



AGENDA

CITY COUNCIL MEETING

September 4, 2025 | 6:30 PM Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, September 4, 2025, beginning at 6:30pm 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/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 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 551.0415 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 minutes of the August 21, 2025, City Council meeting.
- B. Approval of minutes of the August 25, 2025 City Council Special meeting.
- C. Authorize the Mayor to negotiate and enter into an Interlocal Agreement between the City of Lucas and Collin County for animal control services for the period of one-year beginning October 1, 2025, through September 30, 2026, in an amount not to exceed \$19,030.

Public Hearing

- 4. Conduct a public hearing to consider 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 an accessory dwelling unit totaling fourteen hundred ninety-nine (1,499) square feet in size with the following stipulation: no exterior lighting permitted on the South or West sides of the ADU.
 - A. Presentation by Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on the SUP request**(Presenter: Development Services Director, Joe Hilbourn)**

Regular Agenda

- 5. Consider and act on approving Resolution R-2025-09-05573, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, SUPPORTING THE CREATION OF A MUNICIPAL POLICE DEPARTMENT TO BE KNOWN AS THE LUCAS POLICE DEPARTMENT; SETTING FORTH THE PURPOSE AND INTENT TO ESTABLISH LOCAL LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.
(City Manager, John Whitsell)
- 6. 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 Crossing, formerly 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.
(Presenter: Development Director, Joe Hilbourn)
- 7. Consider authorizing the City Manager to negotiate and enter into a licensing agreement with William Wade Shipley for the use of 30 foot by 1,320-foot right-of-way dedication to the east of his property located west of 2515 Orr Rd and north of the homes on Stanford Drive.
(Presenter: Development Director, Joe Hilbourn)

Executive Session

- 8. Executive Session: There is not an Executive Session scheduled for this 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.

9. Reconvene from Executive Session and take any action necessary as a result of Executive Session.
10. 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 29, 2025.

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.



City of Lucas

City Council Agenda Request

September 4, 2025

Item No. 01

Requester: Mayor Dusty Kuykendall

Agenda Item Request

Citizen Input.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

September 4, 2025

Requester: Mayor Dusty Kuykendall

Agenda Item Request

Items of Community Interest.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

September 4, 2025

Item No. 03

Requester: City Manager John Whitsell
City Secretary Toshia Kimball

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the August 21, 2025, City Council meeting.
- B. Approval of the minutes of the August 25, 2025, City Council Special meeting.
- C. Authorize the Mayor to negotiate and enter into an Interlocal Agreement between the City of Lucas and Collin County for animal control services for a period of one-year beginning October 1, 2025, through September 30, 2026, in an amount not to exceed \$19,030.

Background Information

Agenda Item C:

Collin County has provided a contract modification amendment to renew the Interlocal Agreement between the City of Lucas and Collin County for animal control services for a one-year period. Staff has reviewed the renewal and there is no increased cost for animal control services.

Attachments/Supporting Documentation

- 1. Minutes of the August 21, 2025, City Council meeting.
- 2. Minutes of the August 25, 2025, City Council Special meeting.
- 3. FY26 Interlocal Agreement for Animal Control Services between the City of Lucas and Collin County
- 4. FY 2026 Animal Control Billing Fees 8-22-2025

Budget/Financial Impact

Agenda Item C:

There is no financial impact to the approved budget for fiscal year 2025/26 as there are no increased costs for animal control services.

Recommendation

City staff recommends approval of the Consent Agenda.



City of Lucas

City Council Agenda Request

September 4, 2025

Item No. 03

Motion

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



MINUTES

CITY COUNCIL REGULAR MEETING

August 21, 2025, or immediately following the
Lucas Fire Control, Prevention and EMS Board Meeting | 6:35 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Dusty Kuykendall
Councilmember Chris Bierman
Councilmember Neil Peterson
Councilmember Brian Stubblefield
Councilmember Tim Johnson

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Finance Director Liz Exum
Fire Chief Ted Stephens
Deputy Casey Clopton

City Councilmembers Remote:

Mayor Pro Tem Fisher

City Councilmembers Absent:

Councilmember Phil Lawrence

Mayor Kuykendall called the meeting to order at 6:35 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

Greg Jacobs, 1415 Ford Lane, Lucas, Texas, 75002, discussed wanting a signal traffic study from TxDOT at Blondy Jhune and Country Club Road.

Julie Judd, 445 Pennington Drive, Lucas, Texas, 75002, discussed concerns about the project north of Tractor Supply off McGarity Lane. She also discussed that McGarity Lane is unsafe, and the dead-end sign is missing.

Ken Judd, 445 Pennington Drive, Lucas, Texas, 75002, discussed concerns about the development on McGarity Lane and Allison Lane. He also discussed how unsafe it is on McGarity Lane without improvements.

Community Interest

2. Items of Community Interest:

- Lucas Farmers Market – Upcoming Farmers Market August 23, 2025, Back-to-School-Event
- Special Meeting – August 25, 2025, at 6:30 p.m. to adopt the tax rate and FY25-26 budget for the city and Fire District.
- Closures – City Hall will be closed for Labor Day on September 1, 2025.



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CITY COUNCIL REGULAR MEETING

August 21, 2025, or immediately following the
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- Public Lands Trail Cleanup – Blackland Prairie Raptor Center, September 20, 2025, 9 am - 1 pm.
- Movie in the Park – October 3, 2025, at 7 pm. The movie will be Scoob. Free Hot dogs, chips and popcorn will be served.
- Lucas Fire Rescue Open House – October 5, 2025, 12 pm – 3 pm at the Lucas Fire Station.

Consent Agenda

3. Consent Agenda:

A. Approval of minutes of the August 7, 2025, City Council meeting.

B. Approval of Resolution R-2025-08-00571 adopting the City of Lucas Public Funds Investment Policy.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Johnson, to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

4. Consider the concept in principle to enter into a Development Agreement with Good Luck Real Estate Development, LLC, for roadway improvements to the first 1,284 feet of Stinson Road south of West Lucas Road to include a right-turn lane on Stinson Road.

Development Services Director Joe Hilbourn presented.

Renee Phillips, 1325 Stinson Road, Lucas, Texas, 75002, in opposition.

James Sheridan, 651 Bastrup Road, Lucas, Texas, 75002, in opposition.

Sarah Hurzeler, 211 Lee Drive, Lucas, Texas, 75002, in opposition.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas, 75002, in opposition.

Ilene Mougel, 651 Stinson Road, Lucas, Texas, 75002, in opposition.

Kathleen Peele, 17 Edgefield, Lane, Lucas, Texas, 75002, in opposition.

Brian Bonner, 614 Walker Lane, Lucas, Texas, 75002, in opposition.



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Mayor Kuykendall read the emails and in opposition Request to Speak Forms.

Jenean McLaughlin, 3 Skyview Drive, Lucas, Texas, 75002, in opposition.

Amy Pacio, 485 Stinson Road, Lucas, Texas, 75002, in opposition.

Jennifer Wier, 602 Walker Lane, Lucas, Texas, 75002, in opposition.

Jamie Streeter, 324 Darton Drive, Lucas, Texas, 75002, in opposition.

Rachel Garcia, 500 Burke Drive, Lucas, Texas, 75002, in opposition.

Amy Barney, 415 Hunt Drive, Lucas, Texas, 75002, in opposition.

Robert Lewis, 616 Connell Lane, Lucas, Texas, 75002, in opposition.

Marilyn Hinrichs, 300 Darton Drive, Lucas, Texas, 75002, in opposition.

Jana Day, 511 Burke, Lucas, Texas, 75002, in opposition.

James and Amanda Kaczinski, 619 Hayden Lane, Lucas, Texas, 75002, in opposition.

Debbie Vanderburg, 1475 Stinson Road, Lucas, Texas, 75002, in opposition.

Laura McCarthy, 12 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Jennie Tissing, 1190 Stinson Road, Lucas, Texas, 75002, in opposition.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Stubblefield, to deny the concept in principle to enter into a Development Agreement with Good Luck Real Estate Development, LLC, for roadway improvements to the first 1,284 feet of Stinson Road south of West Lucas Road to include a right-turn lane on Stinson Road. The motion passed unanimously by a 6 to 0 vote

Public Hearing

5. Consider the City of Lucas Proposed Budget for Fiscal Year 2025-2026:

A. Discuss proposed budget.

B. Conduct Public Hearing.



MINUTES

CITY COUNCIL REGULAR MEETING

August 21, 2025, or immediately following the
Lucas Fire Control, Prevention and EMS Board Meeting | 6:35 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

- C. Schedule the date for adopting an ordinance approving Fiscal Year 2025-2026 budget for Monday August 25, 2025, at 6:35 pm or immediately following the Lucas Fire Control, Prevention and EMS District meeting to be held at 6:30 pm.**

Finance Director Liz Exum presented.

Mayor Kuykendall opened the public hearing at 7:35 pm.

Mayor Kuykendall closed the public hearing at 7:35 pm.

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Kuykendall, to set the date to adopt an ordinance approving FY 2025-2026 budget for Monday August 25, 2025, at 6:35 pm or immediately following the Lucas Fire Control, Prevention and EMS District meeting to be held at 6:30 pm. The motion passed unanimously by a 6 to 0 vote.

Executive Session Agenda

6. Executive Session:

An Executive Session was not held at this meeting.

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

No action was taken from Executive Session.

Adjournment

8. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Bierman to adjourn the meeting at 7:36 pm. The motion passed unanimously by a 6 to 0 vote.



MINUTES

CITY COUNCIL REGULAR MEETING

August 21, 2025, or immediately following the
Lucas Fire Control, Prevention and EMS Board Meeting | 6:35 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

APPROVED:

ATTEST:

Dusty Kuykendall, Mayor

Toshia Kimball, City Secretary



MINUTES

CITY COUNCIL SPECIAL MEETING

August 25, 2025, or immediately following the
Lucas Fire Control, Prevention and EMS Board Meeting | 6:35 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Dusty Kuykendall
Mayor Pro Tem Fisher
Councilmember Chris Bierman
Councilmember Neil Peterson
Councilmember Brian Stubblefield
Councilmember Tim Johnson

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Finance Director Liz Exum

City Councilmembers Remote:

Councilmember Phil Lawrence

Mayor Kuykendall called the meeting to order at 6:35 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

There was no citizen input at this meeting.

Public Hearing

2. Conduct a Public Hearing to consider the tax rate for Fiscal Year 2025-2026.

Finance Director Liz Exum presented.

Mayor Kuykendall opened the public hearing at 6:36 pm.

Mayor Kuykendall closed the public hearing at 6:37 pm.

MOTION: There is no motion required on this item.

Regular Agenda

3. Consider adopting Ordinance 2025-08-01021 approving the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Mayor Kuykendall,



MINUTES

CITY COUNCIL SPECIAL MEETING

August 25, 2025, or immediately following the
Lucas Fire Control, Prevention and EMS Board Meeting | 6:35 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

to adopt Ordinance 2025-08-01021 approving the budget for the fiscal beginning October 1, 2025, and ending September 30, 2026. The following record vote was taken:

Councilmember Peterson – Aye

Councilmember Stubblefield – Aye

Councilmember Bierman – Aye

Mayor Kuykendall – Aye

Mayor Pro Tem Fisher – Aye

Councilmember Johnson – Aye

Councilmember Lawrence – Aye

The motion passed unanimously with a 7 to 0 vote.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Peterson, to ratify the property tax revenue increase reflected in the Fiscal Year 2025-2026 adopted budget. The following record vote was taken:

Councilmember Peterson – Aye

Councilmember Stubblefield – Aye

Councilmember Bierman – Aye

Mayor Kuykendall – Aye

Mayor Pro Tem Fisher – Aye

Councilmember Johnson – Aye

Councilmember Lawrence – Aye

The motion passed unanimously with a 7 to 0 vote.



MINUTES

CITY COUNCIL SPECIAL MEETING

August 25, 2025, or immediately following the
Lucas Fire Control, Prevention and EMS Board Meeting | 6:35 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

4. **Consider adopting Ordinance 2025-08-01022 of the City of Lucas, Texas, levying Ad Valorem Taxes for the Tax year 2025 (Fiscal Year 2025-2026) at a rate of \$0.255463 per one hundred (\$100) assessed valuation on all taxable property within the corporate limits of the City of Lucas as of January 1, 2025.**

MOTION: A motion was made by Councilmember Peterson, seconded by Councilmember Johnson, to adopt Ordinance 2025-08-01021 levying ad valorem taxes for the tax year 2025 and move that the property tax rate be increased by the adoption of a tax rate of \$0.255463, which is effectively a 9.83 percent increase in the tax rate. The following record vote was taken:

Councilmember Peterson – Aye

Councilmember Stubblefield – Aye

Councilmember Bierman – Aye

Mayor Kuykendall – Aye

Mayor Pro Tem Fisher – Aye

Councilmember Johnson – Aye

Councilmember Lawrence – Aye

The motion passed unanimously with a 7 to 0 vote.

MOTION: A motion was made by Councilmember Peterson, seconded by Councilmember Johnson, move that the property tax rate be increased by the adoption of a tax rate of \$0.255463, which is effectively a 9.83 percent increase in the tax rate. The following record vote was taken:

Councilmember Peterson – Aye

Councilmember Stubblefield – Aye

Councilmember Bierman – Aye

Mayor Kuykendall – Aye



MINUTES

CITY COUNCIL SPECIAL MEETING

August 25, 2025, or immediately following the
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Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

Mayor Pro Tem Fisher – Aye

Councilmember Johnson – Aye

Councilmember Lawrence – Aye

The motion passed unanimously with a 7 to 0 vote.

Executive Session Agenda

5. Executive Session:

An Executive Session was not held at this meeting.

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

No action was taken from Executive Session.

Adjournment

7. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Bierman to adjourn the meeting at 6:43 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:

Dusty Kuykendall, Mayor

Toshia Kimball, City Secretary

HISTORICAL INFORMATION

Awarded by Court Order No. 2008-007-01-08

Amendment	<u>No. 1</u>	Court Order No.	<u>2008-881-10-14</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 2</u>	Court Order No.	<u>2009-582-08-10</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 3</u>	Court Order No.	<u>2010-829-10-11</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 4</u>	Court Order No.	<u>2011-677-09-19</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 5</u>	Court Order No.	<u>2013-011-01-07</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 6</u>	Court Order No.	<u>2013-936-11-11</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 7</u>	Court Order No.	<u>2014-987-12-15</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 8</u>	Court Order No.	<u>2016-013-01-04</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 9</u>	Court Order No.	<u>2017-028-01-23</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 10</u>	Court Order No.	<u>2017-819-10-09</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 11</u>	Court Order No.	<u>2018-994-11-19</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 12</u>	Court Order No.	<u>N/A</u>	Summary	<u>Amendment No.12 skipped</u>
Amendment	<u>No. 13</u>	Court Order No.	<u>2019-892-10-07</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 14</u>	Court Order No.	<u>2020-2013-12-14</u>	Summary	<u>One year Renewal, fees updated, Added Force Majeure</u>
Amendment	<u>No. 15</u>	Court Order No.	<u>2021-808-08-23</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 16</u>	Court Order No.	<u>2022-1007-09-26</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 17</u>	Court Order No.	<u>2023-1043-10-16</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 18</u>	Court Order No.	<u>2024-864-09-09</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 19</u>	Court Order No.		Summary	<u>One year Renewal, fees updated</u>

FY 2026 Animal Control Billing Worksheet

Larger Entities / Original Entities									
	Population* NCTCOG 2025 Estimate	% of Charges	FY 2026 Budgeted M&O and Per.	FY 2026 Capital Contribution**	FY 2026 Total Cost before Adjust.	Less Smaller Entities	Less Adjustments for FY 2024 Budget vs. Actual	FY 2026 Total Billed	
Anna	34,100	10.35%	\$ 99,604	\$ 8,797	\$ 108,402	\$ 3,959	\$ (22,772)	\$	127,214
Celina	61,834	18.77%	\$ 180,614	\$ 15,952	\$ 196,566	\$ 7,179	\$ (41,293)	\$	230,680
Fairview	11,232	3.41%	\$ 32,808	\$ 2,898	\$ 35,706	\$ 1,304	\$ (7,501)	\$	41,902
Melissa	26,234	7.96%	\$ 76,628	\$ 6,768	\$ 83,396	\$ 3,046	\$ (17,519)	\$	97,869
Princeton	43,126	13.09%	\$ 125,969	\$ 11,126	\$ 137,095	\$ 5,007	\$ (28,800)	\$	160,887
Prosper	46,087	13.99%	\$ 134,618	\$ 11,890	\$ 146,508	\$ 5,351	\$ (30,777)	\$	171,933
Collin County	101,891	30.92%	\$ 297,619	\$ 26,286	\$ 323,905	\$ 11,830	\$ (68,043)	\$	380,118
Farmersville	4,976	1.51%	\$ 14,535	\$ 1,284	\$ 15,818	\$ 578	\$ (3,323)	\$	18,564
Totals	329,480	100%	\$ 962,395	\$ 85,000	\$ 1,047,395	\$ 37,677	\$ (220,027)	\$	1,229,168

**Yearly Capital Charge Covers Any/All Equipment Replacement Costs

Total cost before adjustments is calculated by taking the adopted operating budget for the upcoming year and adding \$20,000 for Capital Contributions. To get the total billed amount subtract the flat contract amounts for the smaller entities and entities added at a later time and subtract out the adjustments from the last closed fiscal year to true up the expenditures. See below the adjustment calculation.

FY 2026 Billing Breakout	
Total Billed:	\$ 1,047,395
Smaller Entities:	\$ 38,255
Total +/- back	\$ 1,009,140

Adjust. for FY 2024 Budget vs. Actual	
FY 2024 Billed	\$ 656,739
FY 2024 Actual	\$ 876,766
Total +/- back	\$ (220,027)

Smaller Entities / Added Later						
	FY 2026 Budgeted M&O and Per.	FY 2026 Capital Contribution**	FY 2026 Total Cost before Adjust.	Less Smaller Entities	Less Adjustments for FY 2024 Budget vs. Actual	FY 2026 Total Billed
Lavon			\$ 3,150			\$ 3,150
Lucas			\$ 19,030			\$ 19,030
Nevada			\$ 1,575			\$ 1,575
Weston			\$ 2,500			\$ 2,500
Blue Meadow MUD No. 1			\$ 2,000			\$ 2,000
North Collin County MUD No. 1			\$ 2,000			\$ 2,000
Van Alstyne MUD No. 3			\$ 2,000			\$ 2,000
Magnolia Pointe MUD No. 1			\$ 2,000			\$ 2,000
Van Alstyne MUD No. 2			\$ 2,000			\$ 2,000
East Collin MUD No. 1			\$ 2,000			\$ 2,000
			\$ 38,255			\$ 38,255

Grand Total: \$ 1,267,423

Grand Total is the total billed amount for the larger and smaller entities combined.



City of Lucas City Council Agenda Request September 4, 2025

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing to consider 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 an accessory dwelling unit totaling fourteen hundred ninety-nine (1,499) square feet in size with the following stipulation: no exterior lighting permitted on the South or West sides of the ADU.

- 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, condors, 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

City Council Agenda Request

September 4, 2025

Attachments/Supporting Documentation

1. Public Notice
2. Ordinance 2025-09-01023
3. Site Plan
4. Location Map

Budget/Financial Impacts

N/A

Recommendation

The specific use permit request was approved four to one by the Planning and Zoning Commission on August 14, 2025 as an accessory dwelling unit and meets the city's requirements for an accessory dwelling unit with a Specific Use Permit.

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 an accessory dwelling unit totaling fourteen hundred ninety-nine (1,499) square feet in size with the following stipulation: no exterior lighting permitted on the South or West sides of the ADU.



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.



ORDINANCE 2025-09-01023

[Specific Use Permit for 2450 Westchester Drive]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, AS HERETOFORE AMENDED, BY APPROVING THE SPECIFIC USE PERMIT FOR THE 2450 WESTCHESTER DRIVE, CITY OF LUCAS, COLLIN COUNTY, TEXAS TO ALLOW AN ACCESSORY DWELLING UNIT TOTALING ONE THOUSAND FOUR HUNDRED AND NINETY-NINE SQUARE FEET WITH A BASE ZONING OF R2 SINGLE FAMILY DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR APPROVAL OF THE CONCEPT PLAN ATTACHED HERETO AS EXHIBIT “B”; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas in compliance with the laws of the State of Texas and the ordinances of the City of Lucas, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as heretofore amended, be and the same are hereby amended, to approve the Specific Use Permit for the property located at 2450 Westchester Drive, City of Lucas, Collin County, Texas to allow an accessory dwelling unit (ADU) totaling one thousand four-hundred ninety-nine square feet currently zoned with a base zoning of R2 Single Family District, and being more particularly described in **Exhibit “A”** attached hereto and made a part hereof for all purposes,

SECTION 2. That the SUP be subject to the following conditions:

- Exterior lighting shall be prohibited on the south and west elevations of the ADU.

SECTION 3. That the Concept Plan attached hereto and made a part hereof as **Exhibit “B”** is hereby approved.

SECTION 4. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Lucas governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 5. That all ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

SECTION 6. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 7. An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS ____ DAY OF ____ 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

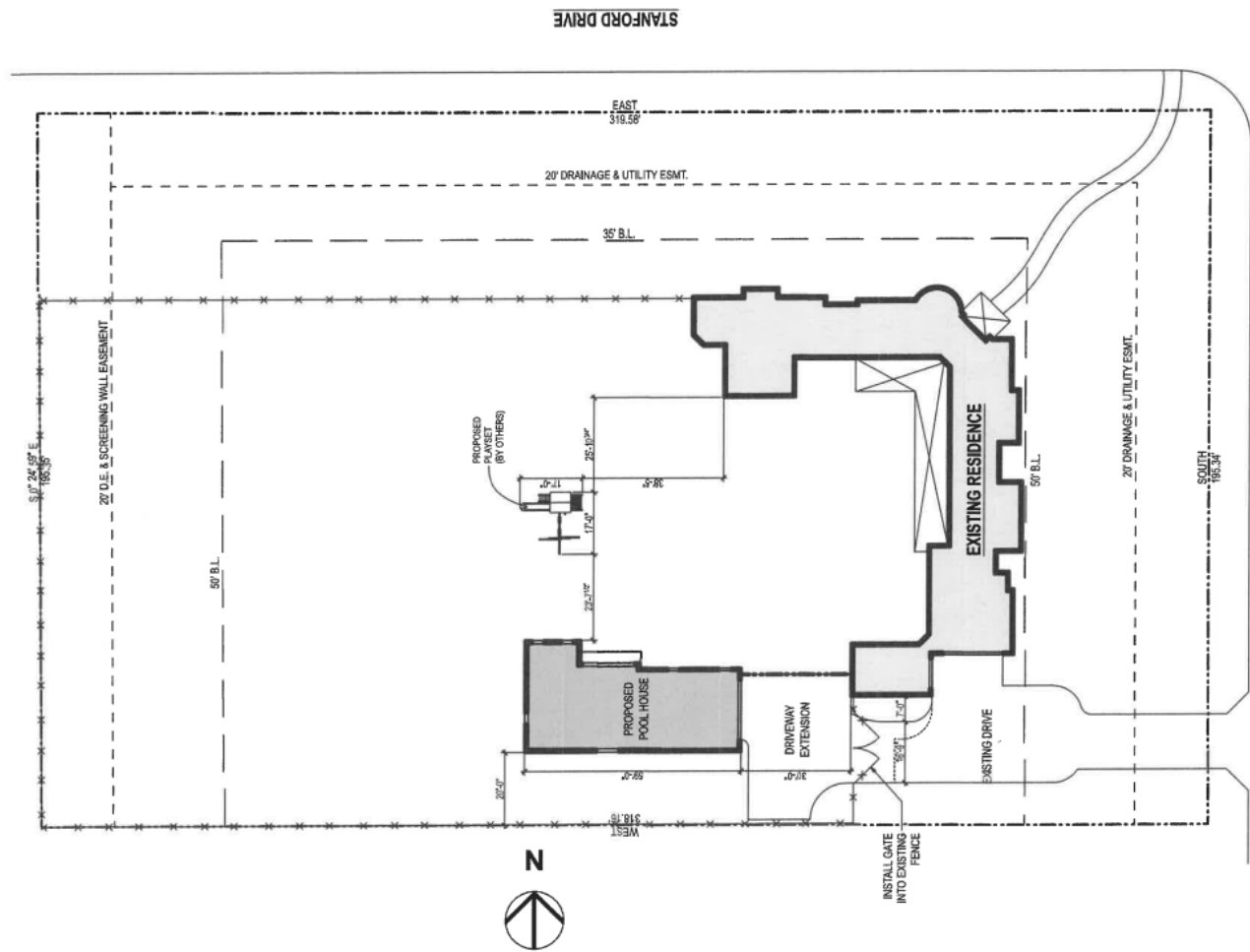
Joseph J. Gorfida, Jr., City Attorney
(8/26/2025/cgm/4904-7846-6659, v. 1)

Toshia Kimball, City Secretary

**EXHIBIT “A”
LEGAL DESCRIPTION**

STONEGATE (CLU), BLK A, LOT 27; * AMENDED PLAT *

EXHIBIT "B"
CONCEPT PLAN



LOT AREA
LOT SQUARE FOOTAGE - 62,266 SQ. FT. (1.43 ACRES)
BUILDING FOOTAGE
MAIN HOUSE -
1ST FLOOR AC - 2663
2ND FLOOR AC - 1073
GARAGE - 861
COVERED - 711
TOTAL UNDER ROOF - 5268
PROPOSED DETACHED ADDITION -
AC - 938
GARAGE - 591
TOTAL UNDER ROOF - 1499
LOT COVERAGE
EXISTING - 8.63% (4,255 OF 62,266)
PROPOSED - 9.24% (5,754 OF 62,266)
PROPOSED USE
SINGLE FAMILY RESIDENTIAL - POOL HOUSE/ OFFICE

2450 WESTCHESTER DRIVE

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



EXHIBIT "B" CONCEPT PLAN

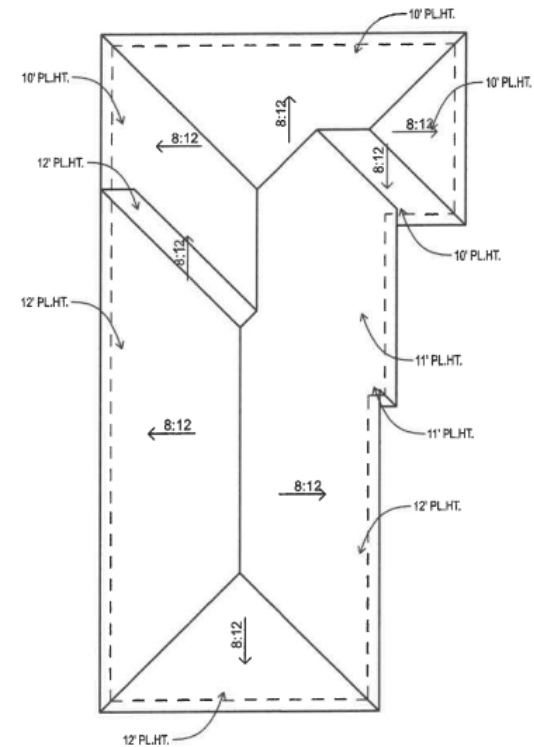
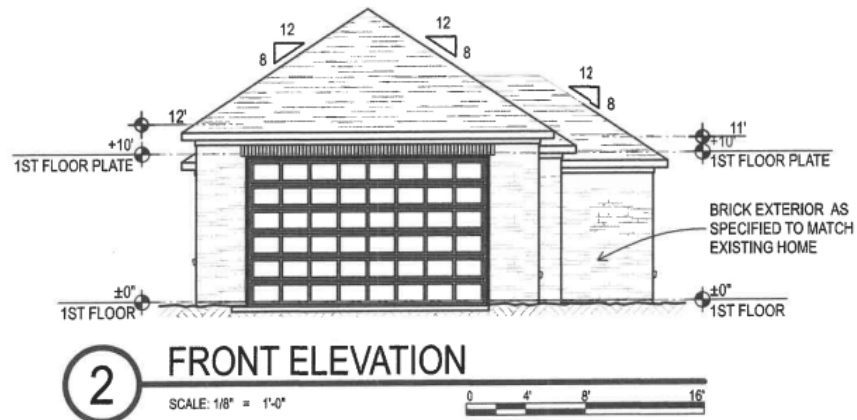
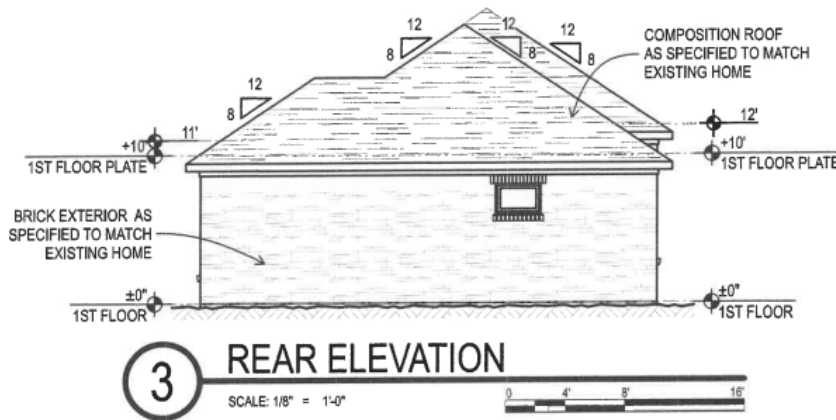
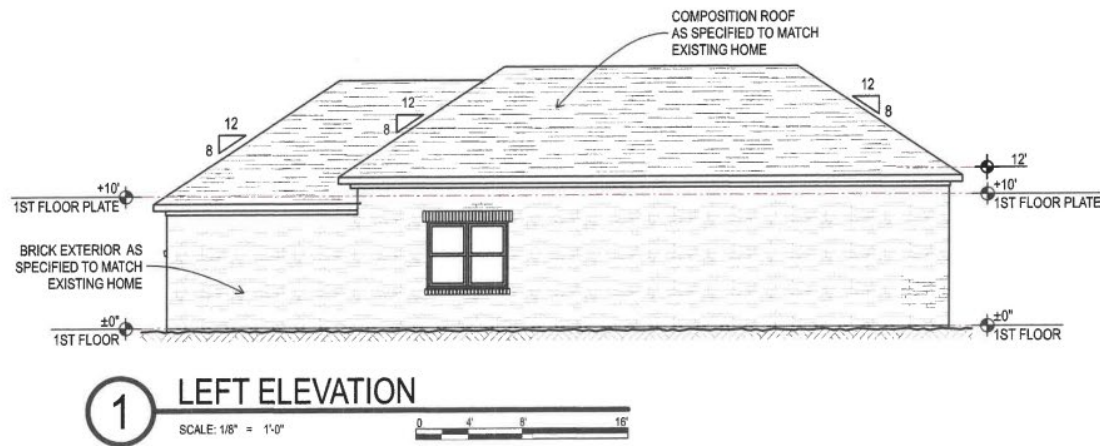
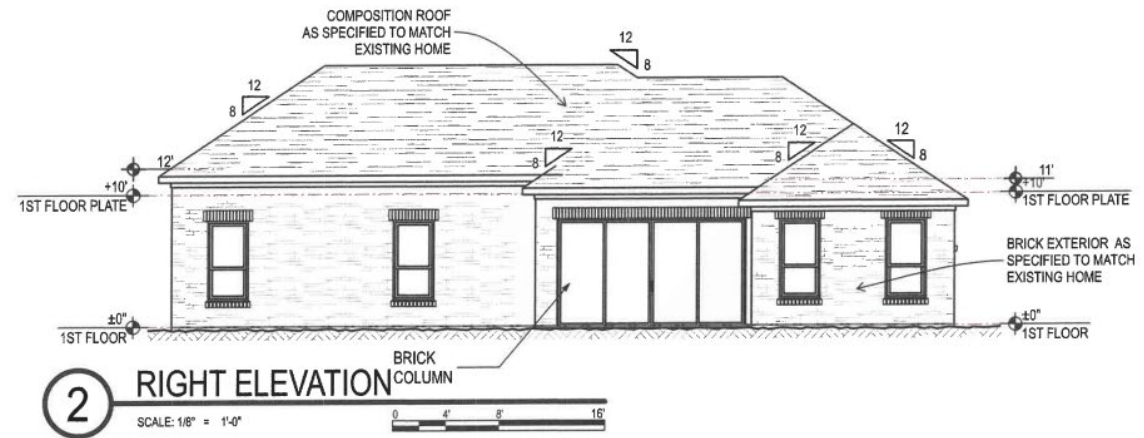


EXHIBIT "B" CONCEPT PLAN



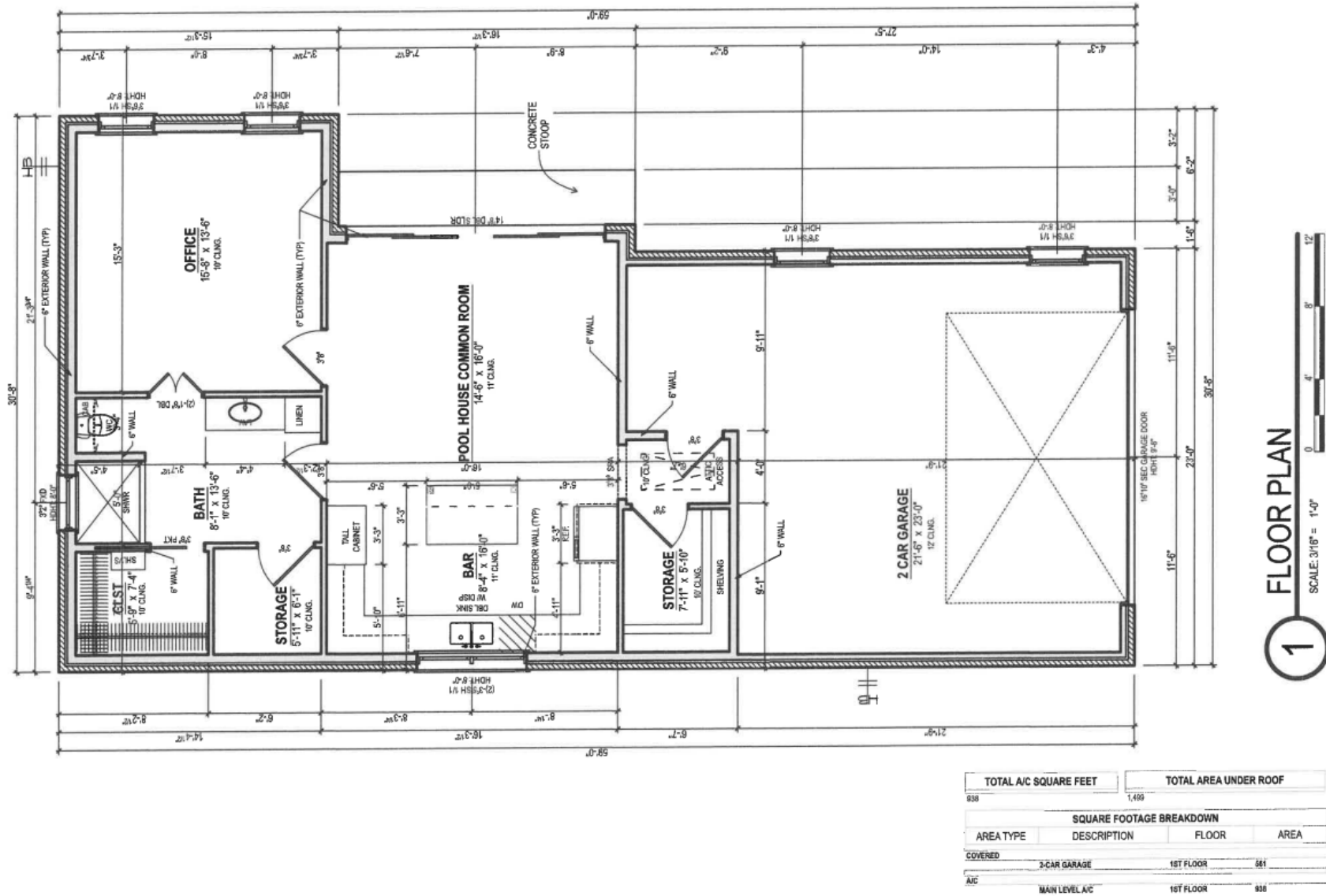
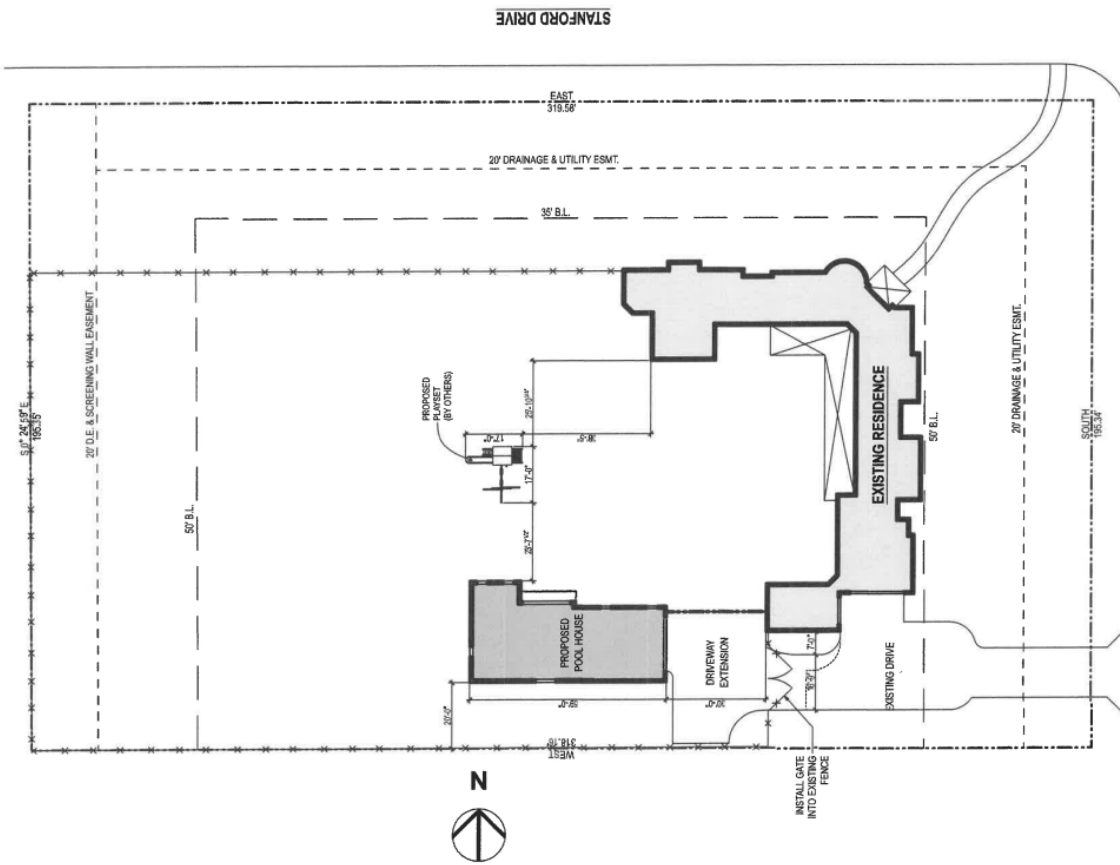


Exhibit "B"
City of Lucas
Ordinance 2025-09-01023
Approved: September 4, 2025

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 PATIO - 1013
COVERED - 711
TOTAL UNDER ROOF - 5388
AC - 538
TOTAL UNDER ROOF - 1489

LOT COVERAGE
EXISTING - 5.03% (4,255 OF 62,280)
PROPOSED - 9.24% (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: 7/1/25

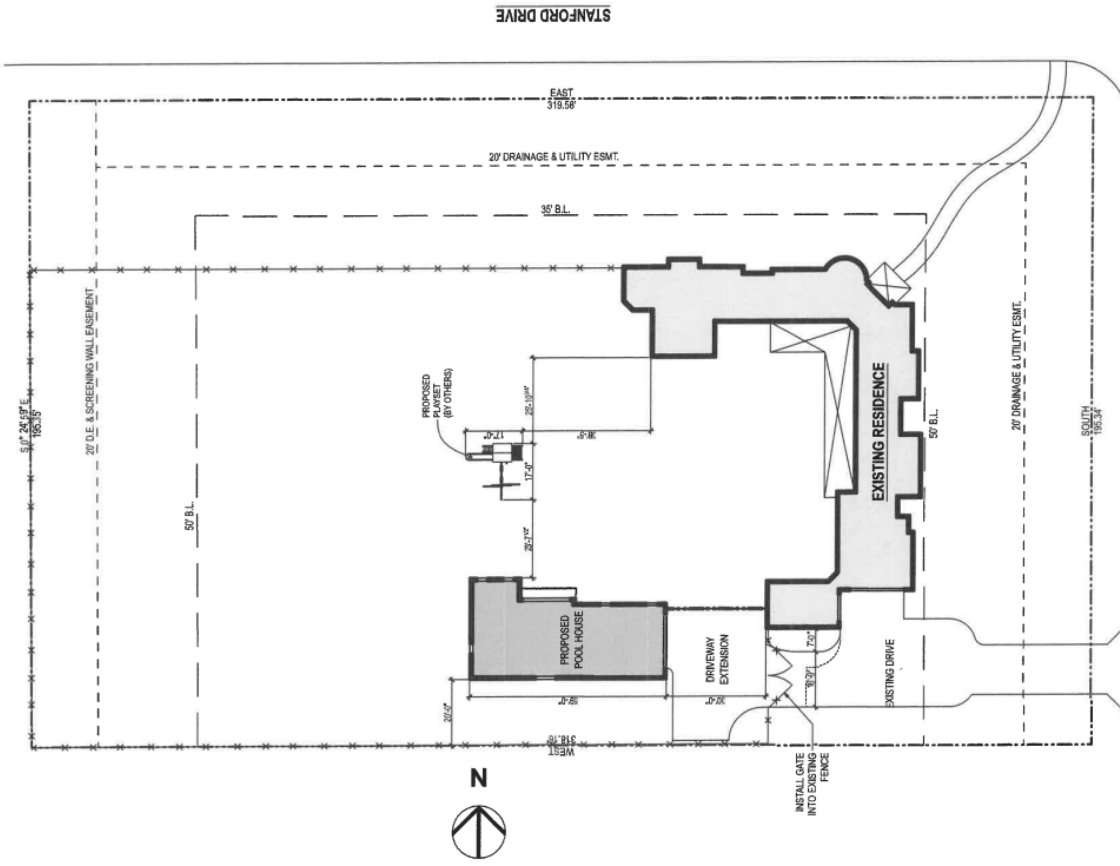
File Name: Rn Pool House 2.dwg

Sheet Number: A1-02

FOR CONSTRUCTION

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

2450 Westchester Dr ~ Site Plan



2450 WESTCHESTER DRIVE

LOT AREA
LOT SQUARE FOOTAGE - 62,260 SQ. FT. (1.43 ACRES)

BUILDING FOOTAGE
MAIN HOUSE -
1ST FLOOR A/C - 2663
2ND FLOOR A/C - 1013
GARAGE - 1459
COVERED - 711
TOTAL UNDER ROOF - 5268

PROPOSED DETACHED ADDITION -
A/C - 160
GARAGE - 551
TOTAL UNDER ROOF - 1459

LOT COVERAGE
EXISTING - 6.83% (4,255 OF 62,260)
PROPOSED - 9.24% (5,754 OF 62,260)

PROPOSED USE
SINGLE FAMILY RESIDENTIAL - POOL HOUSE OFFICE

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



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

FOR
CONSTRUCTION

SHEET INFORMATION:
Project Number: #2501
Issue Date: 7-1-2025
File Name: Ray Pool House 2.dwg
Sheet Number: A1-02



City of Lucas

City Council Agenda Request

September 4, 2025

Requester: City Manager John Whitsell

Agenda Item Request

Consider and act on approving Resolution R-2025-09-05573, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, SUPPORTING THE CREATION OF A MUNICIPAL POLICE DEPARTMENT TO BE KNOWN AS THE LUCAS POLICE DEPARTMENT; SETTING FORTH THE PURPOSE AND INTENT TO ESTABLISH LOCAL LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.

Background Information

Staff continues to work on the beginning stages of creating a Lucas Police Department. This Resolution formalizes the support for the creation of the Department and will be included in the Statement of Public Benefit of the Agency in the Community Letter, which will be forwarded to the Texas Commission on Law Enforcement as part of the application process.

Attachments/Supporting Documentation

Resolution # R-2025-09-05573

Budget/Financial Impact

N/A

Recommendation

Approve Resolution as presented.

Motion

I make a motion to approve/deny Resolution R-2025-09-05573. Consider and act on approving Resolution R-2025-09-05573, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, SUPPORTING THE CREATION OF A MUNICIPAL POLICE DEPARTMENT TO BE KNOWN AS THE LUCAS POLICE DEPARTMENT; SETTING FORTH THE PURPOSE AND INTENT TO ESTABLISH LOCAL LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.



**RESOLUTION R-2025-09-05573
(Formation of Lucas Police Department)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, SUPPORTING THE CREATION OF A MUNICIPAL POLICE DEPARTMENT TO BE KNOWN AS THE LUCAS POLICE DEPARTMENT; SETTING FORTH THE PURPOSE AND INTENT TO ESTABLISH LOCAL LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lucas, Texas, is a growing community with a responsibility to provide for the health, safety, and welfare of its residents; and

WHEREAS, the City Council recognizes the importance of responsive, community-oriented policing services tailored to the specific needs of the residents and businesses of Lucas; and

WHEREAS, the City has previously relied on external or contracted law enforcement services, but finds it necessary and beneficial to consider the establishment of a locally controlled municipal police department; and

WHEREAS, a Lucas Police Department would allow for increased presence, faster response times, enhanced community engagement, and direct oversight by City leadership; and

WHEREAS, the City Council finds that the creation of a municipal police department is in the best interest of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

SECTION 1. The City Council hereby expresses its support for the creation of a municipal police department to be known as the **Lucas Police Department**.

SECTION 2. The City Council directs the City Manager and appropriate City staff to begin the necessary planning, studies, and budgetary assessments to establish the Lucas Police Department, including but not limited to staffing, facilities, equipment, training, and operational protocols.

SECTION 3. The City Council further directs the initiation of any required legal, administrative, or regulatory steps to formally authorize and operationalize the department in accordance with State and local law.

SECTION 4. This Resolution shall become effective immediately upon its passage and approval.

**DULY PASSED BY THE BOARD OF DIRECTORS OF THE DISTRICT ON
THIS THE 25TH DAY OF AUGUST 2025.**

APPROVED:

Dusty Kuykendall, Mayor

ATTEST:

Toshia Kimball, City Secretary



City of Lucas

City Council Agenda Request

September 4, 2025

Item No. 06

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 Crossing, formerly 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, 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, and 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

City Council Agenda Request

September 4, 2025

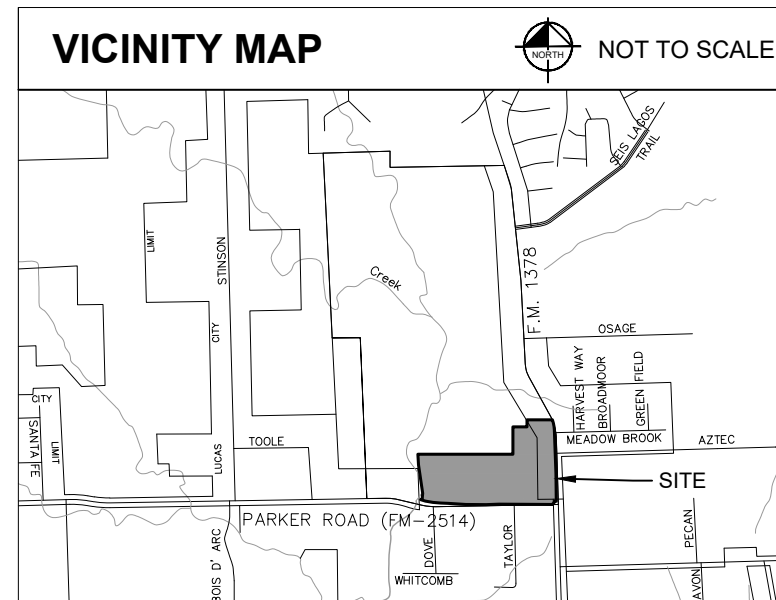
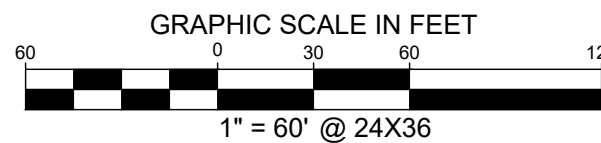
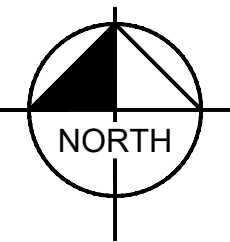
Item No. 06

The preliminary plat was unanimously approved by the Planning and Zoning Commission on August 14, 2025.

Staff recommend 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 MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VALVE
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER CLEAN OUT
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER MARKER SIGN
COMMUNICATIONS MARKER SIGN	STORM SEWER VALVE
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 MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS MARKER SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VALVE
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	WATER METER
PIPELINE MARKER SIGN	WATER MANHOLE
ELECTRIC BOX	WATER MARKER FLAG
FLOOD LIGHT	WATER VAULT
GUY ANCHOR	WATER VALVE
GUY ANCHOR POLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	IRON ROD WITH "W" CAP SET
ELECTRIC MARKER FLAG	IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	PKS PK NAIL SET
UTILITY POLE	PKF PK NAIL FOUND
ELECTRIC TRANSFORMER	PKF PK CUT IN CONCRETE SET
ELECTRIC VAULT	IRON PIPE FOUND
HANDICAPPED PARKING	ALUMINUM DISK FOUND
SON	"X" CUT IN CONCRETE SET
MARQUEE/BILLBOARD	"X" CUT IN CONCRETE FOUND
BONE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	N.T.M.V.D. NORTH TEXAS MUNICIPAL WATER DISTRICT

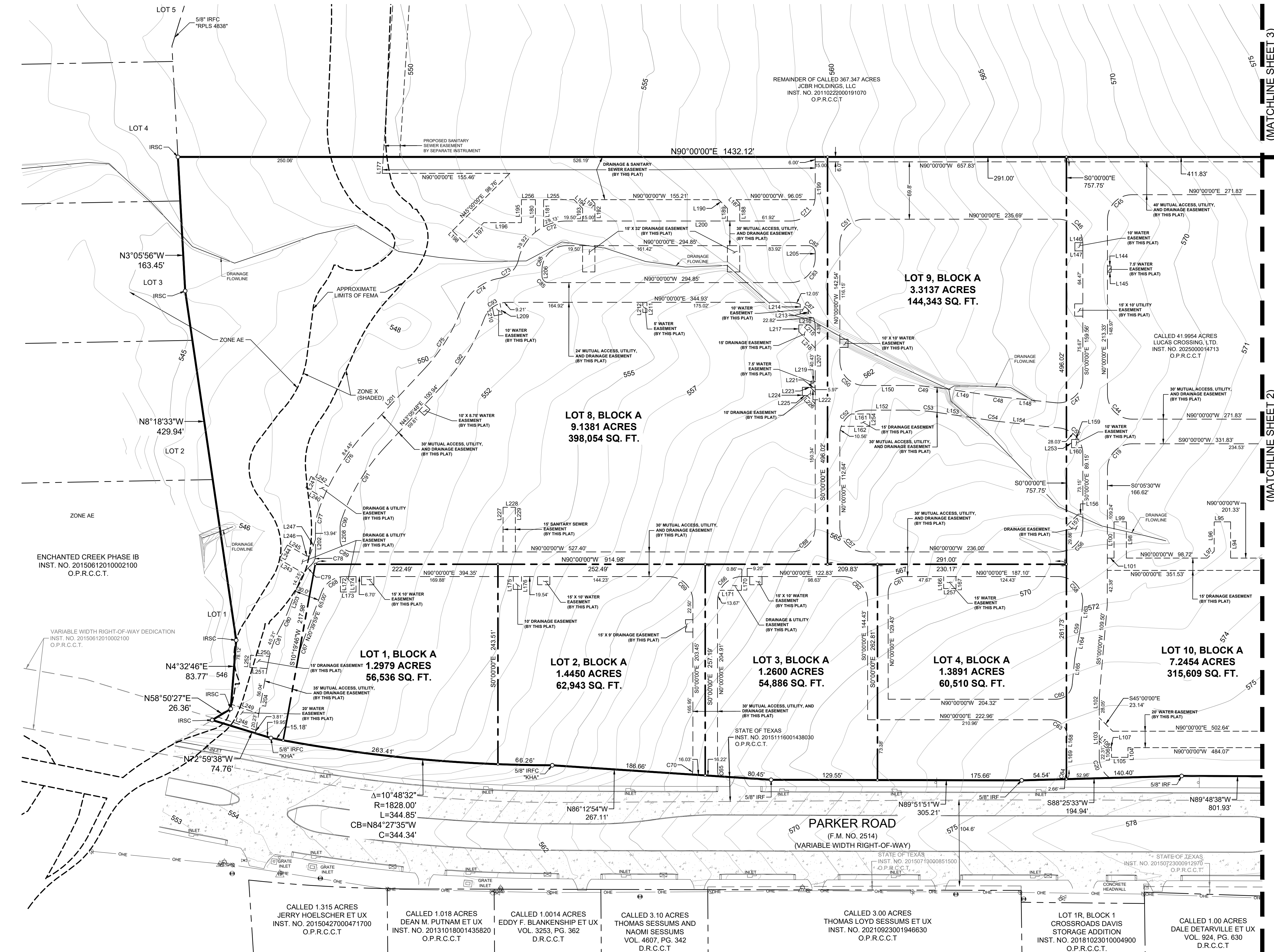
LINE TYPE LEGEND	
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SS	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
USE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

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

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



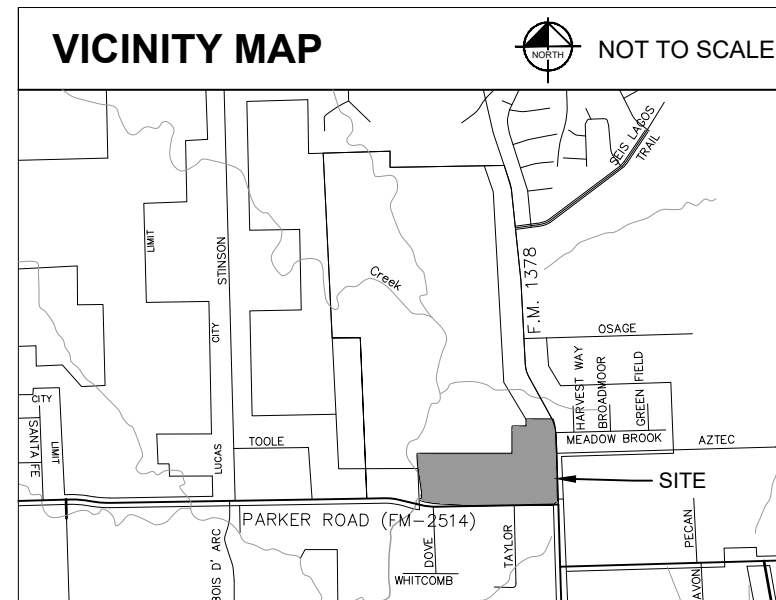
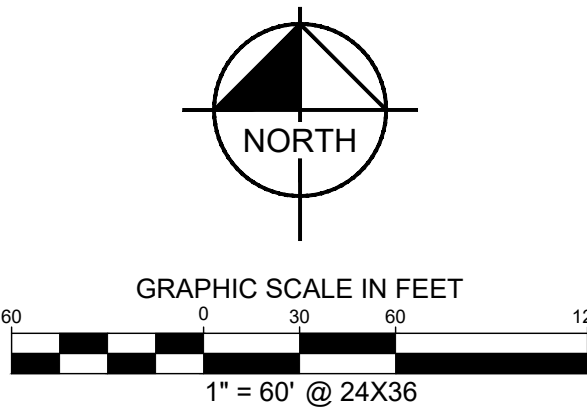
NOTES:

- 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.

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

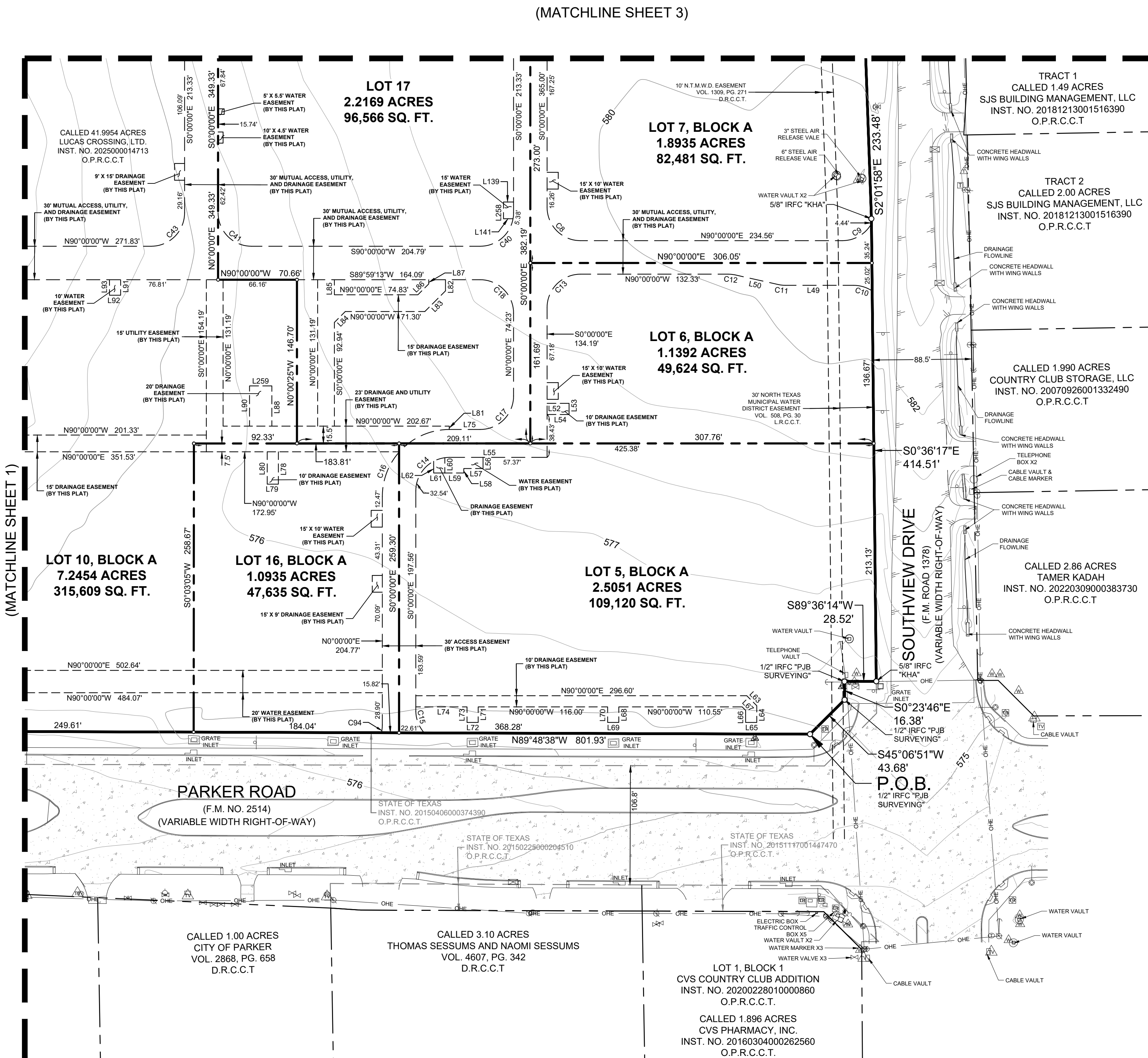
SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

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



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 VAULT
[Symbol]	COMMUNICATIONS BOX
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[Symbol]	ELEVATION BENCHMARK
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[Symbol]	UTILITY POLE
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	ELECTRIC VAULT
[Symbol]	HANDICAPPED PARKING
[Symbol]	SON
[Symbol]	MARQUEE/BILLBOARD
[Symbol]	BONE LOCATION
[Symbol]	FLAG POLE
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[Symbol]	SANITARY SEWER MANHOLE
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[Symbol]	UNIDENTIFIED VAULT
[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TREE
[Symbol]	WATER BOX
[Symbol]	WATER DEPT. CONNECTION
[Symbol]	WATER HAND HOLE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	WATER MANHOLE
[Symbol]	WATER MARKER SIGN
[Symbol]	WATER VAULT
[Symbol]	WATER VALVE
[Symbol]	AIR RELEASE VALVE
[Symbol]	WATER WELL
[Symbol]	58" IRON ROD W/ "W" CAP SET
[Symbol]	IRFC IRON ROD WITH CAP FOUND
[Symbol]	PKS PK NAIL SET
[Symbol]	PKF PK NAIL FOUND
[Symbol]	IRF IRON ROD FOUND
[Symbol]	IPF IRON PIPE FOUND
[Symbol]	ADP 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.V.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]	SEWAGE LINE
[Line Style]	STORM SEWER LINE
[Line Style]	UNDERGROUND GAS LINE
[Line Style]	OVERHEAD UTILITY LINE
[Line Style]	UNDERGROUND ELECTRIC LINE
[Line Style]	UNDERGROUND TELEPHONE LINE
[Line Style]	CONCRETE PAVEMENT
[Line Style]	ASPHALT PAVEMENT



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	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'	L213	S00°00'00"E	4.65'
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'	L214	N00°00'00"E	11.58'
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'	L215	N45°00'00"W	9.75'
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'	L216	N90°00'00"W	13.11'
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'	L217	S00°00'00"E	8.11'
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'	L218	S45°00'00"E	28.28'
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"W	31.00'	L219	N90°00'00"W	5.20'
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'	L221	N90°00'00"E	5.20'
L9	S30°06'37"E	45.89'	L73	N00°00'00"E	13.95'	L119	N90°00'00"W	12.75'	L171	N00°00'00"W	26.08'	L222	N45°00'00"W	8.45'
L17	N72°34'13"E	18.95'	L74	N90°00'00"W	45.91'	L120	S00°00'00"E	16.00'	L172	S00°00'00"E	18.39'	L223	N90°00'00"W	9.69'
L18	S17°25'47"E	10.00'	L75	N90°00'00"E	27.62'	L121	N90°00'00"E	12.75'	L173	N00°00'00"E	19.00'	L224	S00°00'00"E	10.00'
L19	S72°34'13"W	8.45'	L76	S00°00'00"E	28.98'	L122	N90°00'00"E	20.00'	L174	N00°00'00"E	18.81'	L225	N90°00'00"E	5.55'
L21	N87°13'14"E	9.00'	L79	N90°00'00"W	10.00'	L123	N90°00'00"W	20.00'	L175	S00°00'00"E	15.66'	L226	S45°00'00"E	14.31'
L22	S02°46'46"E	21.00'	L80	N00°00'00"E	28.98'	L124	N90°00'00"E	20.00'	L176	N00°00'00"E	15.66'	L227	N00°00'00"E	54.39'
L23	S87°13'14"W	9.01'	L81	N00°00'00"E	3.00'	L125	N90°00'00"E	14.33'	L177	S03°35'58"W	20.04'	L228	N90°00'00"E	15.00'
L27	N90°00'00"E	10.00'	L82	S00°00'00"E	9.99'	L126	N00°00'00"E	15.03'	L180	N00°00'00"W	39.57'	L229	S00°00'00"E	54.39'
L28	S00°00'00"E	18.34'	L83	S45°00'00"W	26.21'	L127	S00°00'00"E	42.32'	L181	S00°00'00"E	32.93'	L240	N60°00'00"W	24.71'
L29	N90°00'00"E	11.00'	L84	S45°00'00"W	13.79'	L128	S00°00'00"E	7.50'	L187	S45°00'00"E	6.21'	L241	N24°27'56"E	15.07'
L30	S00°00'00"E	10.00'	L85	S00°00'00"E	13.51'	L129	N00°00'00"E	42.33'	L188	S00°00'00"E	21.61'	L242	S60°00'00"E	24.65'
L31	N90°00'00"W	16.92'	L86	N45°00'00"E	13.79'	L130	S00°00'00"E	27.01'	L189	N00°00'00"E	15.39'	L243	N60°00'00"W	34.56'
L32	N00°00'00"E	6.69'	L87	N00°00'00"E	3.78'	L132	N00°00'00"E	27.01'	L190	N45°00'00"W	15.00'	L244	N30°00'00"E	20.00'
L33	N90°00'00"E	21.00'	L88	N00°00'00"E	36.08'	L133	S00°00'00"E	42.33'	L191	S45°00'00"E	6.21'	L245	S60°00'00"E	26.76'
L34	S00°00'00"E	9.00'	L90	S00°00'00"E	35.80'	L135	N00°00'00"E	37.56'	L192	S00°00'00"E	21.61'	L246	N90°00'00"E	3.82'
L35	N90°00'00"W	61.71'	L91	S00°00'00"E	13.88'	L139	N90°00'00"W	9.00'	L193	N00°00'00"E	15.39'	L247	N19°20'26"E	21.47'
L36	N77°27'03"W	39.43'	L92	N90°00'00"W	10.00'	L141	N90°00'00"E	8.52'	L194	N45°00'00"W	15.00'	L248	N70°56'53"W	49.43'
L43	S45°00'00"E	36.90'	L93	N00°00'00"E	13.88'	L142	N90°00'00"W	9.90'	L195	S00°00'00"E	28.00'	L249	S70°56'53"E	35.67'
L44	S45°00'00"W	10.00'	L94	N00°00'00"E	44.14'	L143	N90°00'00"E	10.50'	L196	N90°00'00"W	45.89'	L250	S86°34'18"E	23.12'
L45	N45°00'00"W	26.90'	L95	N90°00'00"W	20.00'	L144	N90°00'00"E	4.54'	L197	S45°00'00"W	33.87'	L251	N86°34'18"W	21.08'
L49	N90°00'00"W	61.08'	L96	S00°00'00"E	35.86'	L145	N90°00'00"W	4.54'	L198	N45°00'00"W	20.00'	L252	N03°25'42"E	15.00'
L50	N77°23'14"W	39.81'	L97	S45°00'00"W	11.71'	L146	N90°00'00"W	9.67'	L199	S00°00'00"E	40.03'	L253	S00°00'00"E	10.00'
L52	N90°00'00"E	19.71'	L98	N00°00'00"E	44.14'	L147	N90°00'00"E	9.70'	L200	N90°00'00"W	272.85'	L254	S00°00'00"E	15.00'
L53	S00°00'00"E	10.00'	L99	N90°00'00"W	15.00'	L148	N83°54'41"W	65.74'	L201	S43°05'48"W	100.94'	L255	N90°00'00"W	36.89'
L54	N90°00'00"W	19.71'	L100	S00°00'00"E	44.14'	L149	N81°29'09"W	66.13'	L202	S00°00'00"E	33.67'	L256	N90°00'00"E	17.00'
L55	N90°00'00"W	87.62'	L101	N90°00'00"W	8.17'	L150	N90°00'00"W	52.73'	L203	N20°39'59"E	33.74'	L257	N90°00'00"E	15.00'
L56	S00°00'00"E	10.00'	L102	S00°48'47"W	13.41'	L152	N90°00'00"E	52.58'	L204	S10°19'46"W	87.95'	L258	S00°00'00"E	15.00'
L57	N90°00'00"W	17.27'	L103	S00°00'00"E	65.24'	L153	S81°29'09"E	66.13'	L205	S00°00'00"E	7.00'	L259	N90°00'00"W	20.00'
L58	S00°00'00"E	4.00'	L104	S00°00'00"E	11.81'	L154	S83°54'41"E	73.55'	L206	S00°00'00"E	7.00'			
L59	N90°00'00"W	17.00'	L105	N90°00'00"W	20.00'	L156	N90°00'00"W	5.57'	L207	S00°00'00"E	243.99'			
L60	S00°00'00"E	13.73'	L106	N00°00'00"E	11.81'	L157	S45°00'00"W	20.41'	L208	N00°00'00"E	14.21'			
L61	N90°00'00"W	10.00'	L107	N90°00'00"W	6.85'	L159	N90°00'00"W	8.37'	L209	S11°15'00"E	13.43'			
L62	N00°00'00"E	10.52'	L108	N45°00'00"W	11.42'	L160	N90°00'00"E	12.80'	L210	N11°15'00"W	10.50'			
L63	S45°00'00"E	12.63'	L109	S27°00'22"E	34.51'	L161	N90°00'00"E	22.56'	L211	S00°00'00"E	12.36'			
L64	S00°00'00"E	15.02'	L110	S00°00'00"E	6.53'	L162	N90°00'00"W	34.66'	L212	N00°00'00"E	12.36'			

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

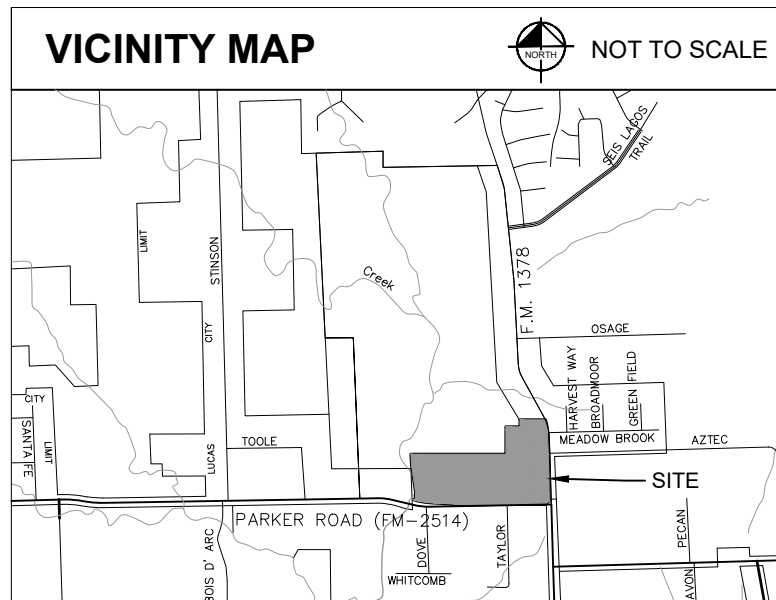
SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

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

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



LEGEND

	ROUGH DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CELL PHONE TOWER		SANITARY SEWER VENT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VENT		TRAFFIC BOX
	ELEVATION BENCHMARK		TRAFFIC CONE
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC FLAG
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC MANHOLE
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNDEFINED BOX
	GAS CAP		UNDEFINED HANDHOLE
	GAS METER		UNDEFINED METER
	GAS MANHOLE		UNDEFINED MANHOLE
	GAS MARKER FLAG		UNDEFINED MARKER FLAG
	GAS SIGN		UNDEFINED MARKER SIGN
	GAS TANK		UNDEFINED POLE
	GAS VALVE		UNDEFINED TANK
	TELEPHONE BOX		UNDEFINED VAULT
	TELEPHONE HANDHOLE		UNDEFINED VALVE
	TELEPHONE MANHOLE		WATER
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER CATCHMENT HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	WATER MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	PUDDLE LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	ELECTRIC HANDHOLE		WATER VAULT
	ELECTRIC MANHOLE		WATER VALVE
	ELECTRIC MARKER FLAG		
	ELECTRIC MARKER SIGN		
	ELECTRIC SIGN		
	ELECTRIC TRANSFORMER		
	HAND HANDED PARKING SIGN		
	MANHOLE COVER		
	MANHOLE COVER		
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[illegible]

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	3 OF 4

DWG NAME: K:\DAL SURVEY\064\405915-MALOUF LUCAS 42 AC NWC PARKER FM 1378\DWG\G064405915-MALOUF LUCAS 42 AC NWC PARKER FM 1378 PP.DWG PLOTTED BY: ZUNA, JANE 8/4/2025 9:22 AM LAST SAVED 7/30/2025 6:26 PM

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 "PBJ 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

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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

Kimley»Horn

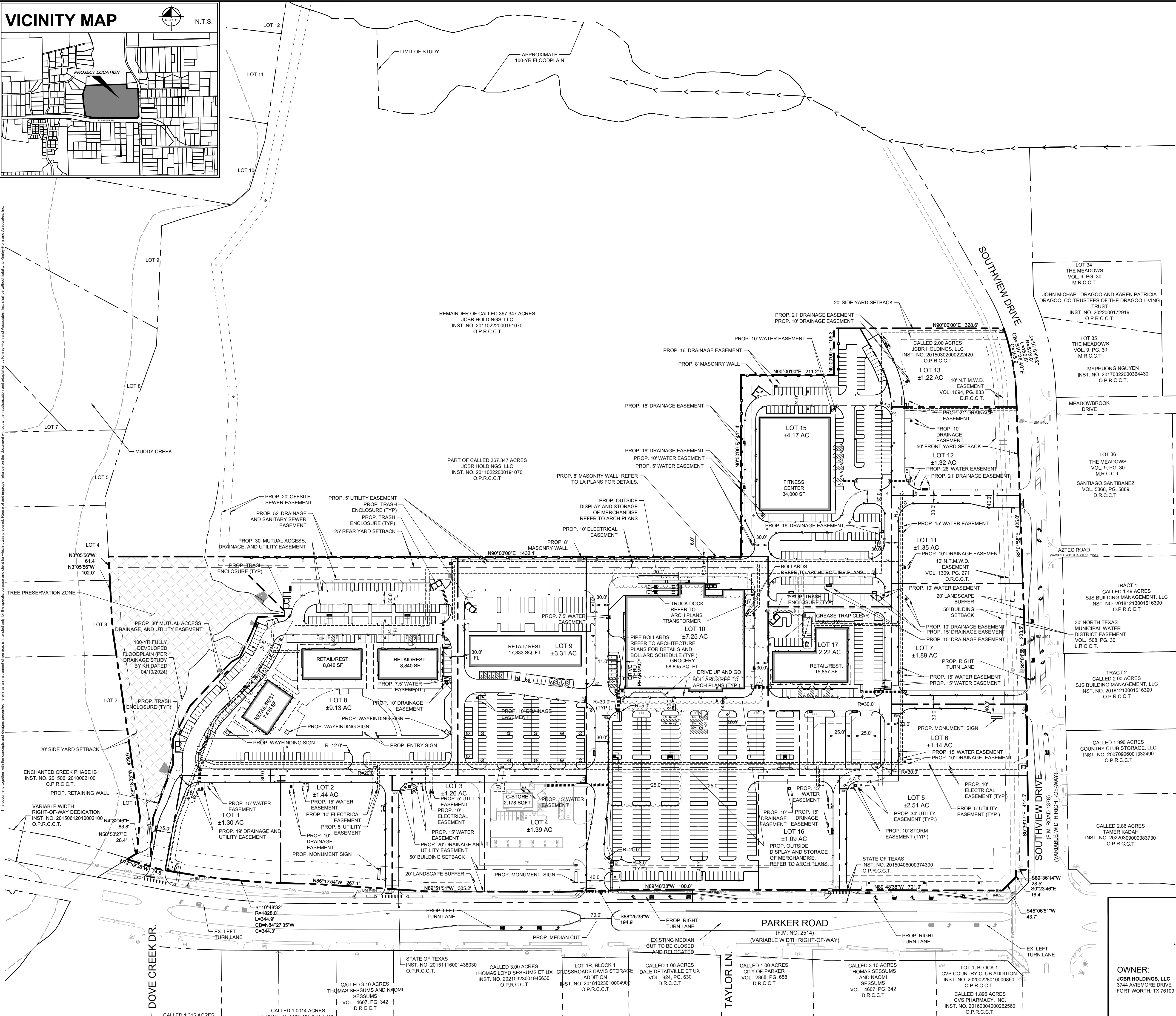
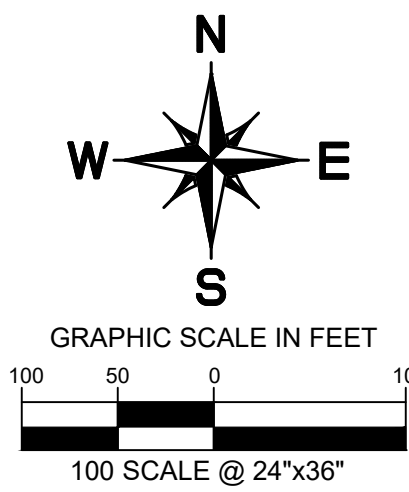
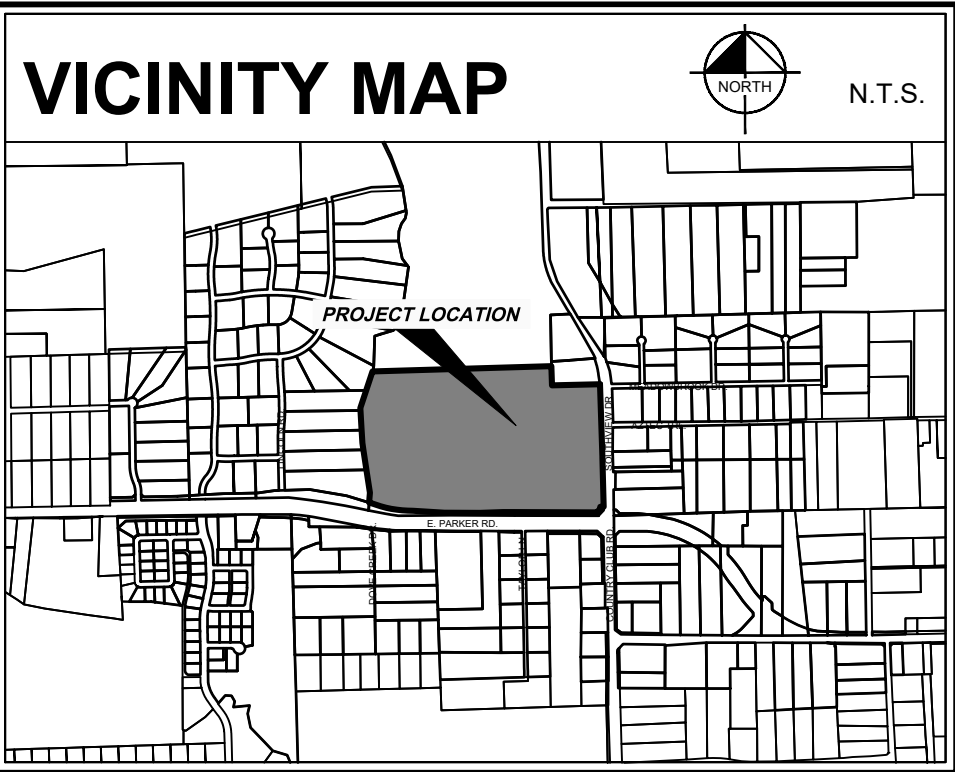
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226					
FIRM # 10115500			Tel No. (469) 718-8849		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	AUG. 2025	064405915	4 OF 4

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

SURVEYOR
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 BOWNDS, P.E.
BLAZE.BOWNDS@KIMLEY-HORN.COM

DWG NAME: K:\DOWNS\SURVEY\064405915\MALC01P LUCAS 42 AC\TWC PARKER FN 1378_PFD.DWG PLOTTED BY: ZUNA, JANE BA/2025 9:22 AM LAST SAVED: 7/30/2025 5:28 PM



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	
1. REFER TO SHEET C-002 FOR GENERAL NOTES AND PROJECT BENCHMARKS.	
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.	
3. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.	
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.	
5. 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	179 228
LOT 10 REQUIRED (1/200 SF) PROVIDED	310 369
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:
JCER HOLDINGS, LLC
3744 AVIEMORE 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 BOWDINS, 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 BJB

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

SITE PLAN

SHEET NUMBER
SP-001



City of Lucas

City Council Agenda Request

September 4, 2025

Item No. 07

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider authorizing the City Manager to negotiate and enter into a licensing agreement with William Wade Shipley for the use of 30 foot by 1,320-foot right-of-way dedication to the east of his property located west of 2515 Orr Rd and north of the homes on Stanford Drive.

Background Information

Mr. Shipley owns Lot 1, Block D within the Stonegate subdivision and is currently attempting to sell the lot. Christopher Blackman, the real estate agent for Mr. Shipley, is asking the City for the use of an easement to acquire access to facilitate the sale of the lot. He is proposing to use a 30-foot portion of right-of-way dedicated for the Forest Grove Road extension. Mr. Shipley would like to use it as access and utilities for his property. This right-of-way was dedicated by both the Lucas Creek Estates plat and the Stonegate plat. This agreement would need to remain in effect even if the property sells.

The right-of-way dedication belongs to the City of Lucas and was in place for a future roadway connecting West Forest Grove Road to Orr Road. The 2022 Master Thoroughfare plan changed to no longer include the Forest Grove extension.

Attachments/Supporting Documentation

1. Location Map
2. Christopher Blackman Request
3. Right-of-Way Dedication
4. 2022 Master Thoroughfare Plan

Budget/Financial Impact

NA

Recommendation

Recommendation made during presentation.



City of Lucas
City Council Agenda Request
September 4, 2025

Item No. 07

Motion

I make a motion to approve/deny authorizing the City Manager to enter into a licensing agreement with William Wade Shipley for the use of 30 foot by 1,320-foot right-of-way dedication to the east of his property located west of 2515 Orr Rd and north of the homes on Stanford Drive.

LOCATION MAP



Regular Agenda Meeting September 9th, 2025

Request City of Lucas, TX to consider authorizing the City Manager to enter into a licensing agreement with William Wade Shipley for the use of 30 foot by 1320- foot right-of-way dedication to the east of his property located west of 2515 Orr Rd and north of the homes in Stanford Drive.
(Development Services Director Joe Hilbourn)

- Please see attached documentation describing the above request.
- Request had been made previously for a 60' wide easement.
- Chris Blackman- realtor will be present for the meeting

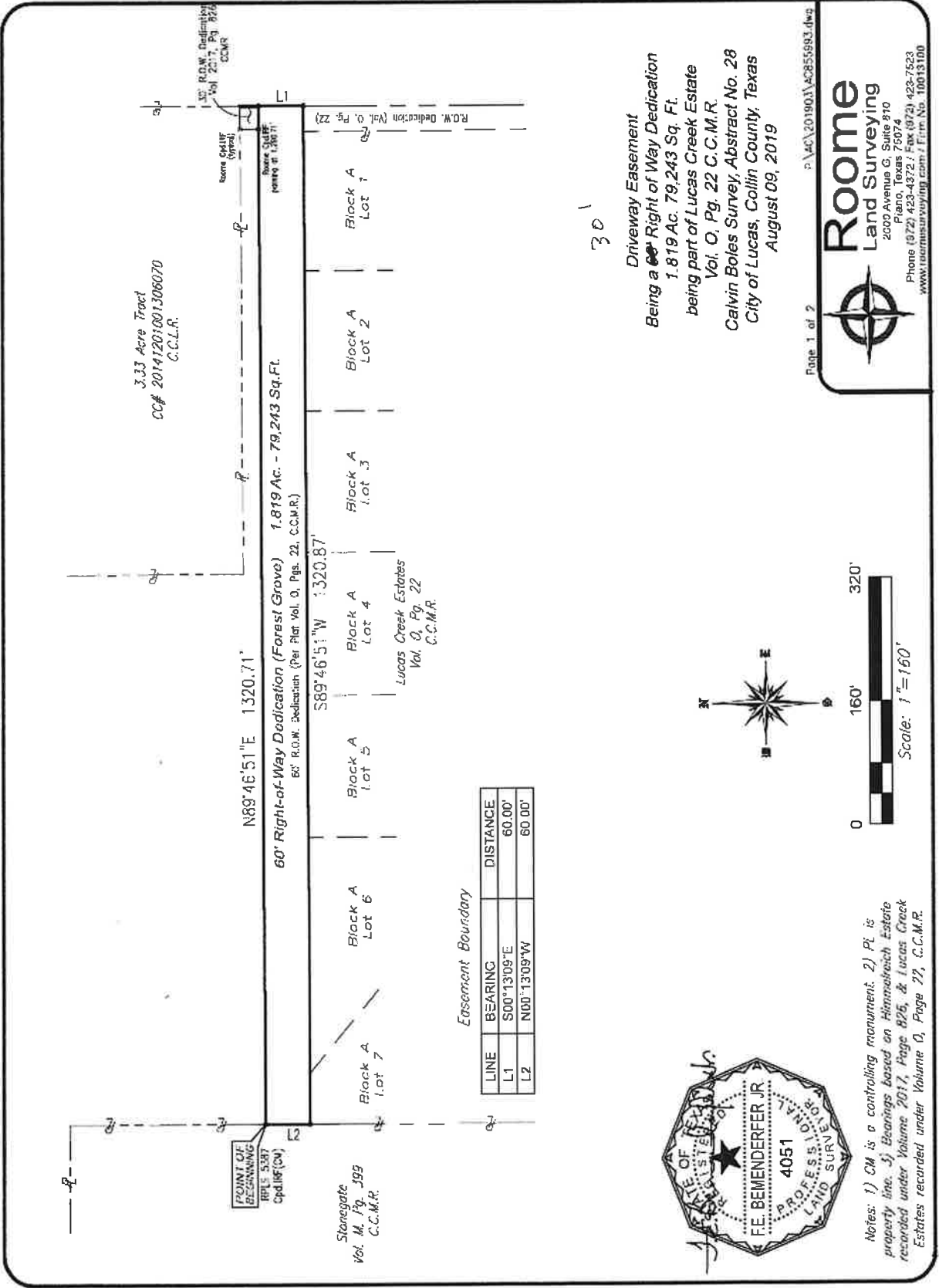
Thank you in advance for the opportunity to present.

Sincerely,

A handwritten signature in black ink that reads "Chris Blackman". The signature is fluid and cursive, with the first name "Chris" and last name "Blackman" clearly distinguishable.

Chris Blackman
The Blackman Group
Compass RE TX LLC- Brokerage
214-458-1747

EXHIBIT "A"



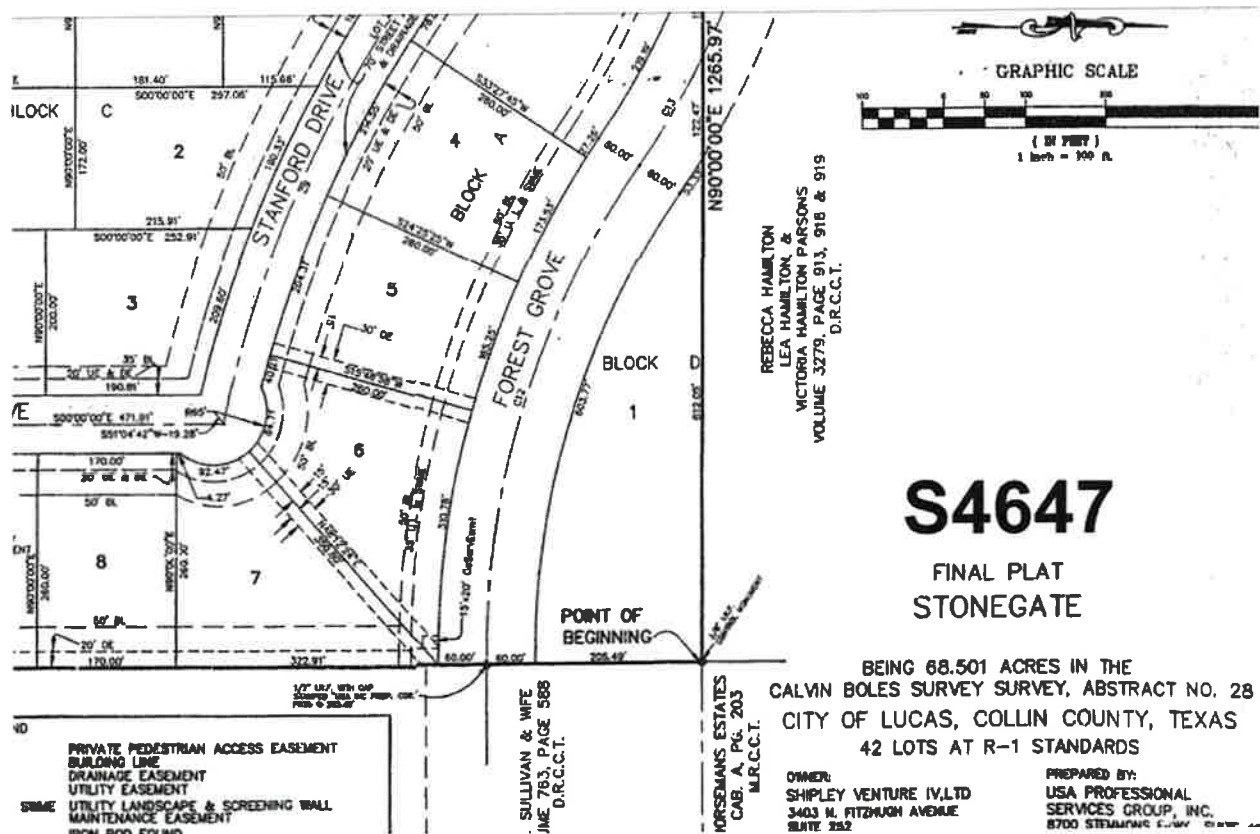
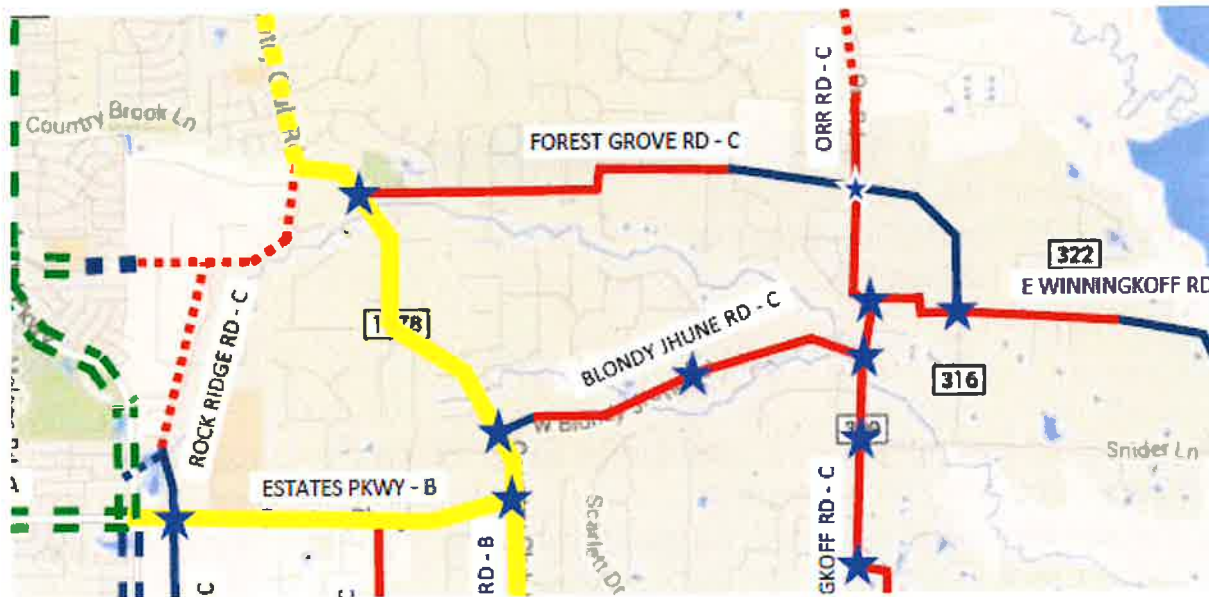
LOCATION MAP

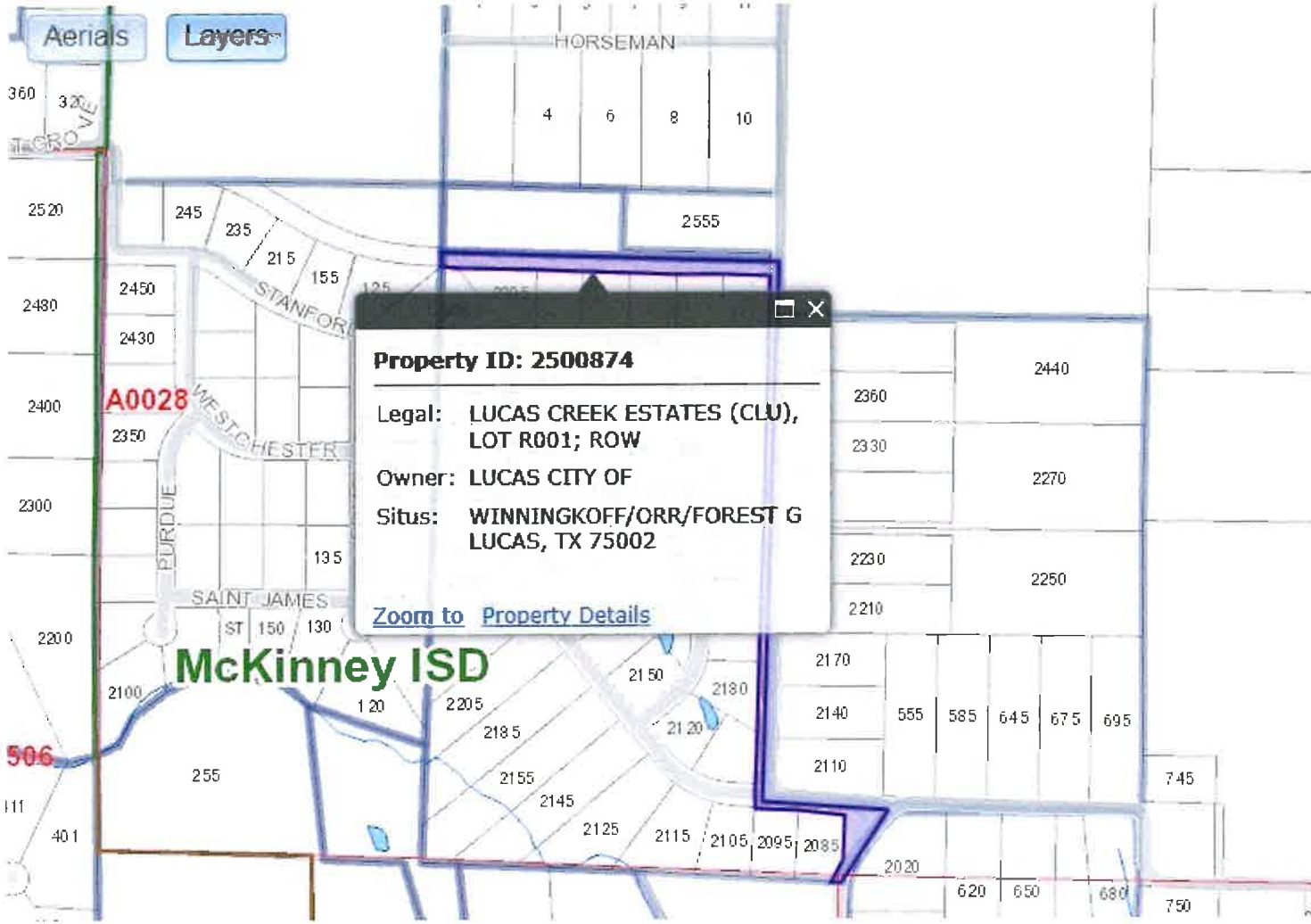
60' by 1320' right of way

William Shipley property



2017 Master Thoroughfare Plan





Stonegate
Lot 1
Block B

Easement

Easement

On Road



Untitled Map

Web: a screenshot for your phone

Legend

Agness Beauty Cafe

20-foot easement

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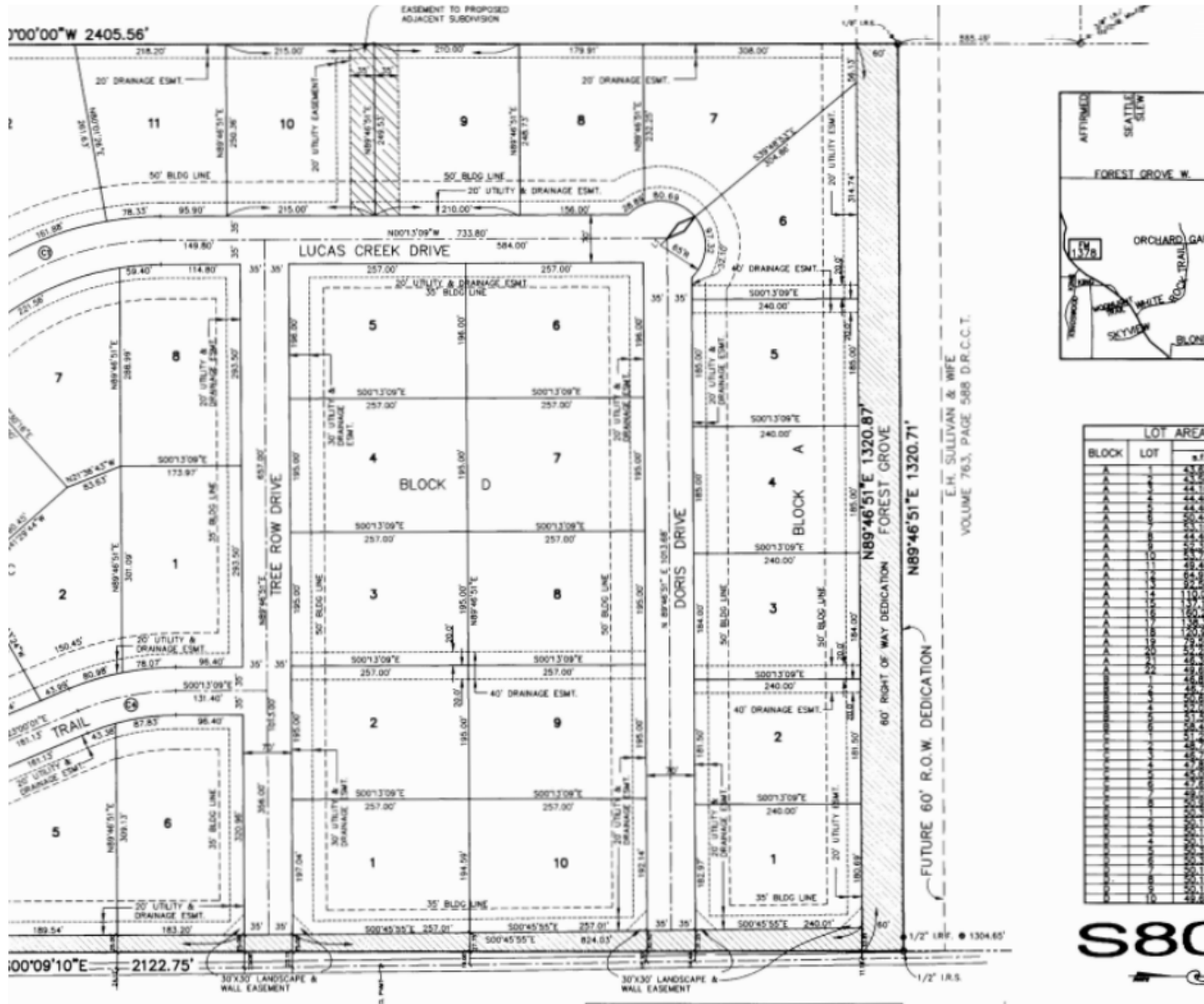
20-foot easement

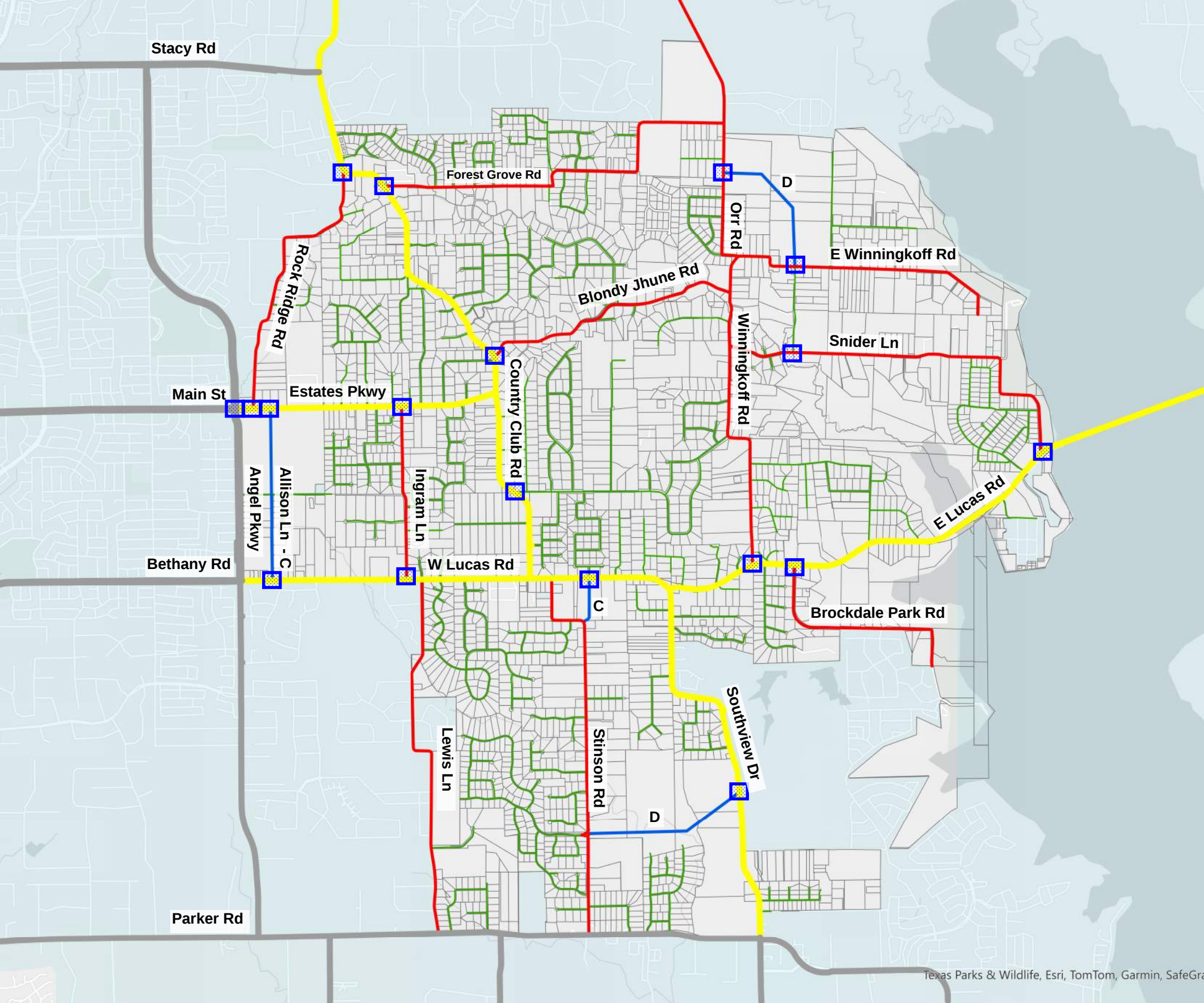
20-foot easement

20-foot easement

20-foot easement

Right of Way Dedication





LEGEND					
Type	Color	# of Lanes	Divided	Pavement Width (ft)	Right-of-Way Width (ft)
A	Grey	6	Yes	78 + 16ft Median	120
B	Yellow	4	Varies	52-54	60
C	Red	2	No	24-28	50
D	Green	2	No	24	50
Proposed	Blue	As Labeled	As Labeled	As Labeled	As Labeled

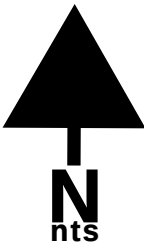
 Proposed Intersection Improvement

Notes:

1. Type D roads are shown for reference only and are not modified by this plan.
2. Private roads and driveways generally are not shown except where valuable for readability.
3. The blue shaded area is outside of City Limits.
4. Only the Northern 2,300 ft (approx) of Lewis Lane is Lucas maintained.
5. Only the Southern 300 ft (approx) of Rock Ridge Rd is Lucas maintained.

**Thoroughfare Plan
City of Lucas
2022**

Revised: September 3, 2024
Adopted: September 19, 2024





Item No. 08

City of Lucas

City Council Agenda Request

September 4, 2025

Requestor: Mayor Dusty Kuykendall

Agenda Item Request

Executive Session: There is not an Executive Session scheduled for this 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.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

September 4, 2025

Item No. 09

Requester: Mayor Dusty Kuykendall

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

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA