



## AGENDA

# PLANNING AND ZONING COMMISSION MEETING

October 9, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

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*Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, October 9, 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](mailto: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**

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

### **Consent Agenda**

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*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 August 14, 2025 Planning and Zoning Commission meeting.

### **Public Hearing**

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2. Conduct a public hearing to consider a request by Gavin Newman of GFFdesign, on behalf of Lucas Christian Academy, property owner at 505 W. Lucas Road, Lucas Christian Church Addition, Block A, Lot 1; Lucas, Texas 75002 for an amendment to the Specific Use Permit (SUP) to include temporary modular classrooms at the southwest corner of the

existing educational facilities.

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

## **Executive Session**

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*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.*

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

## **Adjournment**

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- 4. Adjournment.

## **Certification**

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*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](http://www.lucastexas.us) on or before 5:00 p.m. on October 3, 2025.*

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*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](mailto:tkimball@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Agenda Request

### October 9, 2025

Requester: Executive Administrative Assistant Morgan Kowaleski

#### **Agenda Item Request**

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Consent Agenda:

- A. Approval of the minutes of the August 14, 2025 Planning and Zoning Commission meeting.

#### **Background Information**

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N/A

#### **Attachments/Supporting Documentation**

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1. August 14, 2025 Planning and Zoning Commission Meeting minutes

#### **Budget/Financial Impact**

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N/A

#### **Recommendation**

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Staff recommends approval of the Consent Agenda as presented.

#### **Motion**

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



**MINUTES**

**PLANNING AND ZONING COMMISSION MEETING**

August 14, 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 Frank Hise  
Alternate Commissioner Jonathan Underhill  
Alternate Commissioner Brian Dale

**Staff Present:**

Development Services Director Joe Hilbourn  
CIP Manager Patrick Hubbard  
Executive Admin Assistant Morgan Kowaleski  
City Attorney Courtney Morris

**Commissioners Absent:**

Commissioner John Awezec

**City Council Liaison Present:**

Mayor Dusty Kuykendall

**Call to Order**

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

Chairman Tolson noted that Alternate Commissioner Dale would act as a voting member for this meeting.

Chairman Tolson recognized several residents who addressed the Commission regarding a planned construction project on McGarity Lane.

Julie Judd, 445 Pennington Lane, spoke in opposition.  
Curtis Helton, 2300 McGarity Lane, spoke in opposition.  
Tracey Ayre, 2300 McGarity Lane, spoke in opposition.

No action was taken as this item was not on the agenda

**Consent Agenda**

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**1. Consent Agenda:**

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

**MOTION:** A motion was made by Vice Chairman Williams, seconded by Commissioner Alwardt to approve the consent agenda as presented. The motion passed unanimously by a 5-0 vote.

## Public Hearing

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- 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.**

Development Service Director Joe Hilbourn presented this agenda item.

Chairman Tolson opened the public hearing at 6:46 pm.

David Jennings, 2445 Westchester Dr, spoke in favor of the request.

Christine Hermann, 2150 Purdue Dr, spoke in favor of the request.

Chairman Tolson read into the record written comments from Scott Baker, Stonegate HOA, in favor of this request.

Chairman Tolson read into the record written comments from Tanesha McClenon, 235 Stanford Dr, in favor of this request.

Chairman Tolson closed the public hearing at 6:49 pm.

**MOTION:** A motion was made by Chairman Tolson, seconded by Vice Chairman Williams, to approve 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 and 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. Motion carried by a vote of 4:1, with Commissioner Alwardt opposed.

## Regular Agenda

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- 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.**

Development Service Director Joe Hilbourn presented this agenda item.

**MOTION:** A motion was made by Alternate Commissioner Dale, seconded by Commissioner Alwardt to approve 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. The motion passed unanimously by a 5-0 vote.

**4. Executive Session**

There was no executive session scheduled for this meeting.

**5. Adjournment:**

Chairman Tolson adjourned the meeting at 7:07 pm.

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Tommy Tolson, Chairman

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Morgan Kowaleski, Executive Admin Assistant



# City of Lucas Planning & Zoning Agenda Request October 9, 2025

Requester: Development Services Director Joe Hilbourn

## **Agenda Item Request**

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Conduct a public hearing to consider a request by Gavin Newman of GFFdesign, on behalf of Lucas Christian Academy, property owner at 505 W. Lucas Road, Lucas Christian Church Addition, Block A, Lot 1; Lucas, Texas 75002 for an amendment to the Specific Use Permit (SUP) to include temporary modular classrooms at the southwest corner of the existing educational facilities.

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

## **Background Information**

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The property is currently zoned for a Specific Use Permit overlay with a base zoning of R2. The subject property is an existing educational facility and is bordered by vacant land to the west, residential to the south, a church within the same SUP, and residential use to the east.

The proposed modular classrooms will be placed in an area of the site previously allocated for a future gym expansion. The classrooms are necessary for the school to maintain compliance with requirements established by their accrediting body.

## **Attachments/Supporting Documentation**

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

## **Budget/Financial Impacts**

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N/A



**City of Lucas  
Planning & Zoning Agenda Request  
October 9, 2025**

**Recommendation**

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This request meets the cities requirements for temporary modular buildings with an SUP.

**Motion**

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I make a motion to approve/deny the request by Gavin Newman of GFFdesign, on behalf of Lucas Christian Academy, property owner at 505 W. Lucas Road, Lucas Christian Church Addition, Block A, Lot 1; Lucas, Texas 75002 for an amendment to the Specific Use Permit (SUP) to include temporary modular classrooms at the southwest corner of the existing educational facilities.



## **PUBLIC HEARING NOTICE**

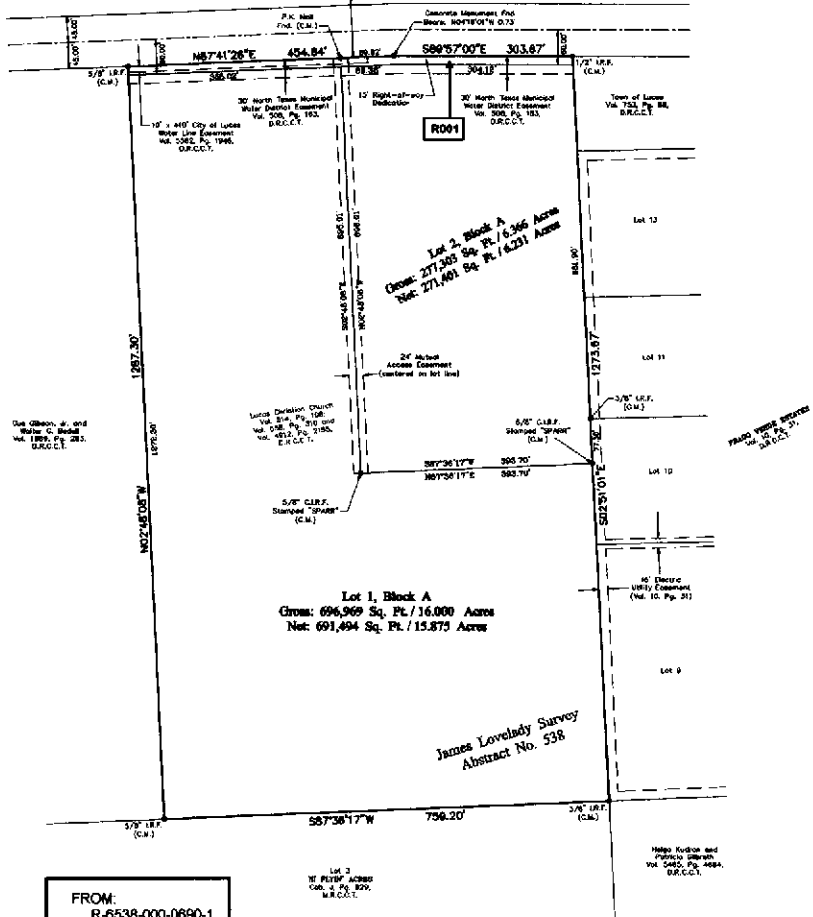
NOTICE IS HEREBY GIVEN, that the Planning and Zoning Commission City of Lucas, Texas will conduct a public hearing on Thursday, October 9, 2025 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, November 6, 2025 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to an amendment to the SUP for Lucas Christian Academy at 505 West Lucas Road.

Lucas Christian Academy is requesting an amendment to an existing SUP to include temporary modular classrooms at the southwest corner of the existing educational facilities located in Lot 1 Block A of the Lucas Christian addition.

More commonly known as 505 West Lucas Road Lucas Texas, 75002.

Those wishing to speak FOR or AGAINST this amendment to the existing SUP are invited to attend. If you are unable to attend and have any comments you may send them to City Hall, Attention: City Secretary, Toshia Kimball, 665 Country Club Road, Lucas, Texas, 75002, email [tkimball@lucastexas.us](mailto:tkimball@lucastexas.us) and it will be presented at the public hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).

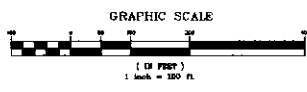
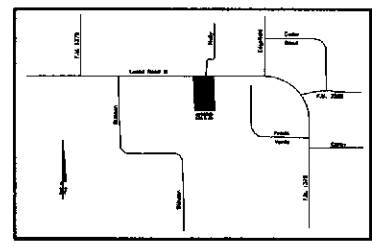
F.M. Highway No. 1378  
(located on right-of-way)



Lot 1, Block A  
Gross: 696,969 Sq. Ft. / 16.000 Acres  
Net: 691,494 Sq. Ft. / 15.875 Acres

James Lovelady Survey  
Abstract No. 538

FROM:  
R-6538-000-0890-1  
R-6538-000-0160-1  
R-6538-000-0150-1  
FOR TAX YEAR 2010



Vicinity Map  
(not to scale)

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS  
That I, MICHAEL B. MATHIAS, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner measurements shown herein were found or were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of Midland, Collin County, Texas.

Michael B. Mathias  
Registered Professional Land Surveyor  
Texas Registration No. 3688

Date: 5-18-09



**CITY APPROVAL CERTIFICATE**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. MATHIAS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 28th day of May, 2009.

Kathleen Sublett Maynard  
NOTARY PUBLIC in and for the State of Texas



**OWNER'S CERTIFICATE**

**COUNTY OF COLLIN X  
STATE OF TEXAS X**

WE, the undersigned, do hereby certify that we are the owners of the above described property, and that the corner measurements shown herein were found or were properly placed under our personal supervision in accordance with the Planning Rules and Regulations of the City of Midland, Collin County, Texas.

WE HEREBY certify that we are the owners of the above described property, and that the corner measurements shown herein were found or were properly placed under our personal supervision in accordance with the Planning Rules and Regulations of the City of Midland, Collin County, Texas.

WE HEREBY certify that we are the owners of the above described property, and that the corner measurements shown herein were found or were properly placed under our personal supervision in accordance with the Planning Rules and Regulations of the City of Midland, Collin County, Texas.

**COUNTY OF COLLIN X  
STATE OF TEXAS X**

WE, the undersigned, do hereby certify that we are the owners of the above described property, and that the corner measurements shown herein were found or were properly placed under our personal supervision in accordance with the Planning Rules and Regulations of the City of Midland, Collin County, Texas.

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WE HEREBY certify that we are the owners of the above described property, and that the corner measurements shown herein were found or were properly placed under our personal supervision in accordance with the Planning Rules and Regulations of the City of Midland, Collin County, Texas.

**CITY APPROVAL CERTIFICATE**

This plat is hereby approved by the Director of Planning and Community Development of the City of Lucas, Texas, in accordance with the Lucas Development Code, Review and Approval Procedures.

Sarah Curdell  
Director of Planning and Community Development

5/29/09  
Date

ATTEST:  
Lisa Pruitt  
City Clerk

5/29/09  
Date

LISA L. PRUITT  
City Clerk  
115 S. LAMAR STREET  
LUCAS, TEXAS 75002  
(972) 143-3322  
www.ci.lucas.tx.us

**LUCAS CHRISTIAN CHURCH ADDITION**

CHURCH ADDITION

AMENDING FLAT

LOTS 1 and 2, BLOCK A

974,272 Sq. Ft. / 22.366 Acres

In Use  
James Lovelady Survey - Abstract No. 538

In Use  
City of Lucas, Collin County, Texas

Date: May, 2009

Scale: 1" = 100'

2009-224  
Sarah Curdell



S9765

LUCAS CHRISTIAN  
CHURCH ADDITION  
AMENDING FLAT  
LOTS 1 and 2, BLOCK A

974,272 Sq. Ft. / 22.366 Acres  
In Use  
James Lovelady Survey - Abstract No. 538  
In Use  
City of Lucas, Collin County, Texas

- NOTES:**
- 1) Bearings are based on assuming S89°3'00"E along the southern right-of-way line of F.M. Highway No. 1378.
  - 2) All lots comply with the minimum zoning requirements for the City of Midland.
  - 3) According to the Flood Insurance Rate Map of Collin County, Texas, Issue No. 4800000455 D, Map Revised January 18, 1986, the herein described property is located in Zone "C", described by said map to be, "areas determined to be outside the 500-year flood plain."
  - 4) The purpose of this Amending Plat is to split the Lucas Christian Church property into two lots.
  - 5) All lot corners are marked with a 1/2" iron rod with a yellow plastic cap stamped "1963 5889", unless otherwise noted.

Lucas Christian Church  
115 S. Lamar Street  
Lucas, Texas 75002  
(972) 143-3322  
www.ci.lucas.tx.us

Date: May, 2009

September 18, 2025

**Mr. Joe Hilbourn**  
City of Lucas, TX  
Planning & Zoning Commission  
665 Country Club Road  
Lucas, Texas 75002

**RE: *Lot 1, Block A of Lucas Christian Church Addition  
SUP Amendment  
Statement of Intent***

**Dear Mr. Hilbourn:**

The subject property currently has an existing Specific Use Permit (SUP) overlay with a base zoning of R2 Single Family. The applicant is proposing to amend the existing SUP for Lot 1, Block A to include temporary modular classroom buildings at the southwest corner of the existing educational facility.

The subject property is an existing educational facility and is bordered by vacant land to the west, residential to the south, a church within this same SUP, and a residential use to the east. The proposed modular classrooms have been placed in the area of the site previously allocated for a future gym expansion. These classrooms are necessary for the school to maintain compliance with requirements established by their accrediting body.

Our team looks forward to working with your department through this request. Please reach out if there are any questions about the items reflected here.

Regards,

Gavin Newman  
Associate + Planning Leader

# CITY OF LUCAS

## Zoning Guidelines and Application



665 Country Club Road  
Lucas, Texas 75002

Office 972-912-1206  
[www.lucastexas.us](http://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](http://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

### **1<sup>st</sup> 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 ½" x 11" hardcopy reduction of the Plat
- A fee as required

### **2<sup>nd</sup> and 3<sup>rd</sup> 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

### **4<sup>th</sup> 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:** LUCAS CHRISTIAN ACADEMY SUP

**Preparer:** GFFdesign

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:
  - o Land use(s) proposed
  - o Existing and proposed zoning and land use
  - o Impact of uses(s) on the transportation system.  
NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
  - o Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
  - o Impact on land use(s) adjacent to the rezoning request.
  - o Conformance to the Comprehensive Plan.
  - o 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:
  - o Land use(s) proposed (building footprint(s) are to be graphically shown).
  - o 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.
  - o 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.
  - o 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).
  - o If a structure is proposed, or proposed to remain, the use, approximate location, and square footage of each building is provided.
  - o If a residential use, the density of the proposal and density of adjacent residential use(s).
  - o Project phasing lines.
  - o Other pertinent data as may be required by City staff, Planning and Zoning Commission, and/or City Council.
  - o 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:

- \_\_\_ Existing/proposed Lot Number(s)
- \_\_\_ Lot area specified in square feet and acreage
- \_\_\_ 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: LUCAS CHRISTIAN ACADEMY SUP

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

Physical Location of Property: 505 W LUCAS ROAD, 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):

LUCAS CHRISTIAN CHURCH ADDITION, BLOCK A, LOT 1

*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

Collin County Appraisal District Short Account Number: 2656636

Acreage: 16.0 Existing Zoning: R2 w/ SUP Requested Zoning: R2 w/ SUP

*[Attach a detailed description of requested zoning]*

OWNER(S) NAME: LUCAS CHRISTIAN ACADEMY Phone Number: 972-429-4362

Applicant / Contact Person: JOSEPH WALKER Title: HEAD OF SCHOOL

Company Name: LUCAS CHRISTIAN ACADEMY

Mailing Address: 505 W. LUCAS ROAD City: LUCAS State: TX ZIP: 75002

Phone: ( ) 972-429-4362 Fax: ( ) \_\_\_\_\_ Email Address: JWALKER@LUCASCHRISTIANACADEMY.COM

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

Contact Person: GAVIN NEWMAN Title: PLANNING LEADER

Company Name: GFFdesign, Inc.

Mailing Address: 3030 NOWITZKI WAY, STE 400 City: DALLAS State: TX ZIP: 75219

Phone: ( ) 214-303-1500 Fax: ( ) \_\_\_\_\_ Email Address: GAVIN.NEWMAN@GFF.COM



# ZONING APPLICATION (continued)

Name of Project: LUCAS CHRISTIAN ACADEMY SUP

**\*\*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 Joseph A. Walker 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 18<sup>th</sup> day of September, 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: <b>Yes or No</b>	Date: _____







# LOCATION MAP – 505 W. LUCAS RD.

