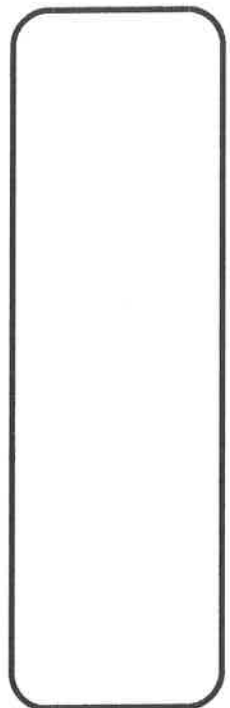


SHEET INFORMATION:	
Project Number:	#2501
Issue Date:	7/15/25
File Name:	Ray Pool House 2.pln
Sheet Number:	

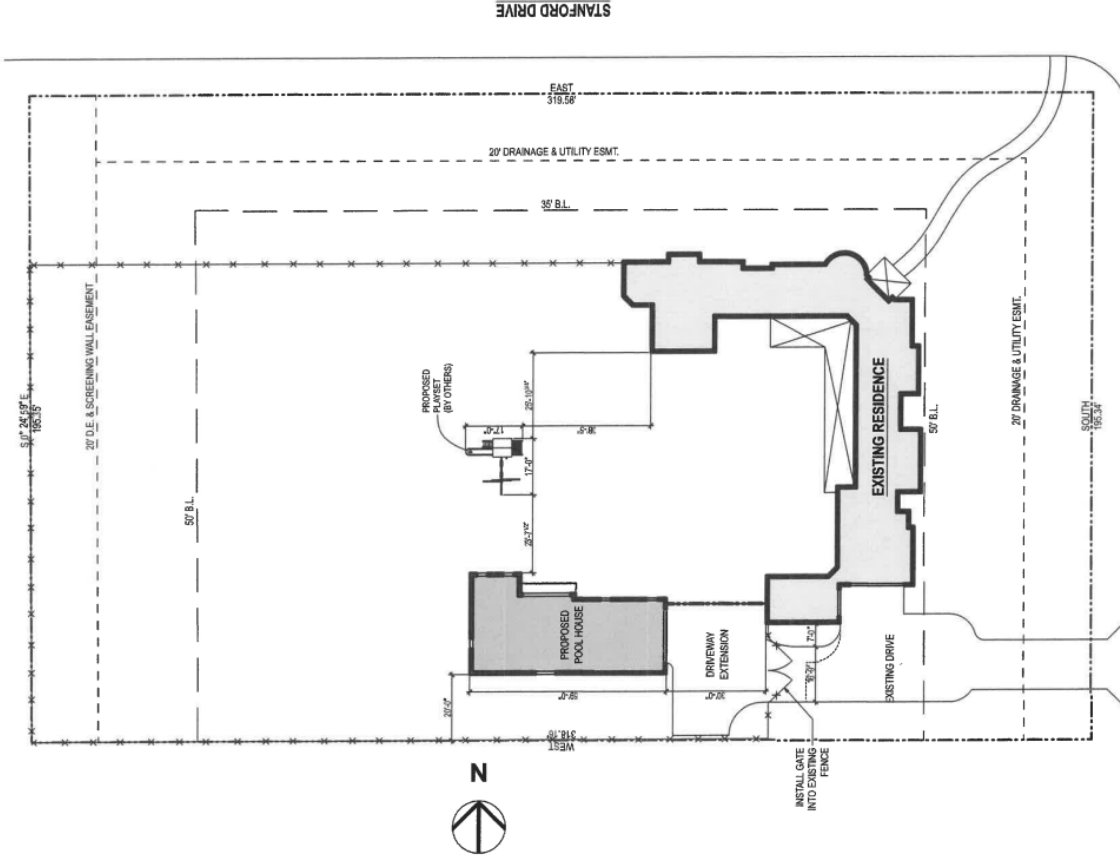
E1-01

THE RAY RESIDENCE
DETACHED POOL HOUSE
2450 WESTCHESTER DRIVE
LUCAS, TX

FOR CONSTRUCTION



2450 Westchester Dr ~ Site Plan



2450 WESTCHESTER DRIVE

LEGAL DESCRIPTION
 LOT 27 BLOCK A
 STONEGATE
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

LOT AREA
 LOT SQUARE FOOTAGE - 62,200 SQ. FT. (1.43 ACRES)

BUILDING FOOTAGE
 MAIN HOUSE -
 1ST FLOOR A/C - 2863
 2ND FLOOR A/C - 1013
 COVERED - 711

TOTAL UNDER ROOF - 5268
 A/C - 3876
 TOTAL UNDER ROOF - 1489

LOT COVERAGE
 EXISTING - 6.83% (4,255 OF 62,200)
 PROPOSED - 5.24% (3,274 OF 62,200)

PROPOSED USE
 SINGLE FAMILY RESIDENTIAL - POOL-HOUSE OFFICE



	FOR CONSTRUCTION	THE RAY RESIDENCE DETACHED POOL HOUSE 2450 WESTCHESTER DRIVE LUCAS, TX
<p>SHEET INFORMATION:</p> <p>Project Number: #2501</p> <p>Issue Date: 7/1/25</p> <p>File Name: Ray Pool House 2.dwg</p> <p>Sheet Number: A1-02</p>		



City of Lucas

Planning and Zoning Commission

Agenda Request

August 14, 2025

Item No. 03

Requester: Development Services Director Joseph Hilbourn

Agenda Item

Consider a request by Blaze Bounds with Kimley Horn on behalf of Malouf Interest INC for a preliminary plat and amended site plan for Lucas Town Center 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 northwest corner of the Parker Road and Country Club Road intersection.

Background Information

January 2, 2025, the city council approved a planned development for this project. The applicant is proposing 8 buildings with a proposed 110,214 square feet of building with an additional 12 pad sites without dedicated buildings for future development. Parking spaces required: 1069, Parking provided: 1282. The proposed uses include an anchor grocer, Tom Thumb, retail, fitness, a gas station, and restaurants. The proposed elevations are modern with a country feel, blending country elements with upscale architecture. The site has an approved development agreement; this request is consistent with the approved development agreement. The site is fed by a 12-inch water main from the east side, and a 12-inch water main from the north side, creating a loop for the project and for the southeast corner of the city, completing a proposed water looping project for the city. The site has access to a sewer lift station that is in the process of completion in accordance with the approved development agreement.

The preliminary plat meets the city's requirements for a plat, the civil plans were approved by the engineering department, a flood study was approved by the engineering department, a traffic impact analysis was reviewed by the engineering department they took no exception to the study, the site plan was previously approved by council, Tree survey was submitted and approved. The only change to the original approved site plan is combining lots 14 and 15 into a single lot. Lot numbering will be lots 1 through 13 and 15 through 17, with no lot 14, to stay in compliance with the lot numbering on the approved planned development.

Attachment/Supporting Documentation

1. Preliminary plat
2. Site plan

Budget/Financial Impact

N/A

Recommendation



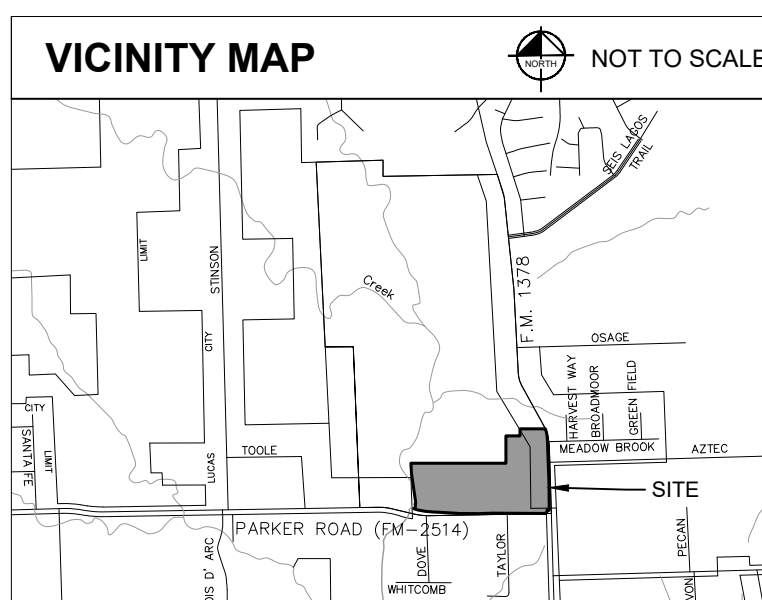
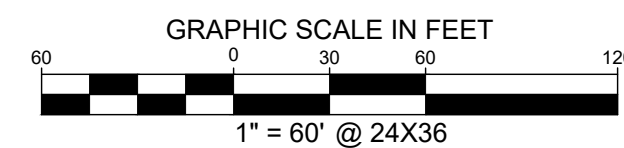
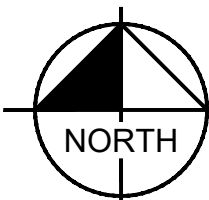
**City of Lucas
Planning and Zoning Commission
Agenda Request
August 14, 2025**

Item No. 03

Staff recommends approving the preliminary plat and site plan as presented.

Motion

I make a motion to approve/deny a request by Blaze Bounds with Kimley Horn on behalf of Malouf Interest INC for a preliminary plat and amended site plan 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 northwest corner of the Parker Road and Country Club Road intersection.



LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV VAULT		SANITARY SEWER SEPTIC TANK
	COMMUNICATIONS BOX		STORM SEWER VAULT
	COMMUNICATIONS HANDHOLE		STORM SEWER BOX
	COMMUNICATIONS MANHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MARKER FLAG		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER SIGN		STORM SEWER VAULT
	COMMUNICATIONS VAULT		TRAFFIC BARRIER
	ELEVATION BENCHMARK		TRAFFIC BOLLARD
	FIBER OPTIC BOX		TRAFFIC BOX
	FIBER OPTIC HANDHOLE		CROSS WALK SIGNAL
	FIBER OPTIC MANHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MANHOLE
	FIBER OPTIC MARKER SIGN		TRAFFIC MARKER SIGN
	FIBER OPTIC VAULT		TRAFFIC SIGNAL
	MONITORING WELL		TRAFFIC VAULT
	GAS HANDHOLE		UNIDENTIFIED BOX
	GAS METER		UNIDENTIFIED HANDHOLE
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		FIRE HYDRANT
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER METER
	TELEPHONE VAULT		WATER MANHOLE
	PIPELINE MARKER SIGN		WATER MARKER FLAG
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	LIGHT STANDARD		WATER VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE		IRON ROD W/ 10" CAP SET
	ELECTRIC MARKER FLAG		IRON ROD W/ 10" CAP SET
	ELECTRIC MARKER SIGN		IRON ROD W/ 10" CAP SET
	ELECTRIC TRANSFORMER		IRON ROD FOUND
	ELECTRIC VAULT		IRON PIPE FOUND
	HANDICAPPED PARKING SIGN		ALUMINUM DISK FOUND
	MARQUEE BILLBOARD		X\" CUT IN CONCRETE SET
	BORE LOCATION FLAG POLE		X\" CUT IN CONCRETE FOUND
	GREASE TRAP		P.O.B. POINT OF BEGINNING
			F.O.C. POINT OF COMMENCING
			N.T.M.V.D. NORTH TEXAS MUNICIPAL WATER DISTRICT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

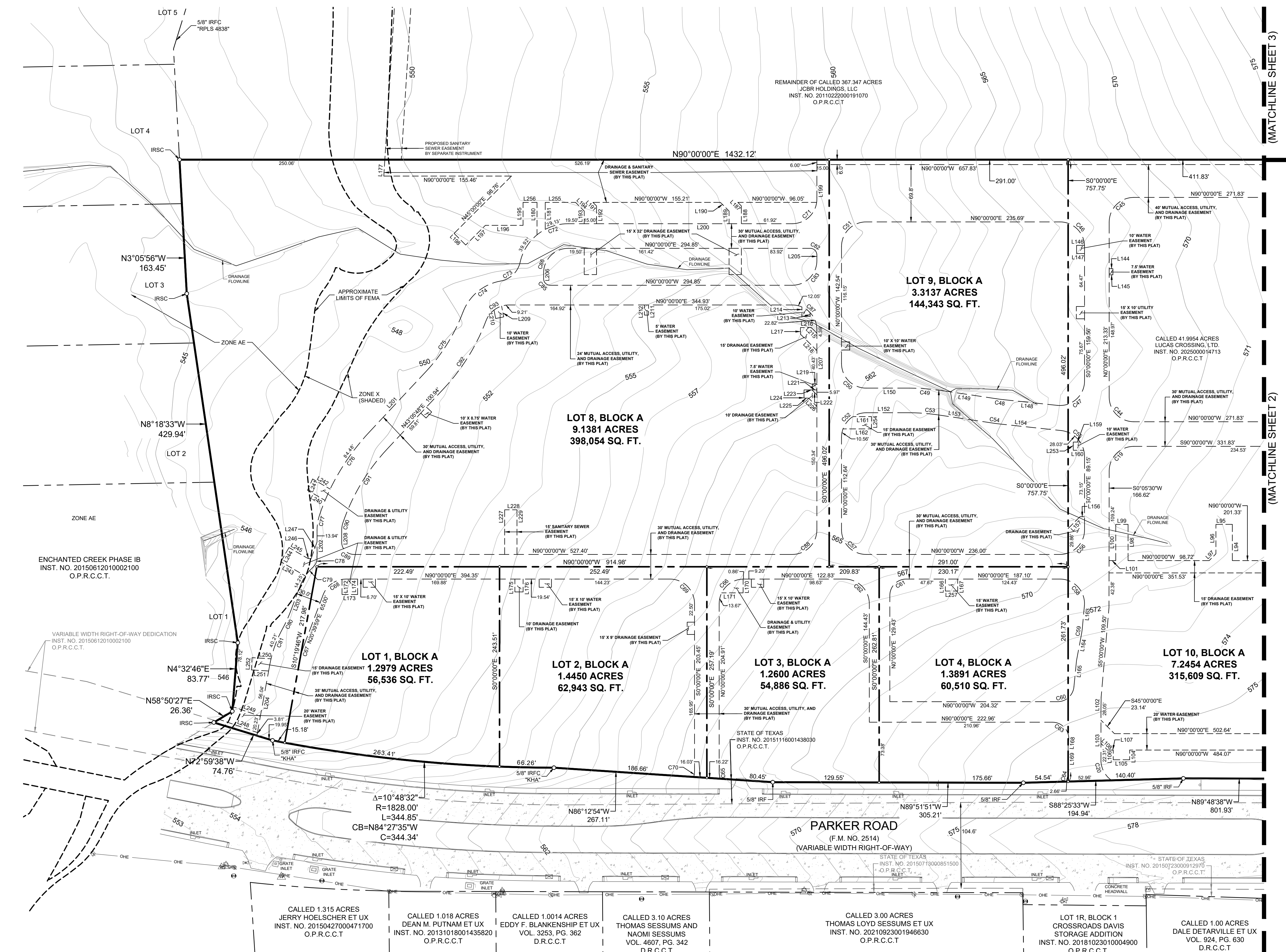
No.	DATE	REVISION DESCRIPTION
2	8/4/25	SECOND CITY SUBMITTAL
1	4/30/25	FIRST CITY SUBMITTAL

PRELIMINARY PLAT
LUCAS TOWN CENTER
LOTS 1-13 & 15-17, BLOCK A
ZONING: PLANNED DEVELOPMENT
ORD. #2025-01-01011
JAMES ANDERSON SURVEY, ABSTRACT NO. 17
CITY OF LUCAS, COLLIN COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226
 FIRM # 10115500 Tel No. (469) 718-8849
 CONTACT: BLAZE BOWNS, P.E.
 BLAZE.BOWNS@KIMLEY-HORN.COM

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JZ	JAD	AUG. 2025	064405915	1 OF 4



NOTES:

- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).
- Line data table is on Sheet 2.
- Curve data table is on Sheet 3.

CALLER 1.315 ACRES JERRY HOELSCHER ET UX INST. NO. 2015061201002100 O.P.R.C.C.T.

CALLER 1.018 ACRES DEAN M. PUTNAM ET UX INST. NO. 20131018001435820 O.P.R.C.C.T.

CALLER 1.0014 ACRES EDDY F. BLANKENSHIP ET UX VOL. 3253, PG. 362 D.R.C.C.T.

CALLER 3.10 ACRES THOMAS SESSUMS AND NAOMI SESSUMS VOL. 4607, PG. 342 D.R.C.C.T.

CALLER 3.00 ACRES THOMAS LOYD SESSUMS ET UX INST. NO. 20210923001946630 O.P.R.C.C.T.

LOT 1R, BLOCK 1 CROSSROADS DAVIS STORAGE ADDITION INST. NO. 20181023010004900 O.P.R.C.C.T.

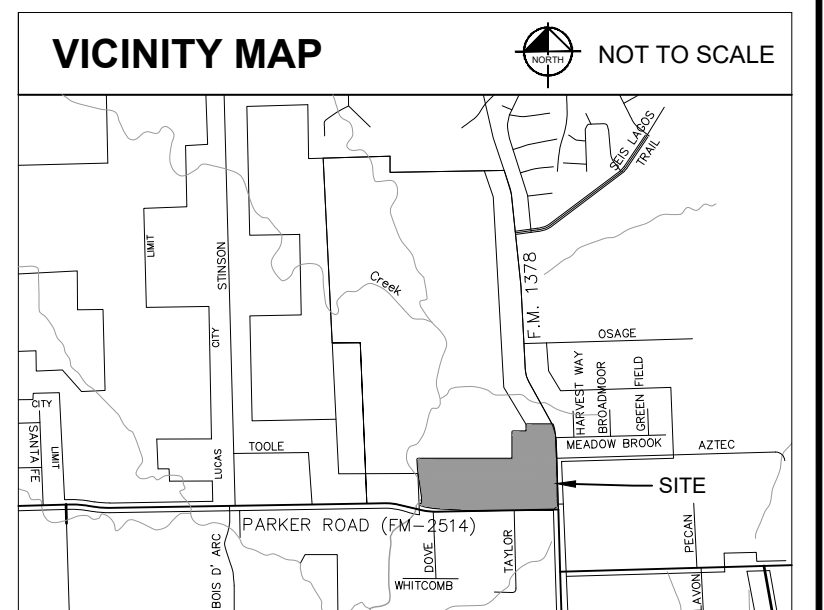
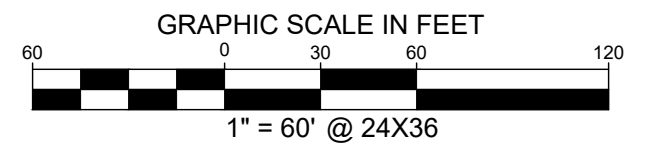
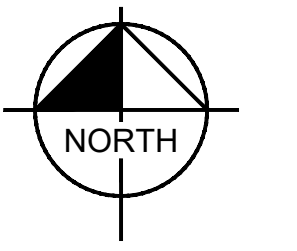
CALLER 1.00 ACRES DALE DETARVILLE ET UX VOL. 924, PG. 630 D.R.C.C.T.

APPLICANT / OWNER:
 LUCAS CROSSING, LTD
 4143 MAPLE ACE, #325
 DALLAS, TX 75219
 PHONE: 214-219-4900
 CONTACT: STEVE GREGORY

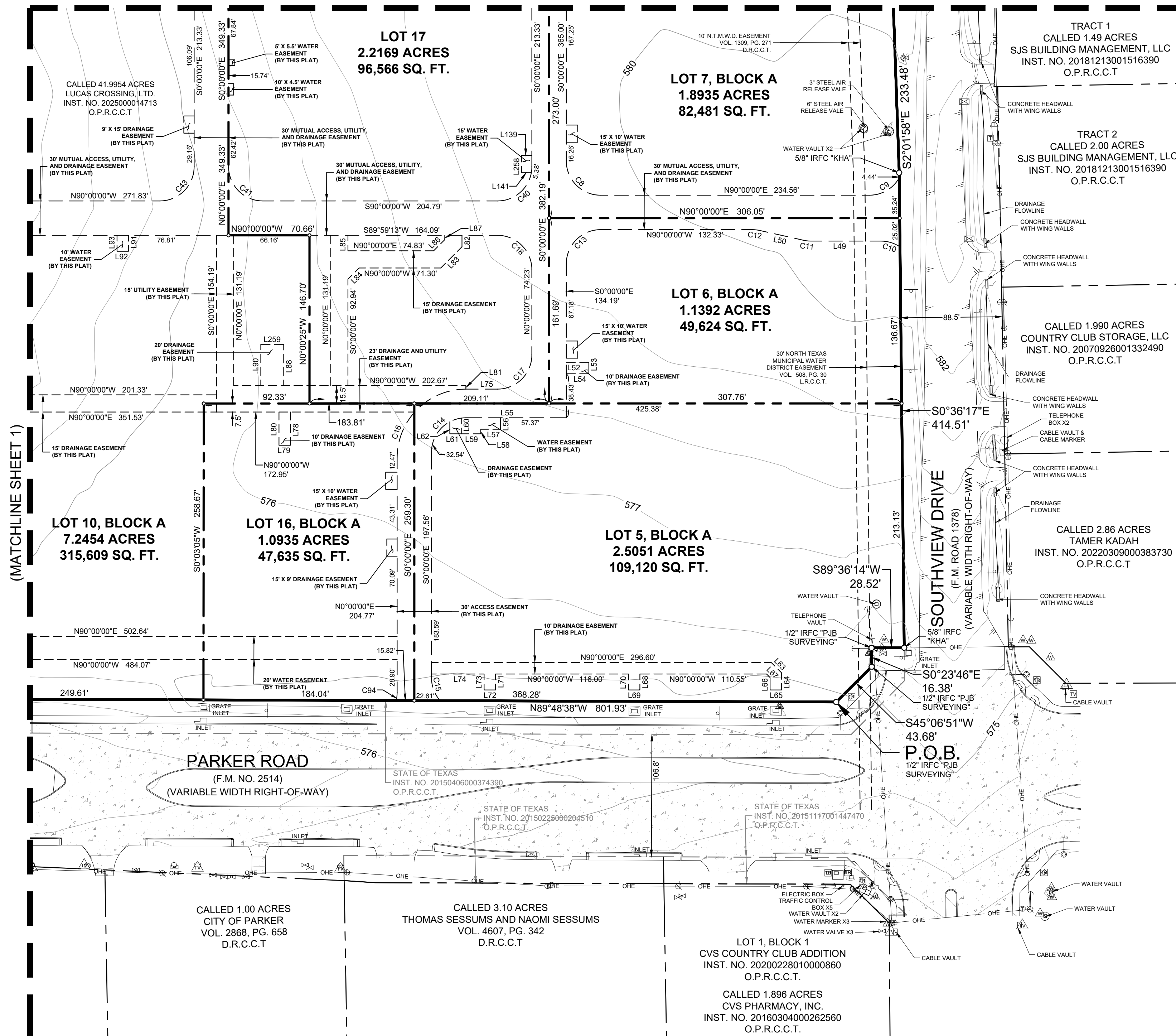
SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-718-8849
 CONTACT: J. ANDY DOBBS, R.P.L.S.
 ANDY.DOBBS@KIMLEY-HORN.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2600 N. CENTRAL EXPRESSWAY, SUITE 400,
 RICHARDSON, TX 75080
 PHONE: 214-420-5620
 CONTACT: BLAZE BOWNS, P.E.
 BLAZE.BOWNS@KIMLEY-HORN.COM

D:\WORK\2025\17\1706\170608\17060801\17060801.dwg PLOTTED BY: JZAN - JUNE 18, 2025 2:28 PM



(MATCHLINE SHEET 3)



LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°00'00"W	2.11'	L65	N90°00'00"W	10.00'	L111	N90°00'00"E	20.78'	L163	S05°19'32"W	26.28'
L2	S00°00'00"E	45.78'	L66	N00°00'00"E	10.88'	L112	S00°00'00"E	13.29'	L164	S10°40'44"W	32.20'
L3	S22°37'11"E	31.19'	L67	N45°00'00"W	4.34'	L113	N90°00'00"E	10.00'	L165	S05°35'13"W	32.10'
L4	S67°30'00"W	5.41'	L68	S00°00'00"E	13.95'	L114	S00°00'00"E	13.29'	L166	S00°00'00"E	14.62'
L5	S00°00'02"E	52.14'	L69	N90°00'00"W	10.00'	L115	N45°00'00"E	12.71'	L167	N00°00'00"E	14.62'
L6	N00°00'00"E	48.13'	L70	N00°00'00"E	13.95'	L116	S45°00'00"E	10.00'	L168	S05°35'13"W	7.12'
L7	N45°00'00"E	18.68'	L71	S00°00'00"E	13.95'	L117	S45°00'00"W	12.57'	L169	S00°00'00"E	31.00'
L8	N59°53'23"E	30.00'	L72	N90°00'00"W	10.00'	L118	N90°00'00"E	11.91'	L170	S00°00'00"E	16.79'
L9	S30°06'37"E	45.89'	L73	N90°00'00"E	13.95'	L119	N90°00'00"W	12.75'	L171	N00°00'00"E	26.08'
L10	N00°00'00"E	48.13'	L74	N90°00'00"W	45.91'	L120	S00°00'00"E	16.00'	L172	S00°00'00"E	18.39'
L11	N72°34'13"E	18.95'	L75	N90°00'00"E	27.62'	L121	N90°00'00"E	12.75'	L173	N00°00'00"E	19.00'
L12	S17°25'47"E	10.00'	L76	S00°00'00"E	28.98'	L122	N90°00'00"E	20.00'	L174	N00°00'00"E	18.81'
L13	N87°13'14"E	9.00'	L77	N90°00'00"W	10.00'	L123	N90°00'00"E	20.00'	L175	S00°00'00"E	15.66'
L14	S02°46'46"E	21.00'	L78	N00°00'00"E	28.98'	L124	N90°00'00"E	20.00'	L176	N00°00'00"E	15.66'
L15	S87°13'14"W	9.01'	L79	N00°00'00"E	3.00'	L125	N90°00'00"E	14.33'	L177	S03°35'58"W	20.04'
L16	N80°00'00"E	10.00'	L80	S00°00'00"E	9.99'	L126	N00°00'00"E	15.03'	L178	N00°00'00"E	39.57'
L17	N28°00'00"E	18.34'	L81	S45°00'00"W	26.21'	L127	S00°00'00"E	42.32'	L179	S00°00'00"E	32.93'
L18	N90°00'00"E	11.00'	L82	S45°00'00"W	13.79'	L128	S00°00'00"E	7.50'	L180	S45°00'00"E	6.21'
L19	S00°00'00"E	10.00'	L83	S00°00'00"E	13.51'	L129	N00°00'00"E	42.33'	L181	S00°00'00"E	21.61'
L20	N90°00'00"E	16.92'	L84	N45°00'00"E	13.79'	L130	S00°00'00"E	27.01'	L182	N00°00'00"E	15.39'
L21	N00°00'00"E	8.69'	L85	N00°00'00"E	3.78'	L131	N00°00'00"E	27.01'	L183	N45°00'00"W	15.00'
L22	N90°00'00"E	21.00'	L86	N00°00'00"E	36.08'	L132	S00°00'00"E	42.33'	L184	S45°00'00"E	6.21'
L23	N90°00'00"E	21.00'	L87	S00°00'00"E	35.80'	L133	S00°00'00"E	37.56'	L185	N00°00'00"E	21.61'
L24	S45°00'00"W	36.90'	L88	N45°00'00"E	44.14'	L134	N90°00'00"E	10.50'	L186	N00°00'00"E	45.89'
L25	N90°00'00"W	61.71'	L89	N90°00'00"W	20.00'	L135	N90°00'00"E	4.54'	L187	N86°34'18"W	21.08'
L26	N77°23'03"W	39.43'	L90	S00°00'00"E	35.86'	L136	N45°00'00"W	8.52'	L188	N45°00'00"W	20.00'
L27	S45°00'00"W	36.90'	L91	N00°00'00"E	13.88'	L137	N45°00'00"W	9.90'	L189	N45°00'00"W	20.00'
L28	S45°00'00"W	10.00'	L92	N00°00'00"E	44.14'	L138	N90°00'00"E	10.50'	L190	N90°00'00"W	45.89'
L29	N45°00'00"W	26.90'	L93	N90°00'00"W	20.00'	L139	N90°00'00"E	4.54'	L191	S45°00'00"E	28.00'
L30	N90°00'00"W	61.08'	L94	S00°00'00"E	35.86'	L140	N90°00'00"E	4.54'	L192	N86°34'18"W	21.08'
L31	N77°23'14"W	39.81'	L95	S45°00'00"W	11.71'	L141	N90°00'00"E	9.67'	L193	N00°00'00"E	40.03'
L32	N90°00'00"E	19.71'	L96	N00°00'00"E	44.14'	L142	N90°00'00"E	9.70'	L194	N90°00'00"E	272.85'
L33	S00°00'00"E	10.00'	L97	N90°00'00"W	15.00'	L143	N83°54'41"W	65.74'	L195	S43°05'48"W	100.94'
L34	N90°00'00"W	19.71'	L98	S00°00'00"E	44.14'	L144	N81°29'09"W	66.13'	L196	S00°00'00"E	33.67'
L35	N90°00'00"W	87.62'	L99	N90°00'00"W	8.17'	L145	N90°00'00"W	52.73'	L197	N20°39'59"E	33.74'
L36	S00°00'00"E	10.00'	L100	N90°00'00"W	116.00'	L146	N90°00'00"E	9.70'	L198	N90°00'00"E	272.85'
L37	N90°00'00"W	17.27'	L101	N90°00'00"W	110.55'	L147	N90°00'00"E	9.70'	L199	S00°00'00"E	15.00'
L38	S00°00'00"E	4.00'	L102	N45°00'00"W	11.42'	L148	N90°00'00"E	52.58'	L200	S10°19'46"W	87.05'
L39	N90°00'00"W	10.52'	L103	S27°00'22"E	34.51'	L149	N90°00'00"E	66.13'	L201	S00°00'00"E	7.00'
L40	S45°00'00"E	12.63'	L104	S00°00'00"E	6.53'	L150	N90°00'00"W	34.66'	L202	N00°00'00"E	14.21'
L41	S00°00'00"E	15.02'	L105	N00°00'00"E	11.81'	L151	S45°00'00"W	20.41'	L203	S11°15'00"E	13.43'
L42	N00°00'00"E	10.52'	L106	N45°00'00"W	11.42'	L152	N90°00'00"E	12.80'	L204	N11°15'00"W	10.50'
L43	S45°00'00"E	12.63'	L107	N90°00'00"W	11.81'	L153	S81°29'09"E	66.13'	L205	S00°00'00"E	12.36'
L44	S00°00'00"E	15.02'	L108	N00°00'00"E	6.53'	L154	S83°54'41"E	73.55'	L206	S00°00'00"E	7.00'
L45	S00°00'00"E	15.02'	L109	N90°00'00"W	20.00'	L155	N90°00'00"E	5.57'	L207	S00°00'00"E	243.99'
L46	S00°00'00"E	13.73'	L110	N00°00'00"E	11.81'	L156	N90°00'00"W	20.41'	L208	N00°00'00"E	14.21'
L47	N90°00'00"W	10.00'	L111	N90°00'00"E	8.85'	L157	N90°00'00"W	8.37'	L209	S11°15'00"E	13.43'
L48	N00°00'00"E	10.52'	L112	N45°00'00"W	11.42'	L158	N90°00'00"E	12.80'	L210	N11°15'00"W	10.50'
L49	S45°00'00"E	12.63'	L113	S27°00'22"E	34.51'	L159	N90°00'00"E	22.56'	L211	S00°00'00"E	12.36'
L50	S00°00'00"E	15.02'	L114	S00°00'00"E	6.53'	L160	N90°00'00"W	34.66'	L212	N00°00'00"E	12.36'

LEGEND	
[Symbol]	ROOF DRAIN
[Symbol]	CABLE TV BOX
[Symbol]	CABLE TV HANDHOLE
[Symbol]	CABLE TV MANHOLE
[Symbol]	CABLE TV MARKER FLAG
[Symbol]	CABLE TV MARKER SIGN
[Symbol]	CABLE TV VALVE
[Symbol]	COMMUNICATIONS BOX
[Symbol]	COMMUNICATIONS HANDHOLE
[Symbol]	COMMUNICATIONS MANHOLE
[Symbol]	COMMUNICATIONS MARKER FLAG
[Symbol]	COMMUNICATIONS MARKER SIGN
[Symbol]	COMMUNICATIONS VALVE
[Symbol]	ELEVATION BENCHMARK
[Symbol]	FIBER OPTIC BOX
[Symbol]	FIBER OPTIC HANDHOLE
[Symbol]	FIBER OPTIC MANHOLE
[Symbol]	FIBER OPTIC MARKER FLAG
[Symbol]	FIBER OPTIC MARKER SIGN
[Symbol]	FIBER OPTIC VALVE
[Symbol]	MONITORING WELL
[Symbol]	GAS HANDHOLE
[Symbol]	GAS MANHOLE
[Symbol]	GAS MARKER FLAG
[Symbol]	GAS SIGN
[Symbol]	GAS TANK
[Symbol]	GAS VALVE
[Symbol]	GAS VALVE
[Symbol]	TELEPHONE BOX
[Symbol]	TELEPHONE HANDHOLE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	TELEPHONE MARKER FLAG
[Symbol]	TELEPHONE MARKER SIGN
[Symbol]	TELEPHONE VALVE
[Symbol]	PIPELINE MARKER SIGN
[Symbol]	ELECTRIC BOX
[Symbol]	FLOOD LIGHT
[Symbol]	GUY ANCHOR POLE
[Symbol]	LIGHT STANDARD
[Symbol]	ELECTRIC METER
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC MARKER FLAG
[Symbol]	ELECTRIC MARKER SIGN
[Symbol]	UTILITY POLE
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	ELECTRIC VALVE
[Symbol]	MANICAPPED PARKING SIGN
[Symbol]	MARQUEE/BILLBOARD SIGN
[Symbol]	BONE LOCATION
[Symbol]	FLAG POLE
[Symbol]	GREASE TRAP
[Symbol]	MAIL BOX
[Symbol]	SANITARY SEWER CLEAN OUT
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SANITARY SEWER MARKER FLAG
[Symbol]	SANITARY SEWER MARKER SIGN
[Symbol]	SANITARY SEWER SEPTIC TANK
[Symbol]	SANITARY SEWER VALVE
[Symbol]	STORM SEWER BOX
[Symbol]	STORM SEWER MANHOLE
[Symbol]	STORM SEWER VALVE
[Symbol]	STORM SEWER FLAG
[Symbol]	STORM SEWER SIGN
[Symbol]	TRAFFIC BARRIER
[Symbol]	TRAFFIC BOX
[Symbol]	TRAFFIC HANDHOLE
[Symbol]	TRAFFIC MANHOLE
[Symbol]	TRAFFIC MARKER SIGN
[Symbol]	TRAFFIC SIGN
[Symbol]	TRAFFIC VALVE
[Symbol]	CROSS WALK SIGNAL
[Symbol]	UNIDENTIFIED BOX
[Symbol]	UNIDENTIFIED MANHOLE
[Symbol]	UNIDENTIFIED MARKER FLAG
[Symbol]	UNIDENTIFIED MARKER SIGN
[Symbol]	UNIDENTIFIED POLE
[Symbol]	UNIDENTIFIED TANK
[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TREE
[Symbol]	WATER BOX
[Symbol]	WATER CLEAN OUT
[Symbol]	WATER HAND HOLE
[Symbol]	WATER METER
[Symbol]	WATER MANHOLE
[Symbol]	WATER MARKER FLAG
[Symbol]	WATER MARKER SIGN
[Symbol]	WATER VALVE
[Symbol]	WATER VALVE
[Symbol]	AIR RELEASE VALVE
[Symbol]	WATER WELL
[Symbol]	5" IRON ROD WITH "OM" CAP SET
[Symbol]	IRFC IRON ROD WITH CAP FOUND
[Symbol]	PK NAIL SET
[Symbol]	PK NAIL FOUND
[Symbol]	IRFC IRON ROD FOUND
[Symbol]	IRFC IRON PIPE FOUND
[Symbol]	IRFC IRON PIPE FOUND
[Symbol]	ALUMINUM DISK FOUND
[Symbol]	"X" CUT IN CONCRETE SET
[Symbol]	"X" CUT IN CONCRETE FOUND
[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	P.O.C. POINT OF COMMENCING
[Symbol]	N.T.M.W.D. NORTH TEXAS MUNICIPAL WATER DISTRICT

LINE TYPE LEGEND	
[Line Style]	BOUNDARY LINE
[Line Style]	EASEMENT LINE
[Line Style]	BUILDING LINE
[Line Style]	WATER LINE
[Line Style]	SANITARY SEWER LINE
[Line Style]	STORM SEWER LINE
[Line Style]	UNDERGROUND GAS LINE
[Line Style]	OVERHEAD UTILITY LINE
[Line Style]	UNDERGROUND UTILITY LINE
[Line Style]	UNDERGROUND TELEPHONE LINE
[Line Style]	CONCRETE PAVEMENT
[Line Style]	ASPHALT PAVEMENT

- NOTES:
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).
 - Line data table is on Sheet 2.
 - Curve data table is on Sheet 3.

APPLICANT / OWNER:
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400,
RICHARDSON, TX 75080
PHONE: 214-420-5620
CONTACT: BLAZE BOWNS, P.E.
BLAZE.BOWNS@KIMLEY-HORN.COM

PRELIMINARY PLAT
LUCAS TOWN CENTER
LOTS 1-13 & 15-17, BLOCK A
ZONING: PLANNED DEVELOPMENT
ORD. #2025-01-01011
JAMES ANDERSON SURVEY, ABSTRACT NO. 17
CITY OF LUCAS, COLLIN COUNTY, TEXAS

Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500 Tel No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JZ	JAD	AUG. 2025	064405915	2 OF 4

DRAWN: JZ; CHECKED: JAD; DATE: AUG 2025; PROJECT: 064405915; SHEET: 2 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LUCAS CROSSING, LTD., is the owner of a tract of land situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas and being all of a called 41.9954 acre tract of land described in Special Warranty Deed to LUCAS CROSSING, LTD., recorded in Instrument No. 2025000014713, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found at the southwest end of a corner clip at the intersection of the north right-of-way line of Parker Road (also known as F.M. No. 2514, a variable width right-of-way) and the west right-of-way line of Southview Drive (also known as F.M. Road 1378, a variable width right-of-way), said point also being a southeast corner of said 41.9954 acre tract;

THENCE with said north right-of-way line of Parker Road, the following courses and distances:

North 89°48'38" West, a distance of 801.93 feet to a 5/8-inch iron rod found for corner;
South 88°25'33" West, a distance of 194.94 feet to a 5/8-inch iron rod found for corner;
North 89°51'51" West, a distance of 305.21 feet to a 5/8-inch iron rod found for corner;
North 86°12'54" West, a distance of 267.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,828.00 feet, a central angle of 10°48'32", and a chord bearing and distance of North 84°27'35" West, 344.34 feet;
In a westerly direction, with said non-tangent curve to the right, an arc distance of 344.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 72°59'38" West, a distance of 74.76 feet to a point for corner in said north right-of-way line of Parker Road;

THENCE departing said north right-of-way line of Parker Road, with the east line of Enchanted Creek Phase IB, an addition to the City of Lucas, according to the plat recorded in Instrument No. 20150612010002100 of said Official Public Records, the following courses and distances:

North 58°50'27" East, a distance of 26.36 feet to a point for corner;
North 04°32'46" East, a distance of 83.77 feet to a point for corner;
North 08°18'33" West, a distance of 429.94 feet to a point for corner;
North 03°05'56" West, a distance 163.45 feet to a point for corner;

THENCE departing said east line of Enchanted Creek Phase IB, over and across said 367.347 acre tract and said 2.00 acre tract, the following courses and distances:

North 90°00'00" East, a distance of 1,432.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 00°00'00" East, a distance of 411.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 90°00'00" East, a distance of 211.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the west line of said 2.00 acre tract;
North 00°00'00" East, a distance of 105.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 90°00'00" East, a distance of 384.54 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the right with a radius of 528.00 feet, a central angle of 16°58'52", and a chord bearing and distance of South 10°26'40" East, 155.91 feet, in said west right-of-way line of Southview Drive;

THENCE with said west right-of-way line of Southview Drive, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 156.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 02°01'58" East, a distance of 658.47 feet to a point for corner;
South 00°36'17" East, a distance of 414.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 89°36'14" West, a distance of 28.52 feet to a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found for corner;
South 00°23'46" East, a distance of 16.38 feet a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found for the northeast end of said corner clip;

THENCE with said corner clip, South 45°06'51" West, a distance of 43.68 feet to the **POINT OF BEGINNING** and containing 1,829,317 square feet or 41.9954 acres of land.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0415J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within:

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, **LUCAS CROSSING, LTD.**, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein described property as **LUCAS TOWN CENTER**, an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate, to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at LUCAS, Texas, this _____ day of _____, 2025.

LUCAS CROSSING, LTD.

By: _____
Signature

By: _____
Name - Title

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

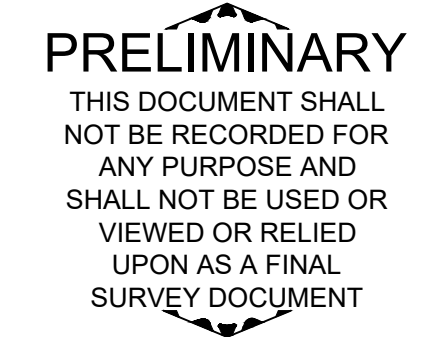
Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

That I, J. Andy Dobbs, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

J. Andy Dobbs _____ Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
Ph. 469-718-8849
andy.dobbs@kimley-horn.com



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas.

Tommy Tolson, Chairman _____ Date
Planning and Zoning Commission

ATTEST:

Signature _____ Date

Name & Title

The Public Works Director/City Engineer of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Jeremy Bogle, Director of Public Works _____ Date

The Development Services Director of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Joseph Hilbourn, Development Services Director _____ Date

**PRELIMINARY PLAT
LUCAS TOWN CENTER
LOTS 1-13 & 15-17, BLOCK A
ZONING: PLANNED DEVELOPMENT
ORD. #2025-01-01011
JAMES ANDERSON SURVEY, ABSTRACT NO. 17
CITY OF LUCAS, COLLIN COUNTY, TEXAS**

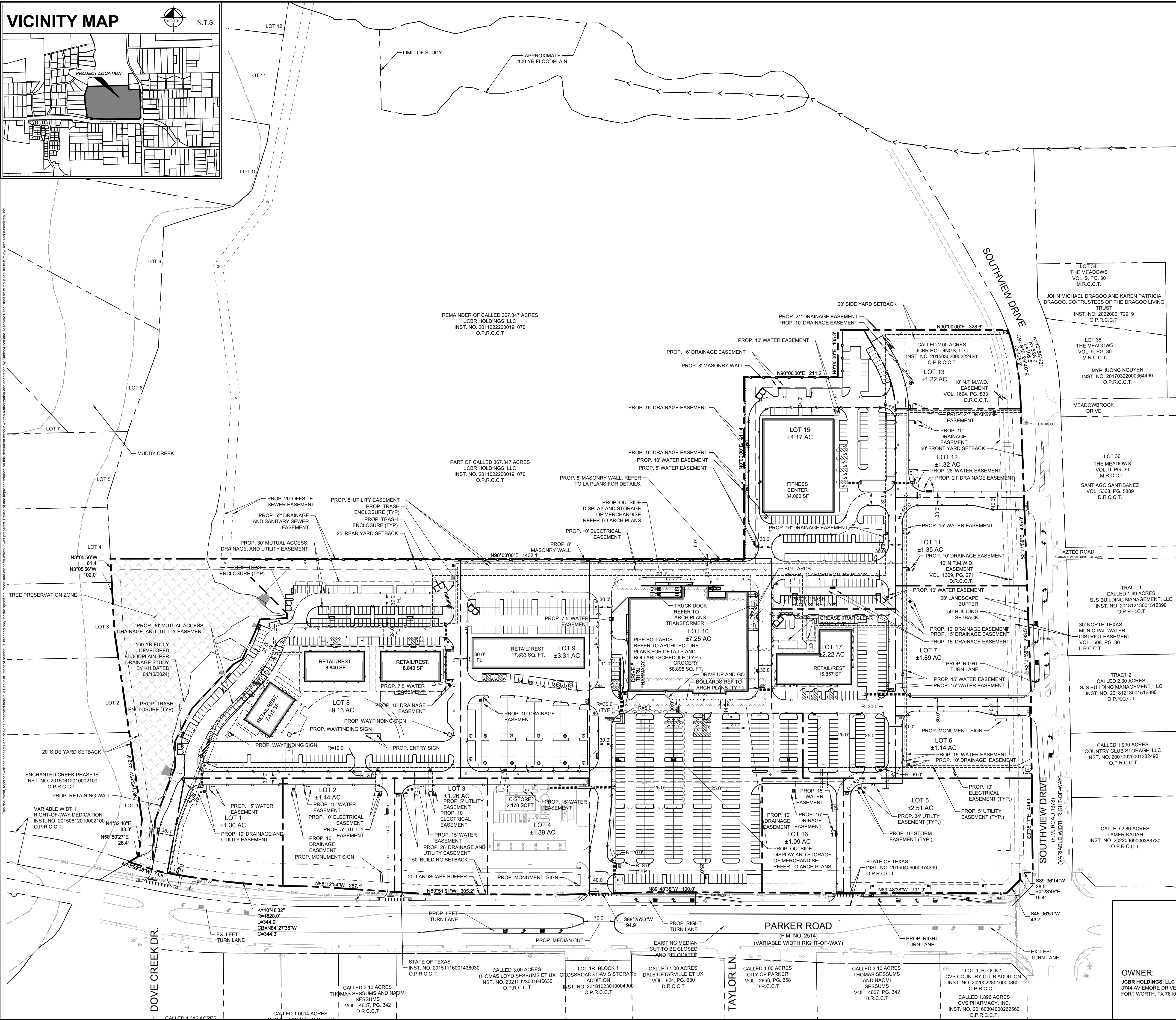
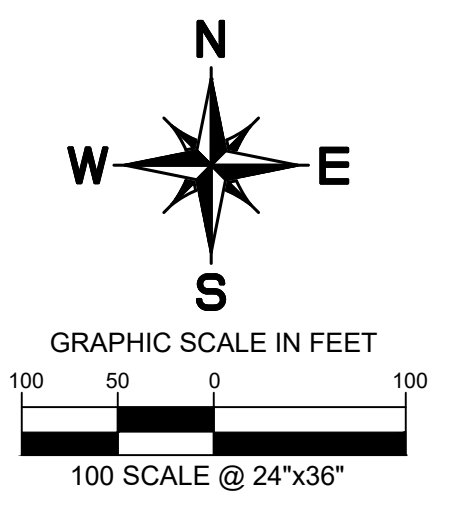
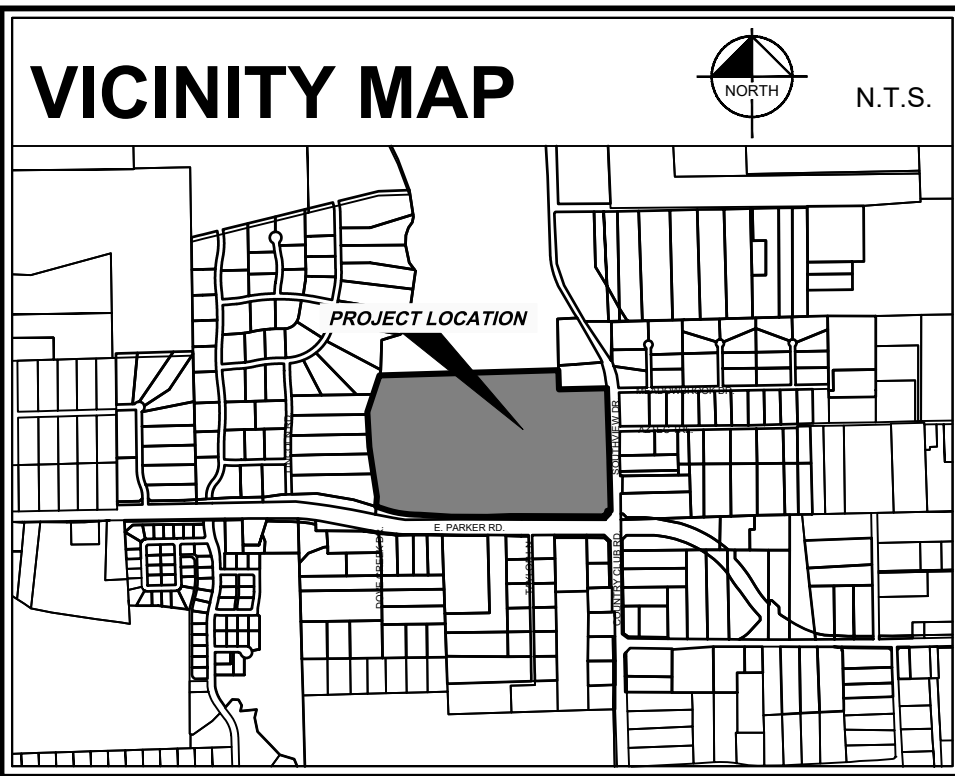


2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226						FIRM # 10115500	Tel No. (469) 718-8849
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
N/A	JZ	JAD	AUG. 2025	064405915	4 OF 4		

APPLICANT / OWNER:
LUCAS CROSSING, LTD
OLD PARKLAND - FREEDOM PLACE
4143 MAPLE ACE, #325
DALLAS, TX 75219
PHONE: 214-219-4900
CONTACT: STEVE GREGORY

SURVEYOR
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2500 PACIFIC AVENUE, SUITE 1100
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CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

ENGINEER
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RICHARDSON, TX 75080
PHONE: 214-420-5620
CONTACT: BLAZE BOWNDS, P.E.
BLAZE.BOWNDS@KIMLEY-HORN.COM



LEGEND	
PROPERTY LINE	---
LOT LINE	---
PROPOSED SS MANHOLE	⊙
EXISTING SS MANHOLE	⊙
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
PROPOSED WATER METER	⊙
PROPOSED CURB INLET	⊠
HANDICAP PARKING STALL	♿
LOADING ZONE / CROSSWALK	▨
CURB RAMP	▭
TREE PRESERVATION ZONE	▨
PROPOSED LIGHT POLE	⊙

- NOTES**
- REFER TO SHEET C-002 FOR GENERAL NOTES AND PROJECT BENCHMARKS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.
 - CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
 - DEVELOPMENT OF THE SITE TO BE IN ACCORDANCE WITH THE CITY OF LUCAS DEVELOPMENT STANDARDS AND SUBSTANTIALLY CONFORM TO THE CITY OF LUCAS COMPREHENSIVE PLAN.

SITE DATA SUMMARY TABLE	
LOT SIZE	42.0 AC (1,829,317 SF)
CURRENT ZONING	PD - PLANNED DEVELOPMENT
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	RETAIL
LOT 8 REQUIRED (1/100 SF) PROVIDED	251 / 232
LOT 9 REQUIRED (1/100 SF) PROVIDED	179 / 226
LOT 10 REQUIRED (1/200 SF) PROVIDED	310 / 368
LOT 15 REQUIRED (1/200 SF) PROVIDED	170 / 343
LOT 17 REQUIRED (1/100 SF) PROVIDED	150 / 115
TOTAL REQUIRED PROVIDED	1069 / 1282

SITE PLAN
LUCAS CROSSING
42.00 ACRES
JAMES ANDERSON SURVEY, ABSTRACT NO. 17
CITY OF LUCAS, COLLIN COUNTY, TEXAS

OWNER:
JCBR HOLDINGS, LLC
3744 AVIMORE DRIVE
FORT WORTH, TX 76109

DEVELOPER:
MALOUF INTERESTS, INC.
OLD PARKLAND - FREEDOM PLACE
4143 MAPLE AVE. #325
DALLAS, TX 75219
PHONE: 214-219-4900
CONTACT: STEVE GREGORY

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
225 E JOHN W. CARPENTER FRWY
SUITE 1100
IRVING, TEXAS 75062
PHONE: 214-420-5600
CONTACT: BLAZE BOWND, P.E.

Kimley-Horn

2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

THIS SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT: 064405915
DATE: 07/31/2025
SCALE: AS SHOWN
DESIGNED BY: CCF
DRAWN BY: SLC
CHECKED BY: BLE

LUCAS CROSSING
PREPARED FOR
MALOUF INTERESTS, INC.
CITY OF LUCAS, TEXAS

SITE PLAN

SHEET NUMBER
SP-001

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.