



AGENDA PLANNING AND ZONING COMMISSION MEETING

March 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, March 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/163/Watch-Live-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 February 12, 2026 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 an art room totaling fifteen hundred (1,500) square feet in size. **(Joe Hilbourn, Development Services Director)**
3. Conduct a public hearing to consider a request by Michael Westfall, property owner at 2300 Songbird Trail, 4.920 Acres John W. Kirby Survey, A-506; Lucas, Texas, 75002; for a Specific Use Permit (SUP) to allow an accessory dwelling unit totaling up to fifteen hundred (1,500) square feet in size. **(Joe Hilbourn, Development Services Director)**
4. Conduct a public hearing to consider a request submitted by James Roberts with Goose Real Estate on behalf of Sergio Villarreal to rezone a parcel of land from Agricultural and Open Space (AO) to R-2 (Single-family residential 2-acre lots), being a tract of land 17.485 acres in size out of the D James Survey Abstract No A0477, Tract 31 in the City of Lucas, Collin County Texas. **(Joe Hilbourn, Development Services Director)**
5. Conduct a public hearing to consider a request submitted by Mark Robinson on behalf of Robinson Living Trust to rezone a parcel of land from Agricultural and Open Space (AO) to Commercial Business (CB), being a tract of land approximately 0.6911 acres in size out of the James Anderson Survey Abstract No A0017, Tract 57 in the City of Lucas, Collin County Texas. **(Joe Hilbourn, Development Services Director)**
6. Conduct a public hearing to consider a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for a Specific Use Permit (SUP) and amended site plan to allow for a refueling station **(Joe Hilbourn, Development Services Director)**

Regular Agenda

7. Consider approving a request by Doug Mousel on behalf of LandPlan Rogers, LP for the Covenants, Conditions, and Restrictions (CC&R) for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek. **(Joe Hilbourn, Development Services Director)**
8. Consider approving a request by Doug Mousel on behalf of LandPlan Rogers, LP for a final plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek. **(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.

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

Adjournment

10. Adjournment ()

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on March 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.