



AGENDA PLANNING AND ZONING COMMISSION MEETING

February 12, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, February 12, 2026, 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 Planning and Zoning 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 Planning and Zoning 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 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 Executive Administrative Assistant, Morgan Kowaleski at mkowaleski@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

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

Consent Agenda

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

1. Consent Agenda
 - A. Approval of the Minutes of the October 9, 2025 Planning and Zoning Commission meeting.

Public Hearing

2. Conduct a public hearing to consider a request by Weilian & Carmen Lin, property owners at 10 Horseman Drive, Horsemans Estates (CLU), Block 2, Lot 5, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a one-room farmhouse as a private school totaling fifteen hundred (1,500) square feet in size. **(Joe Hilbourn, Development Services Director)**
3. Conduct a public hearing to consider a request submitted by Hayden Moses with Liberty Bankers Life Insurance Company on behalf of Jeff Bednar to rezone a parcel of land from Agricultural and Open Space (AO) to R-1 (Single-family residential 1-acre lots), being approximately 9.46 acres of land at 1100 W. Forest Grove Road and 1020 W. Forest Grove Road, Lucas, Texas 75002. **(Joe Hilbourn, Development Services Director)**

Regular Agenda

4. Consider approving a request by OW Homes for a preliminary plat for Owens Retail Addition, an addition to the City of Lucas being all of a 5.865-acre tract of land located in the William Snyder Survey, Abstract 621, otherwise known as the southwest corner of McGarity Lane and Allison Lane. **(Joe Hilbourn, Development Services Director)**

Executive Session

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

5. An Executive Session is not scheduled for this meeting. ()

Adjournment

6. 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 February 6, 2026.

Morgan Kowaleski, Executive Administrative Assistant

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



Item No. 1.A.

**City of Lucas
Planning and Zoning Commission
Agenda Request
February 12, 2026**

Requester: Morgan Kowaleski, Executive Administrative Assistant

Agenda Item Request:

Approval of the Minutes of the October 9, 2025 Planning and Zoning Commission meeting.

Background Information:

N/A

Attachments/Supporting Documentation:

1. 10-09-2025 Planning and Zoning Commission Minutes

Budget/Financial Impact:

N/A

Recommendation:

Staff recommends approval of the Consent Agenda as presented.

Motion:

I make a motion to approve the Consent Agenda as presented



MINUTES **PLANNING AND ZONING COMMISSION MEETING**

October 9, 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
Commissioner John Awezec
Alternate Commissioner Jonathan Underhill

Staff Present:

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

Commissioners Absent:

Alternate Commissioner Brian Dale

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

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

Consent Agenda

1. Consent Agenda:

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

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

Public Hearing

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.

Development Service Director Joe Hilbourn presented this agenda item.

Lucas Christian Academy Representative Joseph Walker presented on this agenda item.

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

Kathleen Peele, 17 Edgefield Lane, Lucas, TX 75002, spoke in opposition to the request.

Chairman Tolson read into the record the following written comments:

Amy Pacio, 485 Stinson Road, Lucas, Texas 75002 – in opposition to the request.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas 75002 – in opposition to the request.

Jennie Tissing, 1190 Stinson Road, Lucas, TX 75002, spoke in opposition to the request.

Sean Watts, 1115 Snider Lane, Lucas, TX 75002, spoke in favor of the request.

Jake Feckley, 10 Hillcrest Drive, Lucas, TX 75002, spoke in favor of the request.

Chairman Tolson closed the public hearing at 6:56 pm.

MOTION: A motion was made by Vice Chairman Williams, seconded by Commissioner Awezec, to approve 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, with a two-year (2-year) renewal period, additional screening as shown on the rendering, and the requirement to supply an amended letter of intent to be presented to City Council. The motion carried by a vote of 3:2, with Commissioner Hise and Commissioner Alwardt opposed.

3. Executive Session

There was no executive session scheduled for this meeting.

4. Adjournment:

Chairman Tolson adjourned the meeting at 7:37 pm.

Tommy Tolson, Chairman

Morgan Kowaleski, Executive Admin Assistant



**City of Lucas
Planning and Zoning Commission
Agenda Request
February 12, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider a request by Weilian & Carmen Lin, property owners at 10 Horseman Drive, Horsemans Estates (CLU), Block 2, Lot 5, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a one-room farmhouse as a private school totaling fifteen hundred (1,500) square feet in size.

- A. Presentation by Joe Hilbourn, Development Services Director
 - B. Conduct public hearing
 - C. Take action on public hearing item
- (Joe Hilbourn, Development Services Director)

Background Information:

Carmen Lin requested to remove the SUP request from consideration on February 3, 2026.

Attachments/Supporting Documentation:

1. Public Notice ~ 10 Horseman - SUP

Budget/Financial Impact:

N/A

Recommendation:

N/A

Motion:

I hereby recommend removing the request by Weilian & Carmen Lin, property owners at 10 Horseman Drive, Horsemans Estates (CLU), Block 2, Lot 5, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow a one-room farmhouse as a private school totaling fifteen hundred (1,500) square feet in size.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, February 12, 2026 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, March 5, 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 one-room farmhouse as a private school more particularly described as follows:

Weilian & Carmen Lin, property owners at 10 Horseman Drive, HORSEMANS ESTATES (CLU), BLK 2, LOT 5; Lucas, Texas, 75002 have submitted an application for an SUP, per Code §14.03.801 Use designations. (e) Schedule of uses chart., to permit a private school fifteen hundred (1,500) square feet in size in an area zoned as R2 Single-Family Residential District.

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.



**City of Lucas
Planning and Zoning Commission
Agenda Request
February 12, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider a request submitted by Hayden Moses with Liberty Bankers Life Insurance Company on behalf of Jeff Bednar to rezone a parcel of land from Agricultural and Open Space (AO) to R-1 (Single-family residential 1-acre lots), being approximately 9.46 acres of land at 1100 W. Forest Grove Road and 1020 W. Forest Grove Road, Lucas, Texas 75002.

- A. Presentation by Joe Hilbourn, Development Services Director
 - B. Conduct public hearing
 - C. Take action on public hearing item
- (Joe Hilbourn, Development Services Director)**

Background Information:

The properties located at 1100 W. Forest Grove Road and 1020 W. Forest Grove Road are currently zoned Agricultural and Open Space (AO) and consist of the remaining portions of Lots 1R and 2R of the Cox-Cranfill Addition. This zoning is consistent with the City's approved Comprehensive Plan, which designates the area for future R-1 residential land use.

Attachments/Supporting Documentation:

1. PUBLIC HEARING NOTICE - 1100 and 1020 W Forest Grove Rezoning
2. 1100 and 1020 W Forest Grove Lucas Zoning Application_26-0109 (Fully Executed)
3. 1100 & 1020 W. Forest Grove Rd_Site Exhibit_12.8.25
4. 1100 and 1020 W Forest Grove - Zoning Exhibit_26-0108
5. 1100 and 1020 W Forest Grove Location Map

Budget/Financial Impact:

N/A

Recommendation:

Staff recommends approving the request to rezone the properties from AO to R1.

Motion:

I make a motion to approve/deny the request submitted by Hayden Moses with Liberty Bankers Life Insurance Company on behalf of Jeff Bednar to rezone a parcel of land from Agricultural and Open Space (AO) to R-1 (Single-family residential 1-acre lots), being approximately 9.46 acres of land at 1100 W. Forest Grove Road and 1020 W. Forest Grove Road, Lucas, Texas 75002.



PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas will conduct a public hearing on Thursday, February 12, 2026 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, March 5, 2026 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider the request submitted by Hayden Moses with Liberty Bankers Life Insurance Company on behalf of Jeff Bednar to rezone a parcel of land from Agricultural and Open Space (AO) to R-1 (Single-family residential 1-acre lots), being approximately 9.46 acres of land at 1100 W. Forest Grove Road and 1020 W. Forest Grove Road, Lucas, Texas 75002.

SITUATED in the State of Texas, County of Collin, City of Lucas, being part of the John W. Kirby Survey, Abstract No. 506, being the remainder of Lot 1R and the remainder of Lot 2R of Cox-Cranfill Addition as recorded in Volume J, Page 788 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, same being in the east line of a called 2.937 acre tract as recorded under Clerk's File No. 2024000136817 of the Deed Records of Collin County, Texas, marking the southwest corner of Lot 1R and the herein described premises;

THENCE with the east line of said 2.937 acre tract, partway with an east line of Broadmoor Estates as recorded in Volume 2013, Page 492 of the Plat Records of Collin County, Texas, and the west line of Lot 1R, North 00°46'50" West, passing at 892.08 feet a 1/2" iron rod found marking the northeast corner of said 2.937 acre tract, and an exterior corner of said Broadmoor Estates, and continuing for a total distance of 1,002.57 feet to a "Roome" capped iron rod found, marking the southwest corner of a called 1.391 acre tract as recorded under Clerk's File No. 20121003001256070 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, and the northwest corner of said premises;

THENCE with a south line of said Broadmoor Estates, the south line of said 1.391 acre tract, and crossing through Lot 1R, North 89°19'28" East, 296.69 feet to a 1/2" iron rod found in the east line of Lot 1R, marking the southeast corner of said 1.391 acre tract, an interior corner of said Broadmoor Estates, and the northerly most northeast corner of said premises;

THENCE with a west line of Broadmoor Estates and an east line of Lot 1R, South

00°39'23" East, 111.81 feet to a 5/8" iron rod found in the west line of Lot 2R, marking an interior corner of said premises;

THENCE with a south line of Broadmoor Estates and crossing through Lot 2R, North 89°34'50" East, 129.21 feet to a 1/2" iron rod found in a stump in the west line of Lot 27 of Broadmoor Estates as recorded in Volume 2015, Page 128 of the Plat Records of Collin County, Texas, same being the east line of Lot 2R, marking a southeast corner of Broadmoor Estates (V.2013, Pg.492), and the easterly most northeast corner of said premises;

THENCE with a west line of Lot 27 of Broadmoor Estates (V.2015, Pg.128), the west line of a called 3.158 acre tract of land as recorded under Clerk's File No. 20130703000933150 of the Deed Records of Collin County, Texas, and the east line of Lot 2R, South 00°44'31" East, 890.55 feet to a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, marking the southeast corner of Lot 1R and said premises;

THENCE with the north right-of-way line of Forest Grove Road, the south line of Lot 2R and the south line of Lot 1R, South 89°22'26" West, passing at 130.54 feet a "Roome" capped iron rod found, marking the southwest corner of Lot 2R and the southeast corner of Lot 1R, and continuing for a total distance of 425.06 feet to the place of beginning and containing 9.461 acres of land.

Those wishing to speak FOR or AGAINST this annexation 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 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.



ZONING APPLICATION

City of Lucas, Texas

Name of Project: Enclave at Forest Grove

Application Fee

☐ Initial Zoning (newly annexed or agricultural property) per classification	\$450.00
☒ Rezoning (property currently zoned) per classification	\$450.00
☐ Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures	\$450.00

Physical Location of Property: 1100 W Forest Grove Rd, Allen, 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):

See attached Property Description

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

Collin County Appraisal District Short Account Number: R-2300-000-001R-1

Acreage: 9.46-ac Existing Zoning: AG Requested Zoning: R1

[Attach a detailed description of requested zoning]

OWNER(S) NAME: Jeff Bednar Phone Number: 214-680-8535

Applicant / Contact Person: Hayden Moses Title: Land Development Manager

Company Name: Liberty Bankers Life Insurance Company

Mailing Address: 1605 LBJ Fwy, Suite 700 City: Dallas State: TX ZIP: 75234

Phone: () 817-734-5360 Fax: () N/A Email Address: Hayden.Moses@LBIG.com

ENGINEER(S) / REPRESENTATIVE(S) NAME: Ion Design Group

Contact Person: Jason Trafton Title: Project Manager/Engineer

Company Name: Ion Design Group

Mailing Address: 7075 Twin Hills Ave, Suite 350 City: Dallas State: TX ZIP: 75231

Phone: () 512-966-5536 Fax: () N/A Email Address: jason@iondesigngroup.net



ZONING APPLICATION (continued)

Name of Project: Enclave at Forest Grove

****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 }

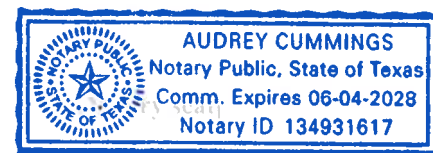
BEFORE ME, a Notary Public, on this day personally appeared Jeff Bednar the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is 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 9 day of January, 2026

Notary Public in and for the State of Texas:

[Signature]



Official Use Only

Action Taken

Planning & Zoning: _____ Date: _____

City Council: _____ Date: _____

Applicant Made a Written Withdrawal: Yes or No Date: _____

PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin, City of Lucas, being part of the John W. Kirby Survey, Abstract No. 506, being the remainder of Lot 1R and the remainder of Lot 2R of Cox-Cranfill Addition as recorded in Volume J, Page 788 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, same being in the east line of a called 2.937 acre tract as recorded under Clerk's File No. 2024000136817 of the Deed Records of Collin County, Texas, marking the southwest corner of Lot 1R and the herein described premises;

THENCE with the east line of said 2.937 acre tract, partway with an east line of Broadmoor Estates as recorded in Volume 2013, Page 492 of the Plat Records of Collin County, Texas, and the west line of Lot 1R, North 00°46'50" West, passing at 892.08 feet a 1/2" iron rod found marking the northeast corner of said 2.937 acre tract, and an exterior corner of said Broadmoor Estates, and continuing for a total distance of 1,002.57 feet to a "Roome" capped iron rod found, marking the southwest corner of a called 1.391 acre tract as recorded under Clerk's File No. 20121003001256070 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, and the northwest corner of said premises;

THENCE with a south line of said Broadmoor Estates, the south line of said 1.391 acre tract, and crossing through Lot 1R, North 89°19'28" East, 296.69 feet to a 1/2" iron rod found in the east line of Lot 1R, marking the southeast corner of said 1.391 acre tract, an interior corner of said Broadmoor Estates, and the northerly most northeast corner of said premises;

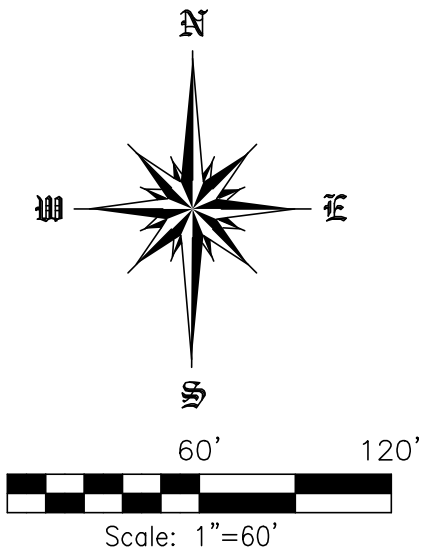
THENCE with a west line of Broadmoor Estates and an east line of Lot 1R, South 00°39'23" East, 111.81 feet to a 5/8" iron rod found in the west line of Lot 2R, marking an interior corner of said premises;

THENCE with a south line of Broadmoor Estates and crossing through Lot 2R, North 89°34'50" East, 129.21 feet to a 1/2" iron rod found in a stump in the west line of Lot 27 of Broadmoor Estates as recorded in Volume 2015, Page 128 of the Plat Records of Collin County, Texas, same being the east line of Lot 2R, marking a southeast corner of Broadmoor Estates (V.2013, Pg.492), and the easterly most northeast corner of said premises;

THENCE with a west line of Lot 27 of Broadmoor Estates (V.2015, Pg.128), the west line of a called 3.158 acre tract of land as recorded under Clerk's File No. 20130703000933150 of the Deed Records of Collin County, Texas, and the east line of Lot 2R, South 00°44'31" East, 890.55 feet to a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, marking the southeast corner of Lot 1R and said premises;

THENCE with the north right-of-way line of Forest Grove Road, the south line of Lot 2R and the south line of Lot 1R, South 89°22'26" West, passing at 130.54 feet a "Roome" capped iron rod found, marking the southwest corner of Lot 2R and the southeast corner of Lot 1R, and continuing for a total distance of 425.06 feet to the place of beginning and containing 9.461 acres of land.

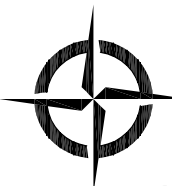
LEGEND	
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY TEXAS
VOL.	= VOLUME
PG.	= PAGE
CM	= CONTROLLING MONUMENT
IRF	= IRON ROD FOUND
MNF	= MAG NAIL FOUND
RCIRF	= 1/2" "YELLOW" "ROOME" CAPPED IRON ROD FOUND
RCIRS	= 1/2" "YELLOW" "ROOME" CAPPED IRON ROD SET
ACU	= AIR CONDITIONING UNIT
AT&T.HH	= AT&T HANDHOLE
@ CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
EM	= ELECTRIC METER
GEN	= GENERATOR
GLC	= GAS LINE CAPPED OFF
GV	= GAS VALVE
GW	= GUY WIRE
IP	= IRON PIPE
MS	= METAL STAIRS
PP	= POWER POLE
RCP	= REINFORCED CONCRETE PIPE
SP	= SERVICE POLE
SA	= SEPTIC ACCESS
UGCM	= UNDERGROUND CABLE MARKER
WD	= WOOD DECK
WM	= WATER METER
ASPH	= ASPHALT
BARBED WIRE FENCE	= BARBED WIRE FENCE
IRON FENCE	= IRON FENCE
IRON PIPE FENCE	= IRON PIPE FENCE
WOOD FENCE	= WOOD FENCE
OH	= OVERHEAD LINES



Combined Exhibit 9.461 Total Acres

1100 W. Forest Grove Road
1020 W. Forest Grove Road
John W. Kirby Survey, Abstract No. 506
City of Lucas, Collin County, Texas

X:\AC\2025Q4\AC954103.dwg

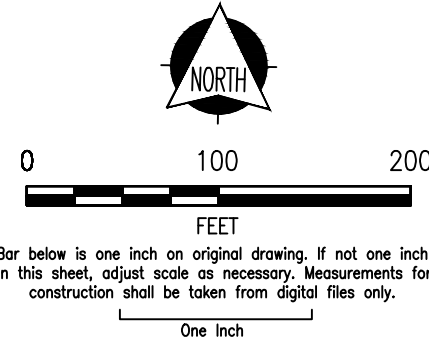
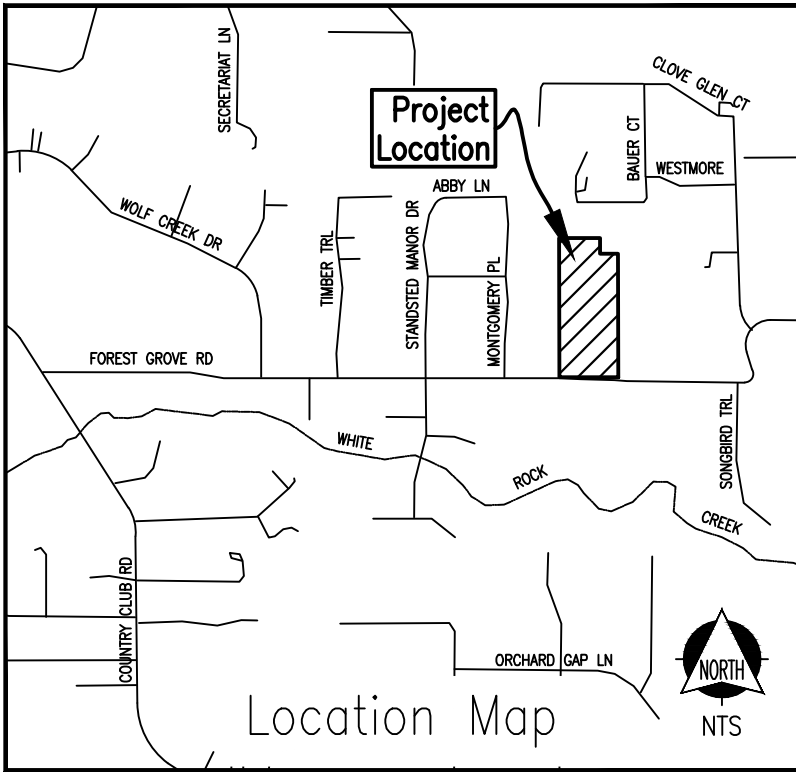
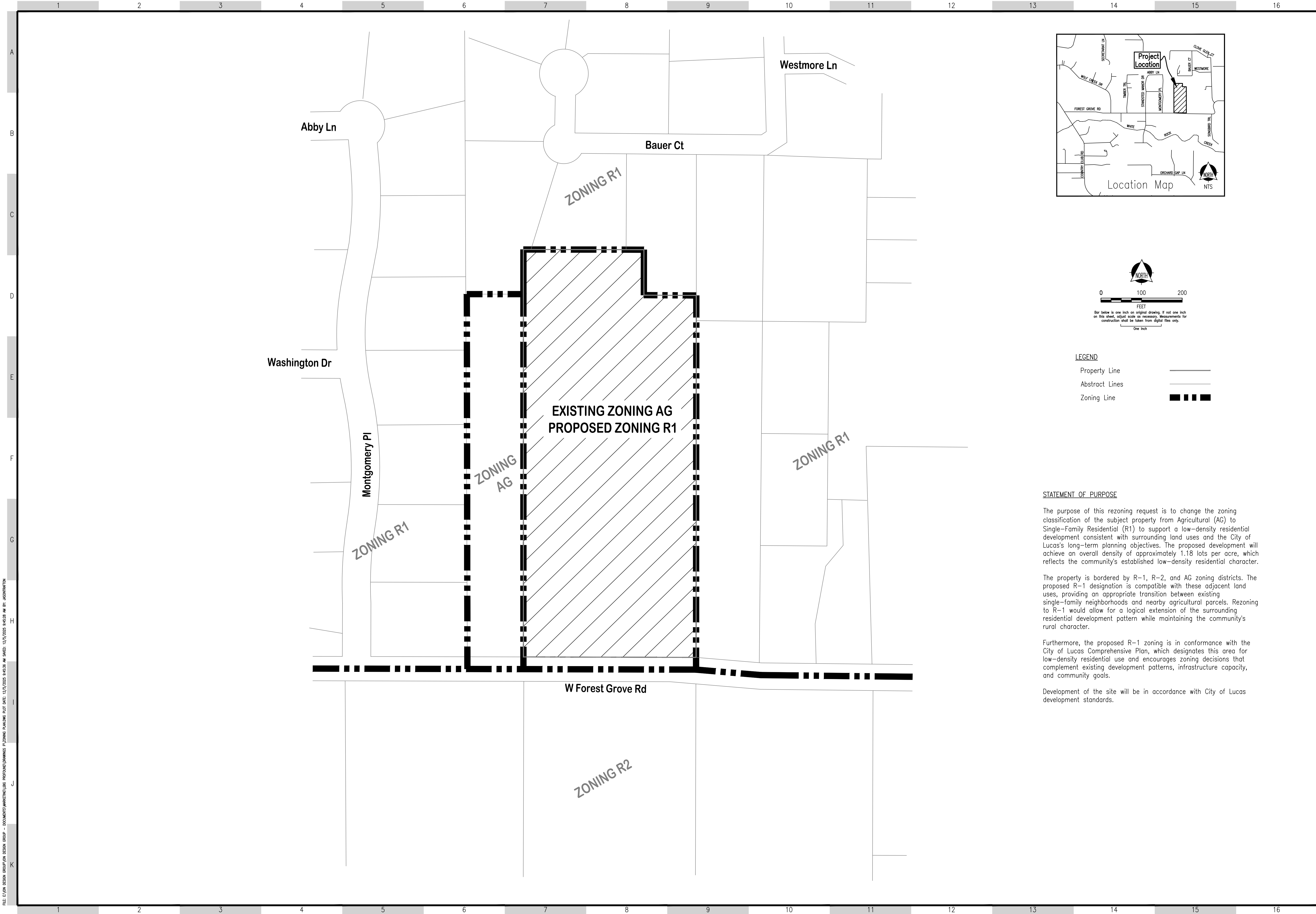


Roome
Land Surveying
1255 W. 15th St., Suite 100
Plano, Texas 75075
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

NOTES:

- BEARINGS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83;
- NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0405J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 2, 2009 (ZONE X);

FILE: E:\ION DESIGN GROUP\ION DESIGN GROUP - DOCUMENTS\MARKETING\USE PREP\ION\DRAWINGS P\ZONING PLANNING PLOT DATE: 12/5/2025 9:45:38 AM SWAGD: 12/5/2025 9:45:38 AM BR: JASONTREYON



LEGEND

- Property Line ———
Abstract Lines ———
Zoning Line ———

STATEMENT OF PURPOSE

The purpose of this rezoning request is to change the zoning classification of the subject property from Agricultural (AG) to Single-Family Residential (R1) to support a low-density residential development consistent with surrounding land uses and the City of Lucas's long-term planning objectives. The proposed development will achieve an overall density of approximately 1.18 lots per acre, which reflects the community's established low-density residential character.

The property is bordered by R-1, R-2, and AG zoning districts. The proposed R-1 designation is compatible with these adjacent land uses, providing an appropriate transition between existing single-family neighborhoods and nearby agricultural parcels. Rezoning to R-1 would allow for a logical extension of the surrounding residential development pattern while maintaining the community's rural character.

Furthermore, the proposed R-1 zoning is in conformance with the City of Lucas Comprehensive Plan, which designates this area for low-density residential use and encourages zoning decisions that complement existing development patterns, infrastructure capacity, and community goals.

Development of the site will be in accordance with City of Lucas development standards.

Project Name		Sheet Title		Project No.		XXXXXX		Date		12/5/2025		Designed By		JT		Drawn By		FM		Reviewed By		JT		No.		Revisions / Submissions		Date	
THE ENCLAVE AT FOREST GROVE		ZONING EXHIBIT				7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 214.370.3470 Ph																							
Sheet Number 1/1		City of Lucas, Collin County, Texas																											

1100 & 1020 W. Forest Grove Location Map





**City of Lucas
Planning and Zoning Commission
Agenda Request
February 12, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Consider approving a request by OW Homes for a preliminary plat for Owens Retail Addition, an addition to the City of Lucas being all of a 5.865-acre tract of land located in the William Snyder Survey, Abstract 621, otherwise known as the southwest corner of McGarity Lane and Allison Lane.

Background Information:

The property is situated on the south side of McGarity Lane, west of Allison Lane, and is currently zoned as Commercial Business (CB). The proposed non-residential district plat consists of two lots with two phases. The City's Engineering Department reviewed the civil construction plans, 4 items are outstanding we anticipate being corrected prior to the planning and zoning commission meeting. Additionally, a site plan, elevation plan, landscape plan, and irrigation plan was submitted, and reviewed.

Phase One proposes retail/warehouse use on a 62,002-square-foot (1.423-acre) lot (Lot 1). The development includes an 11,645-square-foot, single-story building with a total height of 26 feet 5 inches, resulting in 16.4% lot coverage. Impervious coverage is proposed at 47%, which is below the maximum allowed 65%. Parking requirements total 16 spaces—11 for the 10,711-square-foot warehouse and 5 for the 934-square-foot retail component—and 19 spaces are provided, including one required and provided handicap-accessible space.

The landscape tabulations indicate that along Allison Lane (418 linear feet), required street frontage landscaping of 21 shade trees and 168 shrubs is not provided due to utility easements, while along McGarity Lane (520 linear feet), all required landscaping is fully met with 26 shade trees and 208 shrubs provided. No parking lot perimeter landscaping is required or provided. For parking lot interior landscaping, 2,356 square feet is required and 2,649 square feet is provided, and 10 shade trees are required with 12 provided. Overall landscaped area requirements call for 38,319 square feet (15% of the gross lot), with 118,378 square feet provided.

The west (front) façade has a total area of 1,948 square feet and includes 769 square feet (39%) of metal siding, 393 square feet (20%) of engineered wood siding, 534 square feet (28%) of brick masonry veneer, and 250 square feet (13%) of storefront and openings. The north side façade totals 1,385 square feet and is composed of 792 square feet (57%) of metal siding, 416 square feet (30%) of engineered wood siding, and 177 square feet (13%) of door openings. The east

(rear) façade has a total area of 1,762 square feet and consists of 1,735 square feet (99%) of metal siding and 27 square feet (1%) of door openings. The south side façade totals 1,385 square feet and includes 936 square feet (68%) of metal siding and 449 square feet (32%) of door openings. The lighting has all full cut-off light fixtures.

Attachments/Supporting Documentation:

1. Ownens Addition Preliminary Plat Application
2. Owens Addition Site Plan
3. Owens Addition Preliminary Plat
4. Owens Addition Landscape Plan
5. Owens Addition Elevations Plan

Budget/Financial Impact:

N/A

Recommendation:

The proposed preliminary plat for Owens Retail Addition meets all the city's requirements, with the exception of four items on the civil construction drawings we anticipate being complete prior to the planning and zoning commission meeting.

Motion:

I make a motion to approve/deny a request by OW Homes for a preliminary plat for Owens Retail Addition, an addition to the City of Lucas being all of a 5.865-acre tract of land located in the William Snyder Survey, Abstract 621, otherwise known as the southwest corner of McGarity Lane and Allison Lane.



PLATTING APPLICATION

CITY OF LUCAS

Preliminary and Final Plat Application Guidelines and Checklist





PLATTING APPLICATION

Name of Subdivision and/or Project: Owens Retail Addition Lot 1, Block A

Items Submitted	Filing Fee
☒ Preliminary Plat	\$780
▪ Single Family Residential Subdivision Development	
☒ \$750 + \$5 per acre with 20 acres or less (i.e. \$850 for 20 acres) excluding minor plats of five (5) acres or less.	
○ \$750 + \$5 per acre with 21 - 30 acres (i.e. \$900 for 30 acres)	
○ \$800 + \$5 per acre with 31 - 45 acres (i.e. \$1,025 for 45 acres)	
○ \$900 + \$5 per acre with 46+ acres (i.e. \$1,130 for 46 acres)	
▪ Estate Residential Subdivision Development	
○ \$1,000 + \$7 per acre for all size parcels (i.e. \$1,140 for 20 acres)	
▪ Minor Plats	
○ \$500 + \$5 per acre with 5 acres or less (i.e. \$525 for 5 acres)	
▪ Non-residential District Plats	
○ \$800 + \$10 per acre with 30 acres or less	
○ \$850 + \$10 per acre with 31 - 45 acres	
○ \$950 + \$10 per acre with 46+ acres	
☐ Final Plat	
▪ Single Family Residential Subdivision Development	
○ \$800 + \$5 per acre with 30 acres or less	
○ \$850 + \$5 per acre with 31 - 45 acres	
○ \$950 + \$5 per acre with 46+ acres	
<i>Any additional development fees will be charged at final plat rates.</i>	
▪ Estate residential Subdivision Development	
○ \$950 + \$7 per lot for all size parcels	
▪ Minor Plat	
○ \$350 + \$5 per acre with 5 acres or less	
▪ Non-residential District Plats	
○ \$850 + \$10 per acre for up to 30 acres	
○ \$900 + \$10 per acre with 31 - 45 acres	
○ \$1,000 + \$10 per acre with 46+ acres	
▪ Replat	
○ Minor Plat (5 acres or less) \$450 + \$5 per acre (\$475 for 5 acres)	
○ All others - \$600 + \$10 per acre	
▪ Amended Plat	
○ Minor Plats (5 acres or less) - \$300 + \$7 per acre (i.e. \$300 for an amended plat for 5 acres)	
○ All others - \$500 + \$10 per acre (i.e. \$700 for an amended plat for 20 acres)	
☐ Storm Water Run-Off Permit	
○ Developments 0 - 3 acres \$75	
○ Developments 4 - 10 acres \$150	
○ Developments 10+ acres \$500	
☐ Vacation of Plat	
○ \$500 + \$10 per acre	
☐ Concept Plan (Optional Land Study)	
○ \$150 per session with Planning & Zoning and/or City Council	
☐ Tree Survey/Conservation Plan	No Fee
☐ Tree Removal & Site Clearing Permit	
○ \$250	
☐ Park Site Dedication	
○ \$1,000 per lot or land dedication	
TOTAL	\$780



PRELIMINARY AND FINAL PLAT Application Guidelines

LOCATION AND CONTACTS

Physical Location of Property: **SW Corner of McGarity and Allison Lanes**

(Address and general location – approximate distance to nearest existing street intersection)

Legal Description of Property: **Owens Retail Addition Lot 1, Block A**

(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block – Must attach metes and bounds description)

Comprehensive Zoning Designation(s): **CB**

Existing Zoning Designation(s): **CB**

Description of Project Use: **Retail and Warehouse**

Acreage: **5.865**

Existing # of Lots/Tracts: **1**

OWNERS NAME: OW Homes, LLC

Contact Number: **214-801-9193**

Applicant/Contact Person **Barrett Owens**

Title: **CEO**

Company Name **OW Homes, LLC**

Street Address **1285 Farmstead Court Lucas, TX 75002**

Mailing Address **SAME**

Phone: **214-801-9193**

Fax:

Email: **barrett@owcustom.com**

OWNERS NAME:

Contact Number:

Applicant/Contact Person

Title:

Company Name

Street Address

Mailing Address

Phone:

Fax:

Email:

ENGINEER REPRESENTATIVE:

Contact Number: **972-359-1733**

Applicant/Contact Person **Seth Kelly, PE**

Title: **Sr. Project Manager**

Company Name **RLK Engineering, Inc**

Street Address **111 W Main**

Mailing Address **Allen, TX 75013**

Phone: **972-359-1733**

Fax:

Email: **seth@rlkengineering.com**

Read before signing below: If there is 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 are required. (notaries are available)



PRELIMINARY AND FINAL PLAT Application Guidelines

ITEMS REQUIRED PRIOR TO FINAL PLAT APPROVAL:

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID BEFORE BEING SCHEDULED ON THE 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.

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

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 with this application makes such items public record, and the applicant understands that these items may be viewed by the public unless they are copyrighted.



PRELIMINARY AND FINAL PLAT Application Guidelines

- Applicant agrees to pay any and all required fees due to the City including but not limited to Plat application fee, Park dedications fee, Tree Removal Permit fee, \$1500 per lot public improvement inspection fee and including but not limited to other fees that may be required prior to final plat approval.
- Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
- Construction as-built record drawings (mylar)
- Engineering construction test reports.
- Walk-through with Public Works personnel completed with satisfactory outcome.
- HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

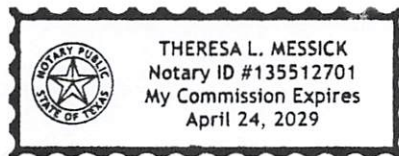
By signing this application, I hereby grant the Development Services Director and City staff access to my property to perform work related to this Preliminary and Final Plat Application.

STATE OF TEXAS }

COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Barrett Owens the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof must be attached, e.g. "Power of Attorney) 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."

[Notary seal]



[Signature]
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 29 day of January, 2026

Notary Public in and for the State of Texas:

[Signature]
Theresa Messick

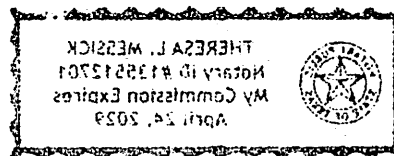
Official Use Only:

Planning & Zoning: _____ Date: _____

City Council: _____ Date: _____

Applicant Withdrew: Yes or No Date: _____

Applicant Made a Written Withdrawal: Yes or No Date: _____





PRELIMINARY AND FINAL PLAT Application Guidelines

Important Note:

Applicants are **required** to schedule a **pre-application meeting** with the Development Services Department to discuss the development review/approval process and proposed plans with City staff.

Plat Application:

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 clear understanding as to what will be required, and what will be expected and evaluated. City staff is bound by City ordinance and State law regarding publishing of notices and mail-outs that will influence when your project will be heard by the approval body, which can only occur when the Plat Application and Plat are complete and all required documentation, which may include reports, surveys, studies, analysis or other reviews by land development professionals, consultants, or engineers.

Please read the applicable checklist carefully. It is to be completed for all projects and, along with the associated Plat, is required to be complete in all details prior to acknowledgement by the City that the respective Plat is ready to proceed for approval. A Plat is considered filed with the City on the date of the hearing by the Planning and Zoning Commission or, if subject to administrative approval, when the Plat has been determined to meet all requirements. Instructions for completion are included with each checklist. Development regulations may be reviewed on the City's website www.lucastexas.us.

The City has made every effort to evaluate historical plans and approvals to make sure that the checklist addresses all details needed on a Plan. Recognizing that no two projects sites are the same, and that Consultant's vary in their abilities, determination, experience, and quality control processes, the City may require that a plan or an element of the plan be redone, or that information not specifically addressed on the checklist be provided for a smoother review and approval process.

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



PRELIMINARY AND FINAL PLAT Submission Requirements

1st or Initial Submittal:

- 24" x 36" An electronic copy of the Plat and/or Exhibits in PDF format ✓
- 11" x 17" An electronic copy of the Plat and/or Exhibits in PDF format ✓
- Completed Checklist ✓
- Completed Preliminary and Final Plat Application ✓
- Letter requesting any variance, exception, or modification to a regulation, or why an issue was not addressed ✓
- Fee as required herein ✓

2nd and 3rd Submittals to Address Requirements:

- Highlight questions asked by the Development Review Committee (DRC) in bold
- Provide response/correction directly below DRC question
- 24" x 36" An electronic copy of the Plat and/or Exhibits in PDF format
- 11" x 17" An electronic copy of the Plat and/or Exhibits in PDF format

4th and Subsequent Submittal(s):

- 24" x 36" An electronic copy of the Plat and/or Exhibits in PDF format
- 11" x 17" An electronic copy of the Plat and/or Exhibits in PDF format
- Fee equal to the original submission fee

When Staff has Determined the Application is Complete and Accepted for Final Approval:

- Two (2) 24" x 36" folded copies of the Plat and/or Exhibits
- Two (2) 11" x 17" Z folded copies of the Plat and/or Exhibits
- An electronic copy of the Plat and/or Exhibits in PDF format

Note:

If an improvement agreement * (sometimes referred to as a facilities agreement) is required, it shall be approved by the City Council, and should be coordinated through the Development Services Director. Please refer to City of Lucas Code of Ordinance Section 10.03.037 for further clarification.

Signature requirements for final plats regarding mortgage holders. At the submission of the approved final plat, prior to release of the final plat for filing with the respective County, the City shall require the following:

1. A certified copy of the Deed or Deed of Trust on file at the County Clerk's office, showing the owner of the property and, as applicable, the lien or mortgage holder(s) of the property to be platted. If the property was recently purchased and a copy of the Deed or Deed of Trust is not on file with the respective County, a signed and notarized copy of the Deed or Deed of Trust; and
2. A notarized Title Certificate issued within 14 days of final plat approval.

* Construction & engineering plans for public infrastructure improvements



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

Project Name Owens Retail Addition

Seth Kelly, PE

Preparer RLK Engineering

This Minimum Requirements Checklist (Checklist) is provided to assist you in addressing the minimum requirements for Preliminary Plat submission. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.** This completed form must be returned at the time of Application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided both directly on the plan and on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. Plans are to be submitted complete in all detail as shown by this 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. If a preliminary plat is required, so are civil construction plans, a Tree Survey/Preservation Plan is also required as part of the submittal requirements with and at the time of preliminary plat submittal. Refer to the Development Plan Application packet for the needed application and checklist.

- ☒ **Plat Preparer Contact Information.** The name, address and telephone number of the owner, the surveyor, and engineer responsible for the preparation of the final plat.
- ☒ **Subdivision Information.** The name of the subdivision and location map showing adjacent subdivisions, street names (which shall conform, whenever possible, to existing street names and be approved by the Post Office) and lot and blocks numbers in accordance with a systematic arrangement.
- ☒ **Survey.** An accurate boundary survey description of the property, with bearings and distances, referenced to survey lines, existing property descriptions and established subdivisions, and showing the lines of adjacent tracts, the layout, dimensions and names of adjacent streets and alleys and lot lines shown in dashed lines.
- ☒ **Right-of-Way.** Existing boundary of adjacent street, and alley rights-of-way and boundaries of right-of-way (ROW) dedication are indicated, street names are labeled, and ROW widths are dimensioned.
- ☒ **Plat Legend Aids.** Scale, north point, date, lot, and block numbers.
- ☒ **Adjacent Property Details:**
 - ☒ The name and location of adjacent subdivisions or unplatted tracts drawn to scale shown in dotted lines and in sufficient detail to accurately show the existing streets, alleys, and other features that may influence the layout and development of the proposed subdivision. The abstract name and number, and name of the owner of the adjacent unplatted tracts should be shown.
 - ☒ Location of property lines, owner or subdivision name(s) and recording information of abutting properties is indicated. Unplatted property or any streets or alleys within a 500-foot radius of subject property are shown and identified/labeled as appropriate.
- ☒ **Plat Details.** Exact location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimal fractions of feet, with the length of radii and of arcs of all curves, internal angles, points of curvatures, length and bearings of the tangents, and with all other surveyor information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- ☒ **Lot Size and Zoning Requirements.** All lots on building sites shall conform to the minimum standards for area, width and depth prescribed by the zoning district or districts in which the subdivision is located and state the area size of each lot. Internal lot lines are clearly indicated, shown to scale, and labeled with bearings and distances.
- ☒ **Setbacks.** Building setback lines and the location of utility easements.
- ☒ **Topography:**
 - ☒ Topographic information showing contour lines with intervals up to one (1') foot indicating the terrain, drainage pattern of the area, and the drainage basin areas within the proposed subdivision. Topographic information showing contour lines with intervals up to two (2) feet indicating the terrain, the drainage pattern of the area, and the drainage basin areas outside the boundaries of the proposed subdivision.
 - ☒ The location, size, and identification of any physical features of the property, including water courses, ravines, bridges, culverts, existing structures, drainage or other significant topographic features located on the property or within one hundred fifty feet (150') of the proposed subdivision.
 - ☒ Contours are indicated with intervals of two (2) feet for property five acres or less and five (5) feet for property more than five acres.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- ☒ **Drainage.** The layout and dimensions of proposed storm drainage areas, easements and rights-of-way necessary for drainage within and outside the boundaries of the proposed subdivision.
- NA ☐ **Dedications:**
- ☐ The location and purpose of all proposed parks or other areas offered for dedication to public use.
 - ☐ Sites to be reserved or dedicated for parks, playgrounds and/or other public uses are indicated and labeled.
- ☒ **Existing Detail:**
- ☐ The location of all existing property lines, buildings, sewer or water mains, storm drainage areas, water and wastewater facilities, fire hydrants, gas mains or other underground structures, easements of record or other existing features.
 - ☐ The location of existing structures or other features proposed to remain and those proposed for removal.
 - ☐ Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose and County recording information.
- ☒ **Deed Information.** Copy of any deed restrictions, restrictive covenants, special use permit or planned development district ordinance regulating the property.
- ☒ **Intersections.** The angle of intersection of the centerlines of all intersecting streets which are intended to be less than ninety (90°) degrees.
- ☒ **Flood Plain Information:**
- ☒ In accordance with the city floodplain management regulations of the Code of Ordinances, as amended, the floodplain and floodway lines and base flood elevations as shown on the current effective flood insurance rate maps for the city shall be shown, where applicable. A notation shall be shown on the face of the preliminary plat stating: "Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots".
 - ☒ A note is included that states whether or not the property is in the 100-year flood plain, with the FIRM Community Panel reference number and map date.
- ☒ **Sewer and Streets in ETJ.** For a preliminary plat of land located outside the city limits where sanitary sewer does not exist or where street improvement standards vary from those specified by the city, such differences shall be noted.
- ☒ **Certificate of Ownership and Dedication Information.** A certificate of ownership and dedication of all streets, alleys, easements, parks, and other land intended for public use, signed and acknowledged before a Notary Public by the owner and lien holders of the property, along with complete and accurate metes and bounds description of the land subdivided and the property dedicated to public use.
- ☒ **Tax Receipt.** Receipt showing all taxes on the subject property are paid.
- ☒ **Surveyor Certification.** Certification by a surveyor, to the effect that the preliminary plat represents a survey made by the Surveyor, and that all the necessary survey monuments are correctly shown thereon.
- ☒ **Summary Sheet.** A preliminary plat provided in multiple sheets shall include a key map showing the entire subdivision at smaller scale with lot and block numbers and street names on one (1) of the sheets or on a separate sheet of the same size.
- NA ☐ **HOA Agreement.** Copy of any proposed property owner or homeowners' association agreements, covenants and restrictions.
- ☒ **Other Boundaries.** Abstract lines, survey lines, county lines, school ISD boundary and corporate boundaries are shown and clearly labeled.
- ☒ **Title Block.** A title block is provided in the lower right corner that includes large, boldly printed:

(Subdivision Name)
Preliminary Plat
Lot(s) _____, Block(s) _____ (survey, abstract and tract number)

If a replat, include:
Replat of Lot(s) _____, Block(s) _____



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- ☒ **Submittal Log.** A log of submittal/revision dates since submitted to the city.
- NA ☐ **Purpose Statement.** The purpose of a replat or amending plat is stated on the face of the plat document.
- NA ☐ **Replat/Amending Plat Information.** If the proposal is a replat or amending plat, the existing lot numbers and block numbers or letters are shown as light dotted lines, with lot number designation followed by "R" for replats or an "A" for amending plats.
- NA ☐ **Roadway Details:**
 - ☐ Medians, median openings; turn lanes, deceleration/acceleration lanes and stacking distance is indicated within 200 feet of the property. The entire median, left-turn lane and/or deceleration lane and median opening serving a site is shown.
 - ☐ Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- ☒ **Lots:**
 - ☐ Each lot is dimensioned, and the square footage of each lot is indicated.
 - ☐ Each lot is numbered, and block groups are assigned a letter. Homeowner's association and other open space areas are identified with tract number.
- ☒ **Utilities and Protected Areas.** The location of existing underground and above ground utilities, flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
- ☒ **Easements and Ingress/Egress.** Location, dimension, and purpose of proposed easements are indicated by a medium-weight, dashed line. Required and proposed ingress/egress or access easements are shown, clearly labeled and tied down, as appropriate.
- ☒ **Zoning.** Existing zoning is shown.
- ☒ **Open Space.** Location and area of parks, drainage ways, creeks and open space is indicated and labeled.
- ☒ **Legal Description.** Legal description/metes and bounds description is included.
- ☒ **Notes.** Include any notes required by the various affected agencies/utilities.
- ☒ **Water.** Preliminary water plans are included with this submittal.
- ☒ A note shall be added to the plat stating: **"Preliminary Plat - For Inspection Purposes Only."**

Items that may be required after preliminary plat submittal and prior to final plat submittal:

Any other information that is unique to a proposed development or the Development Services Director, engineering department, fire department, Planning and Zoning Commission or City Council determines necessary for a complete review of the proposed development, which may include, but is not limited to additional information or drawings, operating data, expert evaluation, or testimony concerning the location, function, or characteristics of any building or proposed use. Including but not limited to traffic impact analysis, geotech report, conditional letter of map revision, letter of map revision, and flood plain study.



REQUIRED PLAT CERTIFICATIONS

CITY APPROVAL CERTIFICATE

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

Tommy Tolson Chairman,
Planning and Zoning Commission

Date

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, Public Works Director

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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.

Registered Professional Surveyor



REQUIRED PLAT CERTIFICATIONS

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 _____, _____.

Notary Public in and for the State of Texas



REQUIRED PLAT CERTIFICATIONS

The following certificate is applicable for all minor plats/subdivisions that may be approved by the Development Services Director

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Development Services Director of the City of Lucas, Texas, in accordance with the Lucas Code of Ordinances, review and approval procedures.

Joseph Hilbourn, Development Services Director Date

ATTEST:

Signature Date

Name & Title

The Director of Public Works 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 Lucas Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his approval is required.

Jeremy Bogle, Public Works Director Date

ATTEST:

Signature Date

Name & Title



FINAL PLAT

Minimum Requirements Checklist

Project Name _____ Preparer _____

This checklist is provided to assist you in addressing the minimum requirements for final plat submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.**

This completed form must be returned at the time of application submittal. If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. All exception/modification requests must also be specifically listed on the plans.

Plans are expected to be submitted complete in all detail as included 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. **If a preliminary plat was not required, a Tree Survey/Preservation Plan is required as part of the submittal requirements with and at the time of submittal of the final plat. Refer to the Development Plan Application for the needed application and checklist.**

Items to be Included:

- ☐ **Preliminary Plat.** All information required for a Preliminary Plat.
- ☐ **Drawings and Plans.** Record drawings, construction plans including one set of mylars and a digital copy in PDF, and DWG format, and two sets of blacklines, where applicable.
- ☐ **Improvement Agreement.** The improvement agreement and security if required, in a form satisfactory to the City Attorney and in an amount established by the City Council upon recommendation of the City Engineer and shall include a provision that the owner shall comply with all the terms of the Final Plat Approval as determined by the commission.
- ☐ **Dedication Documentation.** Formal irrevocable offers of dedication to the public of all streets, alleys, utilities, easements and parks in a form approved by the City Attorney.
- ☐ **Phases.** An owner may, at the discretion of the commission, obtain approval of a phase of a subdivision for which a preliminary plat was approved provided such phase meets all the requirements of this article in the same manner as is required for a complete subdivision.
- ☐ **HOA Agreement.** If applicable, copy of agreements, covenants and restrictions establishing and creating the homeowners' association approved by the commission based on recommendation of the City Attorney.
 - ☐ Homeowner Association Covenants, Conditions, and Restrictions (CCR's) are submitted for review and include statements for perpetual maintenance and provisions for maintenance by City of Lucas should the homeowner's association (HOA) dissolve.
- ☐ **I have made the decision NOT to waive the statutory time limits (30 days) in accordance with section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my Plat Application if not complete as determined by staff within the 30-day time period.**
- ☐ **Map.** Location map clearly showing the location of the proposed Final Plat with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ **Legend and Scale.** Written and bar graph scale and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- ☐ **Boundary Lines.** Abstract lines, survey lines, corporate boundaries are shown and clearly labeled.
- ☐ **Title Block.** A title block is provided in the lower right corner that includes large, boldly printed:
 - (SUBDIVISION NAME)
 - FINAL PLAT (or REPLAT, AMENDING PLAT, MINOR PLAT as applicable)
 - LOT(S) _____, BLOCK(S) _____
 - (survey, abstract and tract number)
 - If a replat, include:
 - REPLAT OF LOT(S) _____, BLOCK(S) _____



FINAL PLAT

Minimum Requirements Checklist

- ☐ **Contact, Acres, and Filing Information.** The owner and surveyor's name, address and phone number, gross and net areas as applicable, submission date, and a log of submittal/revision dates since submitted to the city.
- ☐ **Property Information.** Location of property lines, owner or subdivision name(s) and recording information of abutting properties is shown.
- ☐ **Abutting Property Information.** Abutting properties are indicated by a light solid line.
- ☐ **Existing ROW Information.** Existing boundary of street rights-of-way adjacent to the property and boundaries of right-of-way dedication are indicated by a medium weight solid line, intermittent with two dashed lines, and widths are dimensioned.
- ☐ **Proposed Street and ROW Information:**
 - ☐ Existing and proposed internal alleys and streets ROW are indicated by a medium weight solid line, intermittent with two dashed lines.
 - ☐ Streets are named and ROW dimensioned.
 - ☐ Streets and alleys ROW within 200 feet of the subject property boundary are accurately located, dimensioned, and named/labeled.
 - ☐ Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- ☐ **Lot Lines:**
 - ☐ The length and bearing of all straight lines, radii, arc lengths, tangent length and central angles of all curves are indicated along the lines of each lot. The curve data pertaining to block or lot boundary may be placed in a curve table at the base of the plat and prepared in a tabular form with the following information:
 - Curve number
 - Delta
 - Radius
 - Tangent length
 - Tangent offset
 - Arc length
 - Chord
 - ☐ Internal lot lines are clearly indicated and shown to scale.
- ☐ **Survey Markers and Monuments:**
 - ☐ The description and location of all survey monuments placed in the subdivision or immediately adjacent to it are shown.
 - ☐ In all subdivisions, corners are established at the corner of each block in the subdivision consisting of an iron rod or pipe not less than three-quarter inches (3/4") in diameter and twenty-four inches (24") deep, flush with the top of the sidewalk or other paving, surface, etc. All lot corners shall be installed prior to the final inspection of the subdivision.
 - ☐ Lot corner monuments are placed at all lot corners except corners which are also block corners, consisting of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep set flush with the top of the sidewalk. All lot corners shall be installed prior to the final inspection of the subdivision.
 - ☐ Curve point markers are established using the same specifications as lot corners. All lot corners shall be installed prior to the final inspection of the subdivision.
- ☐ **Lots:**
 - ☐ Each lot is dimensioned with bearings and distances, as applicable, and the square footage of each lot is indicated.
 - ☐ Each lot is numbered, and block groups are assigned a letter.
- ☐ **Flood Plain:**
 - ☐ The location of flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
 - ☐ A note is included that states whether or not the property is in the 100-year flood plain, with the F.I.R.M. Community Panel reference number and map date indicated.



FINAL PLAT

Minimum Requirements Checklist

- ☐ **Easements:**
 - ☐ Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose, and County recording information.
 - ☐ Proposed easements are indicated by a medium weight, dashed line and labeled indicating dimension and purpose.
- ☐ **Ingress/Egress.** Required cross access or ingress/egress easements are shown, dimensioned, labeled, and properly tied down.
- ☐ **Zoning.** Existing zoning of the subject property is indicated.
- ☐ **Parks and Open Space.** Location and area of parks, drainage ways, and open space is indicated. Open space/Homeowner's Association (HOA) areas are to be labeled with tract number/s.
- ☐ **Legal Description.** A legal description/metes and bounds description is included.
- ☐ **Utility/Governmental Notes.** Include any notes required by the various affected agencies/utilities.
- ☐ **Reservations/Dedications.** Sites to be reserved or dedicated for parks, playgrounds and/or other private or public use are indicated.
- ☐ **Notes.** Applicable notes have been added to the plat. Any change from the wording shown herein shall be approved by the City of Lucas.
- ☐ **Improvement Agreement.** The Improvement Agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the City Council upon recommendation of the City Engineer and should include a provision that the owner will comply with all the terms of the final plat approval as determined by the Commission.
- ☐ **Phases.** At the discretion of the Commission, obtain approval of a phase of a subdivision for which a Preliminary Plat was approved provided such phase meets all the requirements of the subdivision ordinance.
- ☐ **Replat/Amending Plat.** The purpose of a Replat or Amending Plat is specifically noted on the face of the drawing.
- ☐ **Certificates.** The following certificates shall be placed on the final plat in a manner that will allow them to be clearly visible on the final plat.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS, ON THE _____ DAY OF _____, _____.

ATTEST:

Tommy Tolson, Chair
Planning and Zoning Commission

City Secretary

"APPROVED FOR PREPARATION OF FINAL PLAT"

Tommy Tolson, Chair
Planning and Zoning Commission

Date

Joseph Hilbourn, Development Services Director

Date

Jeremy Bogle, Public Works Director

Date



FINAL PLAT Minimum Requirements Checklist

SAMPLE OWNER'S CERTIFICATE ✓ (If no homeowners' association is involved)

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, _____ are the Owners of a tract of land situated in the

(Enter accurate legal description here)

and being more particularly described as follows:

(Enter accurate metes and bounds here)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, _____, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as _____, an addition to the City of Lucas, and do 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, I/we certify that I/we (*indicate correct options*) 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 _____, 20____.

_____, Owner

_____, Owner

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 _____, 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 _____, 20____.

Notary Public in and for
the State of Texas



FINAL PLAT

Minimum Requirements Checklist

MORTGAGE HOLDER CERTIFICATION

(If no homeowners' association is involved)

That I, _____, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as _____, an addition to the City of Lucas and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of garbage collection agencies, public utilities desiring to use or using same and fire and access easements. 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas. Witness our hands at, Texas, this _____ day of _____, 20____.

Signature

Title

Company

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 _____, 20____.

Notary Public in and for the State of Texas



FINAL PLAT

Minimum Requirements Checklist

SAMPLE OWNER'S CERTIFICATE (If a homeowners' association is involved)

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, _____ are the Owners of a tract of land situated in the

(Enter accurate legal description here)

and being more particularly described as follows:

(Enter accurate metes and bounds here)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, _____, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as _____, an addition to the City of Lucas, and do 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 easement 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, I/we certify that I/we are the sole owners of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, I/we agree to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association;
- The homeowners' association shall have the authority to collect membership fees;
- As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
- The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas and attach a lien upon each individual lot for the prorated costs of abatement.
- The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.
- The homeowners' association shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.



FINAL PLAT Minimum Requirements Checklist

Signature of Owner(s)

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 _____, 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 _____, 20____.

Notary Public in and for The State of Texas



FINAL PLAT

Minimum Requirements Checklist

MORTGAGE HOLDER CERTIFICATION

(If a homeowners' association is involved)

That I, _____, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as _____, an addition to the City of Lucas and do 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas, and to requirements placed on the homeowners' association as indicated herein and remedies to the abatement of nuisance and liens on properties therein and as required.

Witness our hands at, Texas, this _____ day of _____, 20____.

Signature

Title

Company
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 _____, 20____.

Notary Public in and for the State of Texas



FINAL PLAT

Minimum Requirements Checklist

City Filing Requirements:

- Two (2) 24" x 36" mylar with original seals and signatures, and two blackline copies, stamped with County recording information.
- One (1) original tax certificate for the platted property
- Collin County Plat Recording Requirements (verify with the Collin County Clerk at 972.542.4185 and applicable fees).

Required prior to final plat submittal.

1. Final plat, application, checklist, and fee
2. Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
3. \$1,500 public improvements inspection fee (developer to provide contracts for verification)
4. Construction as-built record drawings (mylar), blackline copy, PDF, and DWG format copy.
5. Engineering construction test reports.
6. Walk-through with Public Works personnel completed with satisfactory outcome.
7. HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

Section 10.03.037(e) Procedure for preliminary plat

City of Lucas Code of Ordinances states the following requirements for preliminary plats:

Preliminary plats shall be distributed by City staff to City departments. The owner shall be responsible for the distribution of copies of the preliminary plats to the agencies listed below. The City staff shall give the owner and such agencies a specific date by which to return written responses. The owner and the agencies listed below shall be provided an opportunity to attend a developer/city staff conference for the purpose of notifying the developer of necessary corrections.

1. Independent school districts affected by the plat (one copy).
2. City utility departments (two copies).
3. Public utility companies and franchise utility companies that serve or will provide service to the proposed subdivision (two copies).
4. County commissioner and county public works director if the subdivision is outside the city limits (one copy each).

Below is a list of contacts to assist you with complying with the City of Lucas Code of Ordinance, Section 10.03.037. This list is only a guide, proof of compliance falls with you, the owner.

1. Independent school districts affected by the plat (one copy).

Allen ISD:

David Hicks – Chief Communications Officer
972.727.0510 ext. 400512
david.hicks@allenisd.org
612 E. Bethany Street
Allen, TX 75002



FINAL PLAT Minimum Requirements Checklist

Lovejoy ISD:

Kyle Pursifull – Executive Director of District Support Services
469.742.8004
Kyle_Pursifull@lovejoyisd.net
259 Country Club Road
Allen, TX 75002

McKinney ISD:

Shelly Spaulding – Assistant Superintendent of Public Relations and Communications
469.302-4133
sspaulding@mckinneyisd.net
1 Duvall Street
McKinney, TX 75069

Plano ISD:

Johnny Hill – Deputy Superintendent for Business & Employee Services
469.752.8113
johnny.hill@pisd.edu
2700 W. 15th Street
Plano, TX 75075

Debbie Lytle - Records Management Officer
469.752.8064
pam.moreland@pisd.edu
2700 W. 15th Street
Plano, TX 75075

Princeton ISD:

Donald McIntyre – Superintendent
469.952.5400 ext. 3501
dmcintyre@princetonisd.net
321 Panther Parkway
Princeton, TX 75407

Wylie ISD:

April Cunningham – Executive Director of Communications
972.429.2970
april.cunningham@wylieisd.net
P.O. Box 490
Wylie, TX 75098

2. City utility departments (two copies).

Facilitated by City of Lucas Staff

3. Public utility companies and franchise utility companies that serve or will provide service to the proposed subdivision (two copies).

Grayson-Collin Electric:

Michael Lauer – Manager of Business Development
903.482.7183
Michael.lauer@grayson-collin.coop



FINAL PLAT Minimum Requirements Checklist

P.O. Box 548
Van Alstyne, TX 75495

TXU Energy:

John Duessel – Vice President and Chief Customer Officer
214.812.4600
jduessel@txu.com
1601 Bryan Street
Dallas, TX 75201

North Texas Municipal Water District:

Bobby Schalf – Assistant Planning Officer
972.442.5405
Fax: 972.295.6440
bschalf@ntmwd.com
505 East Brown Street
Wylie, TX 75098

Co-Serve:

Lance Ehler – Business Developer Manager
940.321.7862
Fax: 940.321.7814
lehler@coserv.com
7701 South Stemmons
Corinth, TX 76210-1842

Oncor:

Steve Elk – Area Manager
972.569.1205
Fax: 972.569.1299
Steven.elk@oncor.com
4600 State HWY 121
McKinney, TX 75070

4. **County Commissioner and County Public Works Director if the subdivision is outside the city limits (one copy each).**

Cheryl Williams – Collin County Commissioner

972.424.1460 ext. 4631
commcourt@collincountytx.gov
Collin County Government Center
Administration Building
2300 Bloomdale Rd.
McKinney, TX 75071

Jon Kleinheksel - Collin County Public Works

972.548.3700 or 972.424.1460 ext. 3700
Fax: 972.548.3754
pubworks@collincountytx.gov
700 A. Wilmeth Rd
McKinney, TX 75069



FINAL PLAT Minimum Requirements Checklist

Tracy Homfeld - Collin County Engineering

972.548.3733 or 972.424.1460 ext. 3733

Fax: 972.548.5555

thomfeld@collincountytx.gov

825 North McDonald Street, Suite 160

McKinney, TX 75069

I have complied with Lucas Code of Ordinances, Section 10.03.037

Development Name

Date

Agents Signature

Date

Notary

Date

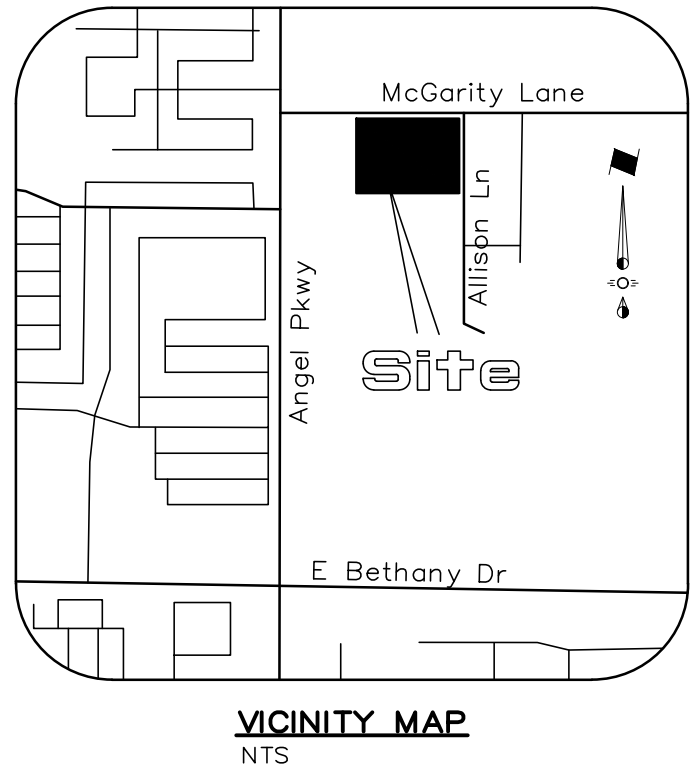
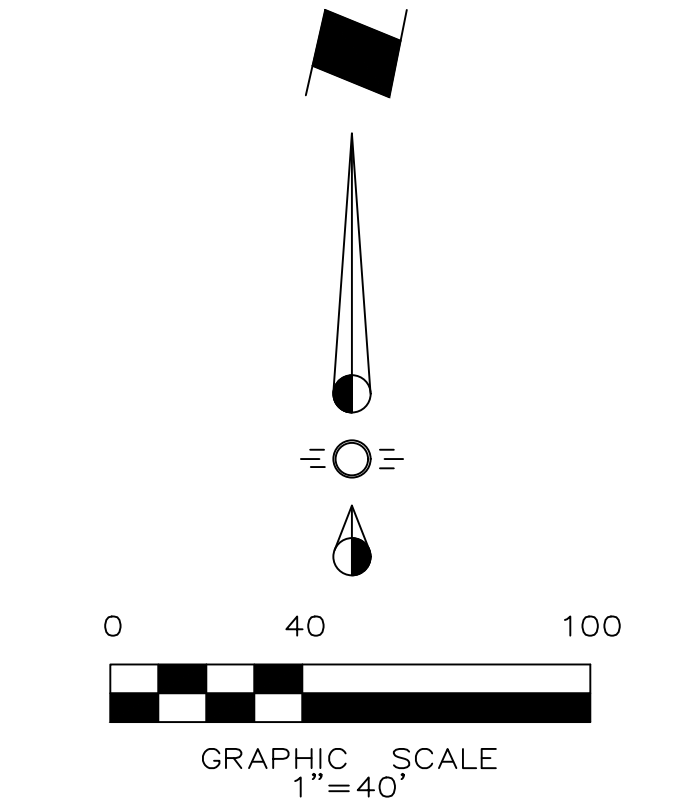
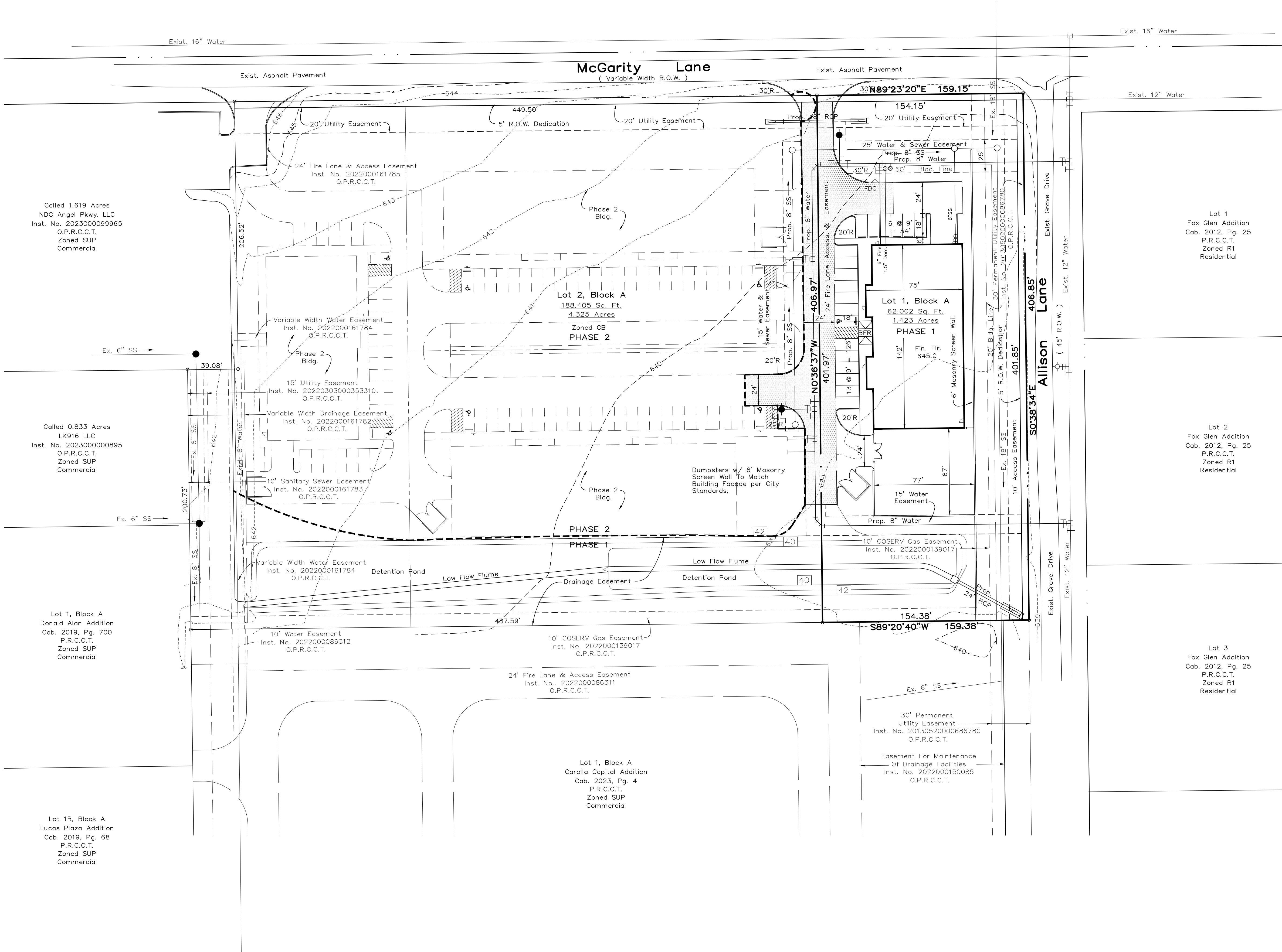
665 Country Club Road
Lucas, Texas 75002

Office 972.912.1207
www.lucastexas.us

NOTES:

According to Flood Insurance Rate Map No. 48085C0405J, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.
All proposed pavement is concrete.
All parking spaces are 9'x18' with 2' overhang.

Called 153.6923 Acres
GWP Lucas Farm LLC
Inst. No. 2023000077210
O.P.R.C.C.T.
Zoned CB
Vacant



SITE DATA SUMMARY

Existing Zoning	CB
Proposed Use	Retail/Warehouse
Total Lot Area	62,002 S.F. (1.423 Ac.)
Building Area	11,645 S.F.
Building Height	1-Story (26'-5")
Lot Coverage	16.4%
Max. Allowed Impervious Coverage	65%
Proposed Impervious Coverage	47%
Parking Required:	
Warehouse	
10,711 S.F. Warehouse @ 1 Spa/1000 SF	
Warehouse Required	11 Spaces
Retail	
934 S.F. Retail @ 1 Spa/200 SF	
Retail Required	5 Spaces
Total Parking Required	16 Spa.
Parking Provided	19 Spa.
HC Parking Required	1 Spa.
HC Parking Provided	1 Spa.

LEGEND

- Proposed Fire Lane (Concrete Pavement)
- Limits of Phases

SITE PLAN

OWENS RETAIL
ADDITION

LOT 1, BLOCK A

1.423 Net Acres Situated In The
WILLIAM SNIDER SURVEY ~ ABST. 821
LUCAS, COLLIN COUNTY, TEXAS

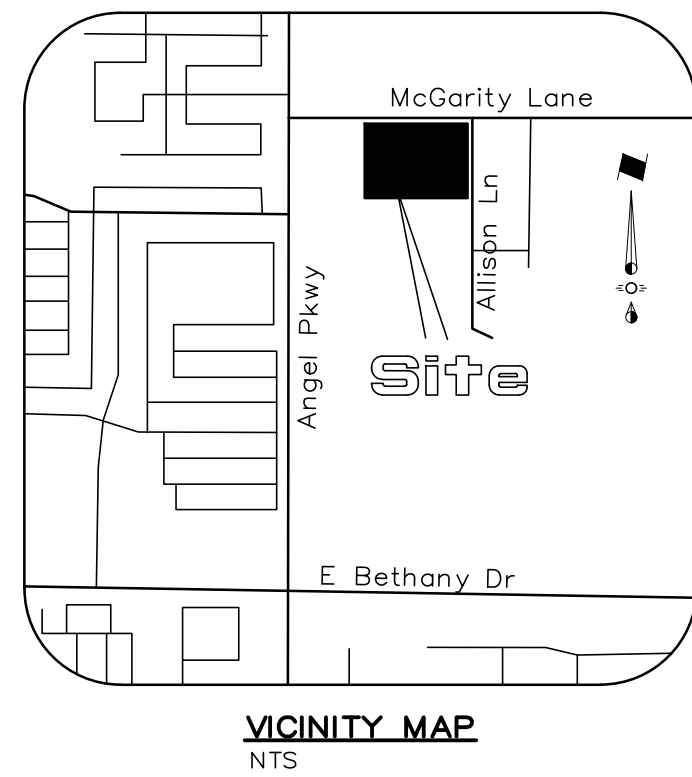
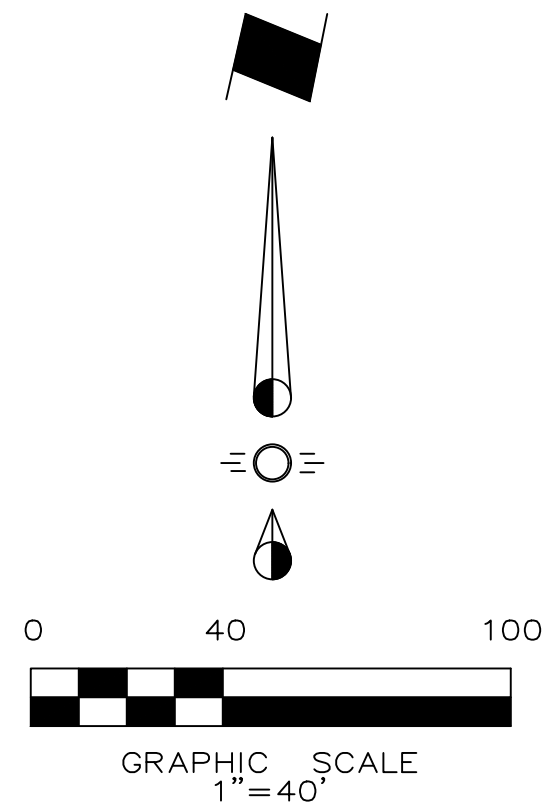
Owner

OW Homes, LLC
1285 Farmstead Court
Lucas, Texas 75002
Telephone 214 801-9193

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
February 4, 2026

Called 153.6923 Acres
GWP Lucas Farm LLC
Inst. No. 2023000077210
O.P.R.C.C.T.



SHEET 1 OF 2
PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY

OWENS RETAIL ADDITION

LOTS 1 & 2, BLOCK A
5.865 Acres Situated In The
WILLIAM SNIDER SURVEY ~ ABST. 821
LUCAS, COLLIN COUNTY, TEXAS
ZONING: CB

Owner
OW Homes, LLC
1285 Farmstead Court
Lucas, Texas 75002
Telephone 214 801-9193

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

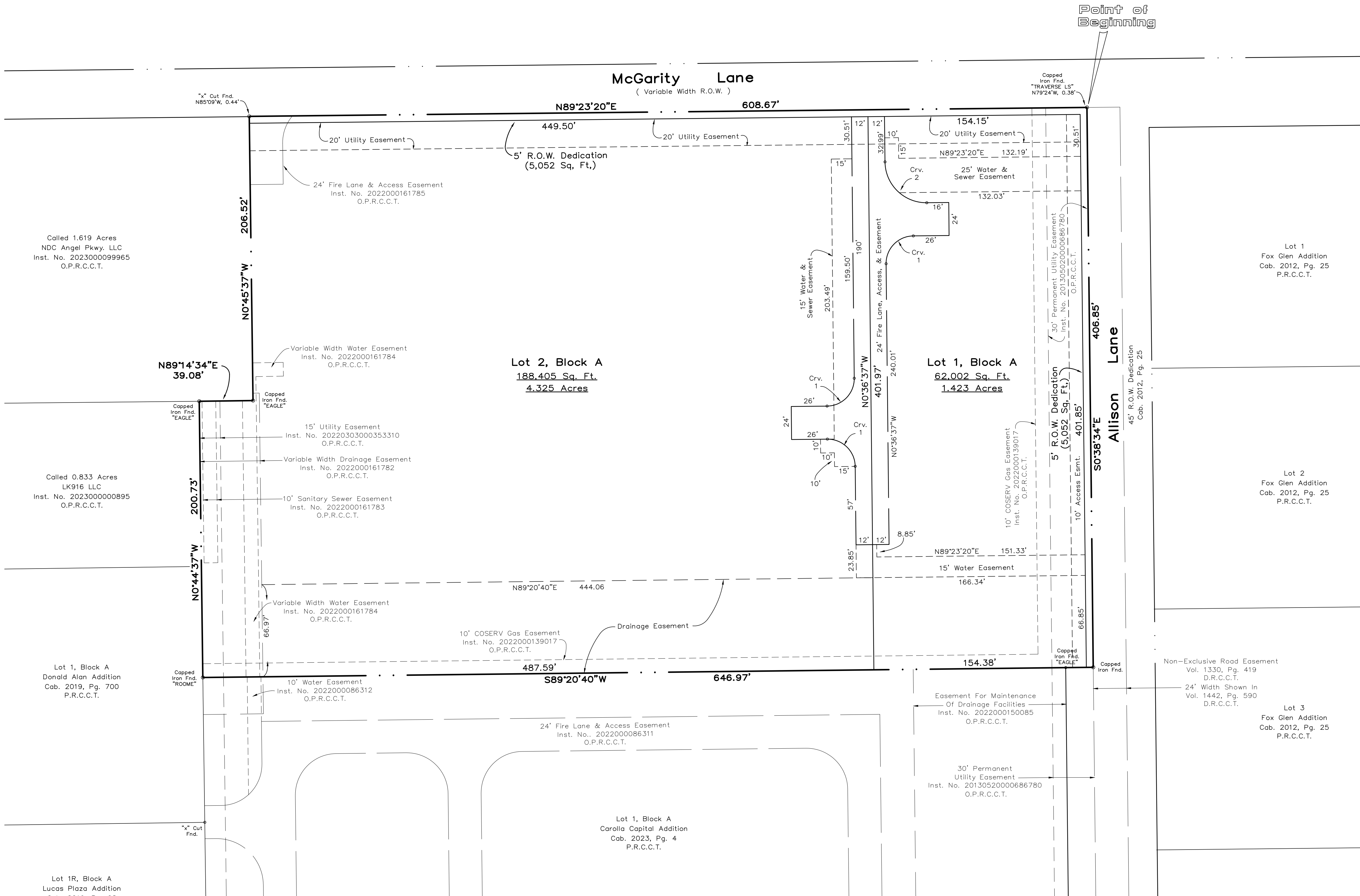
Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
P.O. Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2025-31
February 4, 2026

Curve Data Chart			
	Inner	Outer	Outer
1	A=90°00'00" R=20.00' T=20.00' L=31.42'		
2	A=90°00'00" R=30.00' T=30.00' L=47.12'		

NOTE:
According to Flood Insurance Rate Map No. 48085C0405J, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X (Area of Minimal Flood Hazard).

Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots.

Submittal Log:
1st Submittal 1-29-26
2nd Submittal 2-4-26



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, OW Homes, LLC is the owner of a tract of land situated in the William Snider Survey, Abstract No. 821, City of Lucas, Collin County, Texas, and being all of a called 5.86 acre tract of land conveyed to OW Homes, LLC as recorded in Instrument No. 2025000030035 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described in metes and bounds as follows;

BEGINNING at the southwest intersection of McGarity Lane and Allison Lane at an iron rod with plastic cap stamped "Traverse LS" found for the northeast corner of the called 5.86 acre tract;

THENCE S00°38'34"E, with the west Right of Way line of Allison Lane, and the east line of the called 5.86 acre tract, for a distance of 406.85 feet to an iron rod with plastic illegible stamp;

THENCE S89°20'40"W, with the south line of the called 5.86 acre tract and passing at 20.00 feet, an iron rod with plastic cap stamped "EAGLE" found for the northeast corner of Lot 1, Block A, Corolla Capital Addition, an addition to the City of Lucas, Texas as shown on the plat thereof recorded in Cabinet 2023, Page 4 of the Plat Records of Collin County, Texas, and continuing with the north line of said Lot 1 and the south line of the called 5.86 acre tract, for a total distance of 646.97 feet to an iron rod with plastic cap stamped "Roome" found for the south-west corner of the called 5.86 acre tract, said iron rod being the north-west corner of said Lot 1, and being in the east line of Lot 1, Block A, Donald Alan Addition, an addition to the City of Lucas, Texas, as shown on the plat recorded in Cabinet 2019, Page 700, Plat Records of Collin County, Texas;

THENCE N00°44'37"W, with the south line of the called 5.86 acre tract, a distance of 200.73 feet to an iron rod with plastic cap stamped "EAGLE" found for the northeast corner of a called 0.883 acre tract conveyed to LK916, LLC as recorded in Instrument No. 2023000000895 of the O.P.R.C.C.T., and said iron rod found being in the south line of a called 1.619 acre tract conveyed to NDC Angel PKWY, LLC as recorded in Instrument No. 2023000099965 of the O.P.R.C.C.T.;

THENCE N89°14'34"E, with the south line of the called 1.619 acre tract for a distance of 39.08 feet to an iron rod with plastic cap stamped "EAGLE" found for the southeast corner of the called 1.619 acre tract;

THENCE N00°45'37"W, with the east line of the called 1.619 acre tract, and with the west line of the called 5.86 acre tract, for a distance of 206.52 feet to an "x" cut found in the south ROW line of McGarity Lane for the northwest corner of the called 5.86 acre tract, said "x" cut being the northeast corner of the called 1.619 acre tract;

THENCE N89°23'20"E, with the south ROW line of McGarity Lane, for a distance of 608.67 feet to the POINT OF BEGINNING, and CONTAINING 255,459 square feet, or 5.865 acres of land.

BASIS OF BEARINGS:

Bearings are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

NOTES:

The purpose of this plat is to create official lots of record from a tract of land and to dedicate right of way and easements.

Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

According to Flood Insurance Rate Map No. 48085C0405J, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, OW Homes, LLC, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as Owens Retail Addition, Lots 1 & 2, Block A, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of garbage collection agencies, public utilities desiring to use of using same and fire and access easements. 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements 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 purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lucas, Texas. Witness our hands at, Texas, this ____ day of _____, 2026.

Signature

Title

Company

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2026.

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
Planning & Zoning Chairman

Date

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 of belief, this subdivision plat conforms to all requirements of the Code of Ordinances and withi 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
Director of Planning &
Community Development

Date

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, Registered Public Land Surveyor, do hereby certify that 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.

David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, 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 considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2026.

Notary Public in and for
the State of Texas

SHEET 2 OF 2
PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY

OWENS RETAIL
ADDITION
LOTS 1 & 2, BLOCK A
5.865 Acres Situated In The
WILLIAM SNIDER SURVEY ~ ABST. 821
LUCAS, COLLIN COUNTY, TEXAS
ZONING: CB

Owner

OW Homes, LLC
1285 Farmstead Court
Lucas, Texas 75002
Telephone 214 801-9193

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

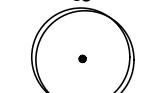
Surveyor

Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2025-31
Febraury 4, 2026

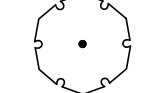
LANDSCAPE LEGEND

TREES

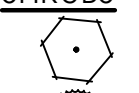
 BALD CYPRESS

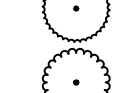
 CHINKAPIN OAK

 LACEBARK ELM

 SOUTHERN LIVE OAK

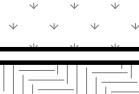
SHRUBS

 DON'S DWARF WAX MYRTLE

 DWARF BURFORD HOLLY

 DWARF GLOSSY ABELIA

GROUND COVERS

 BERMUDAGRASS

 BIG BLUE LILYTURF

TREE SURVEY LEGEND

 EXISTING TREE

 EXISTING TREE TO BE REMOVED

TREE PRESERVATION CHART					
TREE TAG	CALIPER INCHES	SPECIES	CLASSIFICATION	INCHES REMOVED	INCHES MITIGATED
T1	30	HACKBERRY	UNPROTECTED	30	0
T2	23	HACKBERRY	UNPROTECTED	23	0
TOTAL				53	0

LANDSCAPE NOTES:

1. VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS FOR DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. LOCATE ALL EXISTING UNDERGROUND UTILITIES FOR CONFLICTS. EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
7. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
8. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS PER CITY OF WAXAHACHIE IRRIGATION REQUIREMENTS.

MAINTENANCE NOTES:

PER CITY ORDINANCE SECTION 3.18.043

EVERY PROPERTY OWNER AND ANY TENANTS SHALL KEEP THEIR LANDSCAPING IN A WELL-MAINTAINED, SAFE, CLEAN, AND ATTRACTIVE CONDITION AT ALL TIMES. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE (SIZE NOT TO BE SMALLER THAN THE MINIMUM REQUIRED BY THIS ARTICLE AT THE TIME OF REPLACEMENT) IF DISEASED, DAMAGED, DESTROYED, OR REMOVED.
2. LAWN MOWING ON A REGULAR BASIS AS DETERMINED BY THE PLANNING DIRECTOR.
3. TREE AND SHRUB PRUNING.
4. WATERING OF LANDSCAPED AREAS ON A REGULAR BASIS. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING.
5. KEEPING LANDSCAPE LIGHTING IN WORKING ORDER.
6. KEEPING LAWN AND GARDEN AREAS ALIVE, FREE OF WEEDS, AND ATTRACTIVE.
7. CLEANING OF ABUTTING WATERWAYS AND LANDSCAPED AREAS LYING BETWEEN PUBLIC RIGHT-OF-WAY LINES AND THE PROPERTY UNLESS SUCH STREETS, WATERWAYS OR LANDSCAPED AREAS ARE EXPRESSLY DESIGNATED TO BE MAINTAINED BY APPLICABLE GOVERNMENTAL AUTHORITY.

LANDSCAPE TABULATIONS:

THE CITY OF LUCAS, TEXAS

LANDSCAPE EDGE [See § 3.18.028]

ONE (1) SHADE TREE AND EIGHT (8) SHRUBS PER 20 L.F. OF STREET FRONTAGE ALLISON LANE - 418 L.F. STREET FRONTAGE

REQUIRED:
21 TREES, 4" CAL.
168 SHRUBS, 5 GAL.

PROVIDED:
0 TREES, 4" CAL.
0 SHRUBS, 5 GAL.

MCGARITY LANE - 520 L.F. STREET FRONTAGE - EASEMENT

REQUIRED:
26 TREES, 4" CAL.
208 SHRUBS, 5 GAL.

PROVIDED:
26 TREES, 4" CAL.
208 SHRUBS, 5 GAL.

PARKING LOT PERIMETER LANDSCAPING [See § 3.18.031]

ONE (1) SHADE TREE AND EIGHT (8) SHRUBS PER 20 L.F. OF PERIMETER

REQUIRED:
0 TREES, 4" CAL.
0 SHRUBS, 5 GAL.

PROVIDED:
0 TREES, 4" CAL.
0 SHRUBS, 5 GAL.

PARKING LOT INTERIOR LANDSCAPING [See § 3.18.032]

TOTAL PARKING AREA (47,125 S.F.), INTERIOR PLANTING AREA PERCENTAGE (5%)

REQUIRED:
2,356 S.F.

PROVIDED:
2,649 S.F.

ONE (1) SHADE TREE PER TEN (10) REQUIRED PARKING SPACES

REQUIRED:
10 TREES, 4" CAL.

PROVIDED:
12 TREES, 4" CAL.

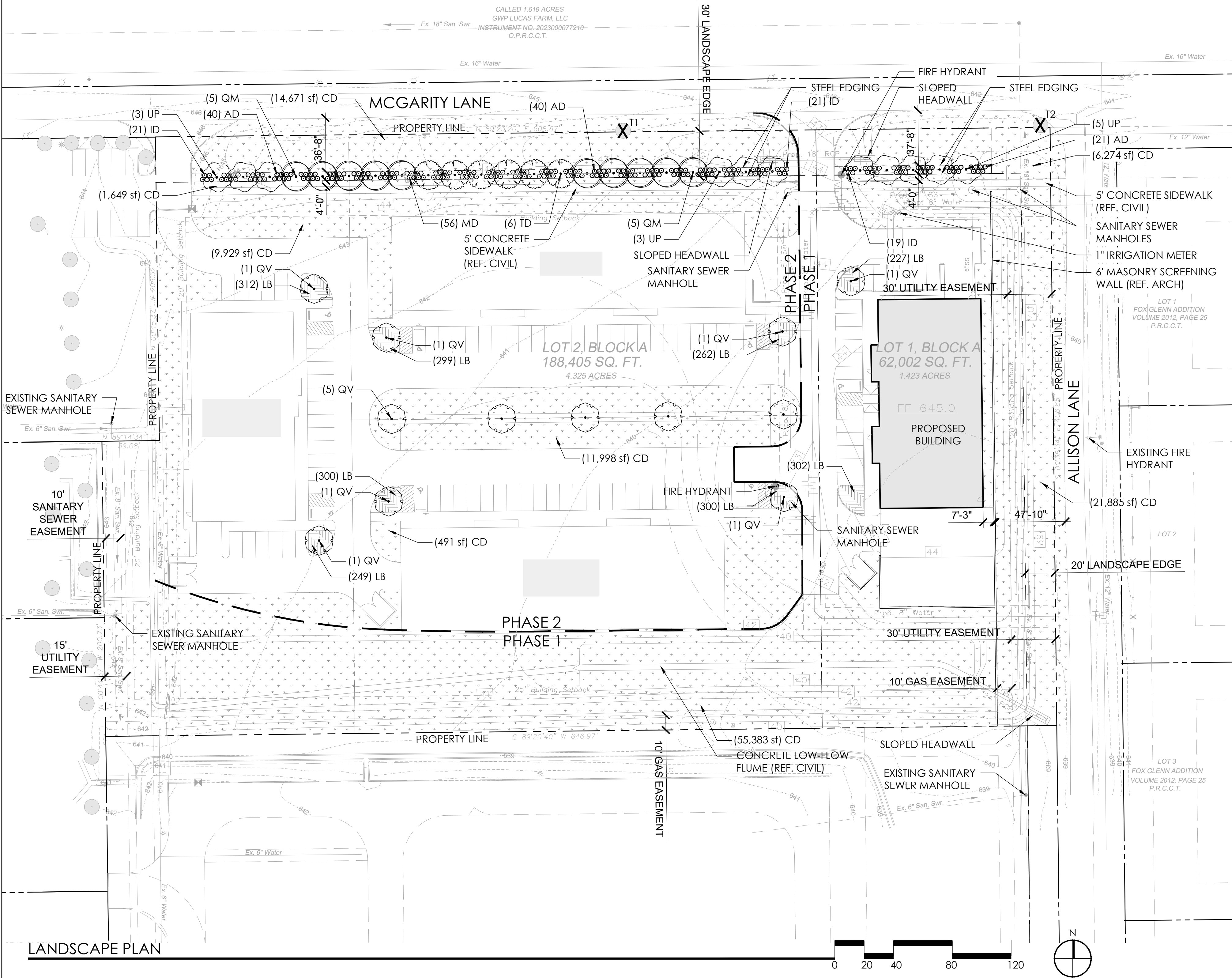
LANDSCAPED AREA [See § 3.18.027]

FIFTEEN (15) PERCENT OF GROSS LOT (255,460 S.F.) TO BE LANDSCAPED AREA

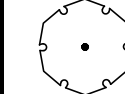
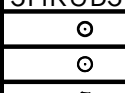
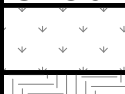
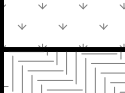
REQUIRED:
38,319 S.F.

PROVIDED:
118,378 S.F.

- LIVING SCREEN AND LANDSCAPE EDGE ALONG ALLISON LANE ARE EXCEPTIONS DUE TO UTILITY EASEMENTS.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/ CAL	HEIGHT	SPREAD	SPACING	REMARKS
TREES									
	QM	10	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B&B- 4"	14'-16'	8'-10"	REF. PLANS	SINGLE STRAIGHT TRUNK, DENSE, FULL CROWN, WELL-BRANCHED
	QV	12	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B- 4"	14'-16'	8'-10"	REF. PLANS	SINGLE STRAIGHT TRUNK, DENSE, FULL CROWN, WELL-BRANCHED
	TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	B&B- 4"	14'-16'	6'-8"	REF. PLANS	SINGLE STRAIGHT TRUNK, FULL PYRAMIDAL GROWTH, WELL-BRANCHED
	UP	11	ULMUS PARVIFOLIA	LACEBARK ELM	B&B- 4"	14'-16'	8'-10"	REF. PLANS	SINGLE STRAIGHT TRUNK, DENSE, FULL CROWN, WELL-BRANCHED
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
SHRUBS									
	AD	101	ABELIA X GRANDIFLORA 'DWARF'	DWARF GLOSSY ABELIA	REF. SIZE	30"	18"	48" O.C.	FULL UPRIGHT ROUNDED GROWTH
	ID	61	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	REF. SIZE	30"	18"	48" O.C.	FULL UPRIGHT ROUNDED GROWTH
	MD	56	MYRTICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	REF. SIZE	30"	18"	48" O.C.	FULL UPRIGHT ROUNDED GROWTH
GROUND COVERS									
	CD	122,280 SF	CYNODON DACTYLON	BERMUDAGRASS	SOD				SOLID SOD
	LB	2,251	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	REF. SIZE	12"	12"	12" O.C.	FULL, WELL ROOTED, MATCHED



Call 1.800.DIG-TESS

2 Working Days BEFORE You Dig!

www.digtess.org

Dig Safely



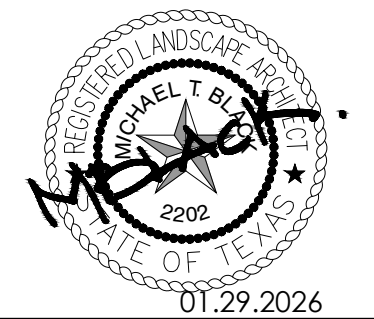
LOT 1 & 2 BLOCK A
5.865 ACRES SITUATED IN THE
WILLIAM SNIDER SURVEY-ABST 821
LUCAS, COLLIN COUNTY TEXAS

WILLIAM SNIDER SURVEY,
ABSTRACT NO. 821,
5.865 ACRE
OW HOMES, LLC
INSTRUMENT NO. 2025000030035
O.P.R.C.C.T.

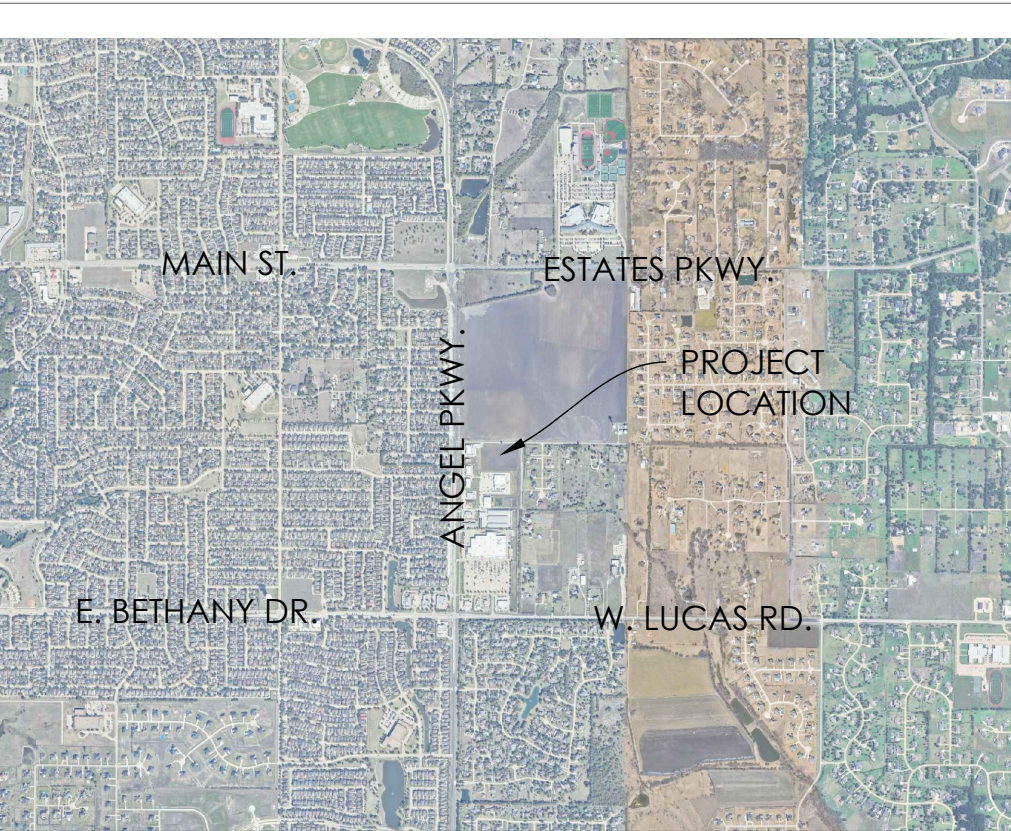
OWNER
OW Homes, LLC
1285 FARMSTEAD COURT
LUCAS, TX 75002
(214) 801-9193

Hodgson Douglas
Landscape Architects

12001 N. Central Expy, Suite 1170
DALLAS, TX 75243
1-469-955-3658
www.hodgsondouglas.com



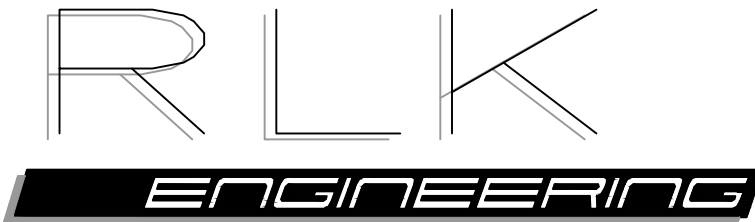
LOCATION MAP: NOT TO SCALE



NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the landscape architect to insure that all parties are in possession of the most current set of construction documents.

MISC. INFORMATION

REVISION	DATE	DESCRIPTION



RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

LANDSCAPE PLAN AND TREE SURVEY

OWENS RETAIL
McGarity Lane
Lucas, TX

DESIGNED BY: HOLA	TECH. REVIEW: HOLA	DRAWING FILE: L1.D.dwg	DRAWING DATE: 01-14-26	SHEET: L1.0
DRAWN BY: HOLA	PEER REVIEW: HOLA	PROJECT NUMBER: RLK: 25054		

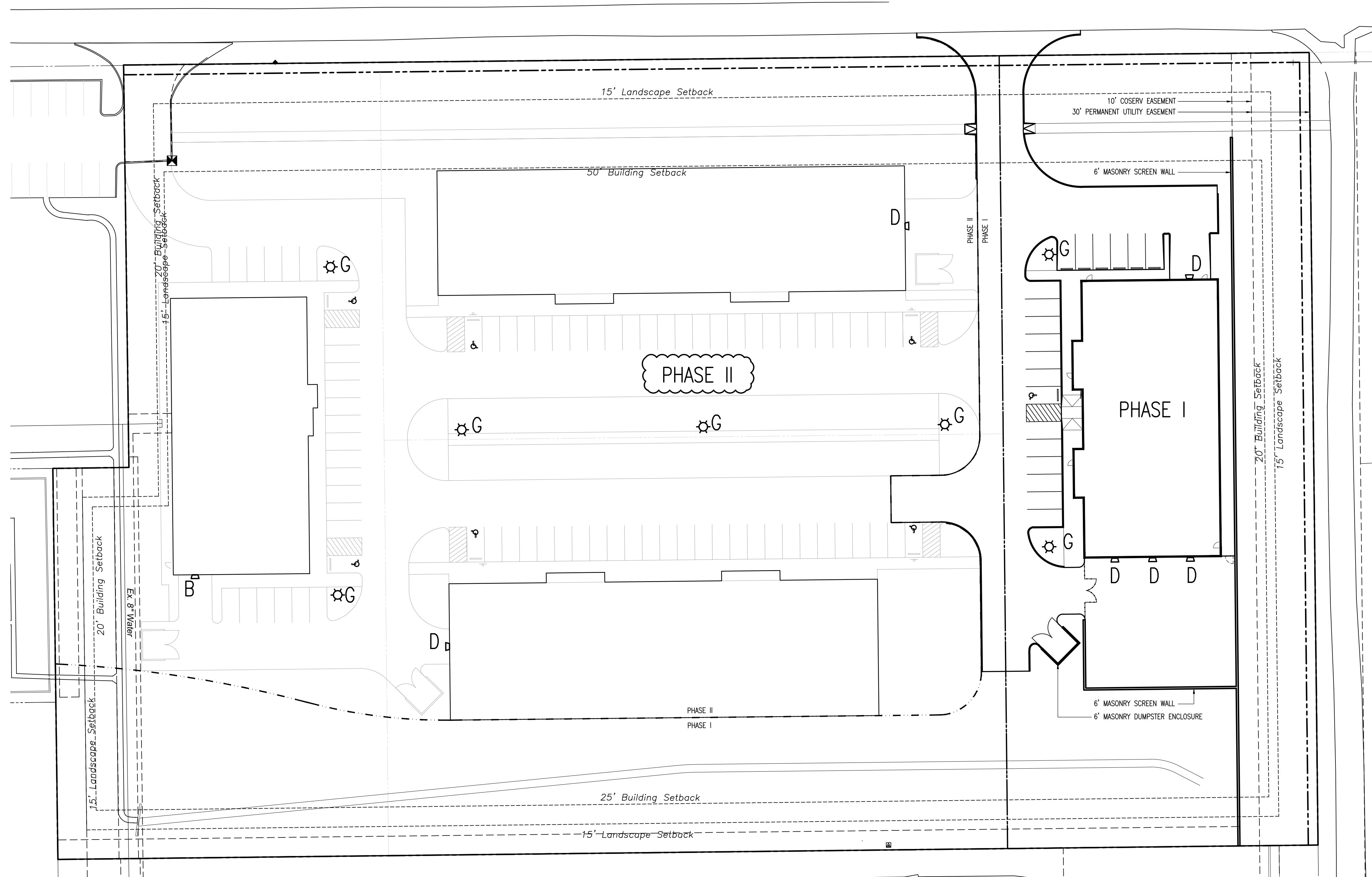
[illegible][illegible][illegible][illegible]

FIXTURE TYPE D

SCALE N.T.S.

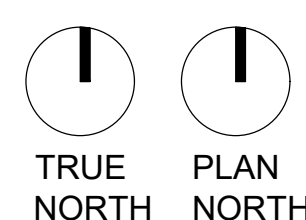
FIXTURE TYPE G

SCALE N.T.S.



LIGHTING LEGEND		
tag	symbol	description
G		pole-mounted site light EXTERIOR LED ON 20' STANDARD / CONC BASE
D		wall pack EXTERIOR LED / SURFACE-MOUNTED ON BLDG TO BE PROVIDED ON BLOGS AT EACH PHASE

01 SITE LIGHTING PLAN
SCALE 1" = 30'-0"



studio Meyer
Architects

ARCHITECT



STRUCTURAL



ME

OWENS RETAIL ADDITION
LOT 1, BLOCK A, WM. SNIDER SURVEY
LUCAS, TEXAS 75002



**FOR
DEVELOPMENT
APPROVAL**

REV	DATE	ISSUE TITLE
0	01.16.26	FOR DEVELOPMENT APPROVAL
1	01.29.26	CITY COMMENTS

**SITE PLAN &
ROOF PLAN
A1.00**

