



AGENDA PLANNING AND ZONING COMMISSION MEETING

July 9, 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, July 9, 2026, beginning at 6:30 PM or immediately following the Capital Improvements Advisory Committee Meeting 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 June 11, 2026 Planning and Zoning Commission meeting.

Regular Agenda

2. Discuss a proposed Planned Development (PD) submitted by Lexi Cassels with Toll Brothers Homes, and the Paxton Family Trust. The proposed PD includes approximately 153.633 acres, generally located at the south-east corner of South Angel Parkway and Estates Parkway, known as Lucas Farm. The proposed PD consists of approximately 117.003 acres designated for single-family residential development and 36.630 acres designated for commercial development. The Planned Development establishes customized development standards that supersede the underlying zoning regulations where specifically identified. **(Joe Hilbourn, Development Services Director)**
3. Discuss a proposed Planned Development (PD) zoning district for approximately 37.195 acres located along Southview Drive (FM 1378), within the James Anderson Survey, Abstract No. 17. The proposed development, known as Lucas Tech Park, consists of approximately 273,560 square feet of multi-tenant flex commercial space distributed among seven (7) shell buildings. The development is intended to accommodate a variety of commercial, office, research, and flex-space uses permitted within the Planned Development and the Commercial Business (CB) District, while establishing customized development standards tailored to the project. **(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.

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

Adjournment

5. Adjournment ()

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on July 3, 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
July 9, 2026**

Requester: Morgan Kowaleski, Executive Administrative Assistant

Agenda Item Request:

Approval of the Minutes of the June 11, 2026 Planning and Zoning Commission meeting.

Background Information:

N/A

Attachments/Supporting Documentation:

1. 6-11-26 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**

May 14, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Vice-Chairman Joe Williams

Commissioner Frank Hise

Commissioner John Awezec

Alternate Commissioner Sean Watts

Alternate Commissioner Mark Davis

Staff Present:

Development Services Director Joe Hilbourn

City Manager John Whitsell

Executive Admin Assistant Morgan Kowaleski

Planning Coordinator Candace Socha

City Attorney Courtney Morris

Commissioners Absent:

Chairman Tommy Tolson

Commissioner Brian Dale

City Council Liaison Absent:

Mayor Dusty Kuykendall

Call to Order

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

A quorum was determined to be present. Alternate Commissioners Watts and Davis were seated as voting members for this meeting.

Consent Agenda

1. Consent Agenda:

A. Approval of the minutes of the May 14, 2026 Planning and Zoning Commission meeting.

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

Public Hearing

- 1. Conduct a public hearing to consider a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size.**

Development Service Director Joe Hilbourn presented this agenda item.

An emailed public comment was received from Chris Davis, 1775 Northfork Lane, Lucas, Texas

Planning and Zoning Commission

June 11, 2026

75002, in favor of this agenda item.

An emailed public comment was received from Michael and Jeanette Spieran, 1 Ewing Court, Lucas, Texas 75002, in favor of this agenda item.

An emailed public comment was received from Bob and Kathy Albers, 1770 Northfork Lane, Lucas, Texas 75002, in favor of this agenda item.

Vice-Chairman Williams opened the public hearing at 6:33 pm.

Vice-Chairman Williams closed the public hearing at 6:33 pm.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Hise to approve a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size. The motion passed unanimously by a 5-0 vote

Regular Agenda

- 2. Consider approving a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506.**

Development Service Director Joe Hilbourn presented this agenda item.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commissioner Awezec to approve a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506. The motion passed unanimously by a 5-0 vote

- 3. Discuss updating the Code of Ordinance, Chapter 10 Subdivisions, Division 4 Standards and Requirements § 10.03.123 (a) (6) Streets and drainage.**

Development Service Director Joe Hilbourn presented this agenda item.

MOTION: No motion required.

4. Executive Session

An Executive Session was not scheduled for this meeting

5. Adjournment:

Vice-Chairman Williams adjourned the meeting at 6:45 pm.

Tommy Tolson, Chairman

Morgan Kowaleski, Executive Admin Assistant



**City of Lucas
Planning and Zoning Commission
Agenda Request
July 9, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Discuss a proposed Planned Development (PD) submitted by Lexi Cassels with Toll Brothers Homes, and the Paxton Family Trust. The proposed PD includes approximately 153.633 acres, generally located at the south-east corner of South Angel Parkway and Estates Parkway, known as Lucas Farm. The proposed PD consists of approximately 117.003 acres designated for single-family residential development and 36.630 acres designated for commercial development. The Planned Development establishes customized development standards that supersede the underlying zoning regulations where specifically identified.

Background Information:

The residential portion of the development is proposed to contain approximately 89 single-family lots with a minimum lot area of 43,500 square feet (1 acre). The development will feature collector streets with modified right-of-way widths, neighborhood entry monuments, enhanced landscaping, architectural design standards, and a required 6' to 8' masonry screening wall separating the residential and commercial tracts. Homes will be constructed with 100% masonry exterior materials and built in accordance with representative architectural styles included with the PD. Residential lots will be served by individual On-Site Sewage Facilities (OSSFs) approved by Collin County rather than the municipal sewer system. Additional stormwater detention is proposed to accommodate existing drainage patterns toward McGarity Lane.

The commercial tract is proposed to permit a variety of neighborhood-serving commercial uses generally consistent with the City's Commercial Business (CB) District while modifying or restricting certain uses. Permitted uses include retail establishments, grocery stores, restaurants, pharmacies with drive-throughs, convenience stores with refueling stations, medical clinics, home improvement centers, and other commercial uses identified within the PD. Several uses are prohibited or require a Specific Use Permit (SUP), including automobile sales, bars, light manufacturing, RV sales, and similar higher-intensity commercial uses. The PD also establishes modified development standards for setbacks, landscaping, signage, parking, building height, and impervious coverage specific to the commercial area.

The Planned Development includes provisions allowing administrative approval of minor site plan modifications that do not increase density, building height, lot coverage, or permitted uses. A homeowners' association will be established for the residential development to maintain common areas, landscaping, and other shared improvements. Screening walls, entry features,

signage, street sections, and representative architectural elevations are included as exhibits to the Planned Development standards.

A Facilities Agreement and amended Development Agreement will be brought to Council.

Staff will approve a minor plat creating the two separate lots, one commercial, and one residential.

Attachments/Supporting Documentation:

1. Lucas Farm PD with Comments

Budget/Financial Impact:

N/A

Recommendation:

Staff is seeking guidance from the Commission on the best path forward for this tract.

Motion:

No motion is required.

PLANNED DEVELOPMENT STANDARDS
LUCAS FARM

I. GENERAL CONDITIONS FOR THE OVERALL DEVELOPMENT

1. Unless otherwise provided herein, development of the Property (defined herein) shall be in accordance with the City of Lucas's Code of Ordinances in effect as of the effective date of the ordinance establishing this PD District (the "Code"), including The City of Lucas, Texas, Zoning Ordinance, Ordinance No. 2024-03-00998, adopted by the City Council on March 21, 2024 in effect as of the effective date of the ordinance establishing this PD District (the "Zoning Ordinance").
2. This Planned Development District ("PD District") applies to the +/-153.633-acre tract as described in the legal description attached hereto as **Exhibit "A"** (the "Property"). Approximately 117.003-acres of the Property described in the legal description attached hereto as **Exhibit "A-1"** (the "Single-Family Tract") may be developed for single-family uses as further described herein. Approximately 36.630-acres of the Property described in the legal description attached hereto as **Exhibit "A-2"** (the "Commercial Tract") may be developed with commercial uses as further described herein. Except as otherwise provided in these development standards or any other exhibits attached to this PD District, development of the Property shall be in accordance with the Zoning Ordinance, as amended by this PD District. In the event of a conflict between this PD District and the Zoning Ordinance, this PD District shall control. In the event of a conflict between the Site Plans (defined herein) or any other exhibits attached hereto and the Zoning Ordinance, the Site Plans and any exhibits attached hereto shall control. In the event of a conflict between the text of these development standards and the Site Plans or any other exhibits attached hereto, the text of these development standards shall control.

II. SITE PLAN AND LANDSCAPE PLAN

1. The Single-Family Tract shall generally be developed in accordance with the site plan attached hereto as **Exhibit "B-1"** (the "Single-Family Tract Site Plan"), except as may be modified as provided herein. The Commercial Tract shall generally be developed in accordance with the site plan attached hereto as **Exhibit "B-2"** (the "Commercial Tract Site Plan" and together with the Single-Family Tract Site Plan, the "Site Plans"), except as may be modified as provided herein.
2. The applicant or a property owner may submit a written request for minor changes of detail or amendments to one or more of the Site Plans or any other exhibits attached hereto including without limitation reconfiguration of lot layout or street layout, and the Design Review Committee ("DRC") will approve such changes of detail or amendments administratively so long as they do not (i) alter the uses permitted herein, (ii) increase the density permitted herein, (iii) increase the

building height permitted herein, or (iv) increase the lot coverage permitted herein. Amendments to the approved Site Plans that do not conform to the requirements of this PD District require review and approval by the Planning and Zoning Commission after a public hearing.

3. Landscape plans and amendments to landscape plans that conform to the requirements of this PD District shall be reviewed by the Planning and Zoning Commission but do not require a public hearing. Non-conforming landscape plans (i.e., plans that do not conform to the requirements of this PD District) and amendments to nonconforming landscape plans require review and approval by the Planning and Zoning Commission after a public hearing. Minor amendments to an approved landscape plan may be approved administratively by the DRC.

III. SINGLE FAMILY DETACHED RESIDENTIAL – SINGLE-FAMILY TRACT

A. USES

All uses permitted in the R1 Single-Family Residential District of the Zoning Ordinance in effect as of the effective date of the ordinance establishing this PD District (“R1 District”) are permitted by right within the Single-Family Tract. All uses permitted within the R1 District by specific use permit shall be allowed within the Single-Family Tract by specific use permit.

B. DEVELOPMENT STANDARDS

1. Except as otherwise provided in these development standards or any other exhibits attached to this PD District, the Single-Family Tract shall be developed in accordance with the regulations of the R1 District set forth in Article 14.03, Division 5 of the Zoning Ordinance.
2. Height. No building shall exceed thirty-five feet (35') in height. Height shall be the vertical distance from grade plane to the average height of the highest roof surface.
3. Roof Pitch. The primary massing of the roof on the main residential building shall have a minimum slope or pitch of 6:12. The roof on the rear elevation shall have a minimum slope or pitch of 3:12. Accessory roof structures, garages and architectural features shall have a minimum slope or pitch of 1.25:12.
4. Screening. An above-grade masonry screening wall not less than six (6) feet in height shall be erected along the entire common property line separating the Single-Family Tract and the Commercial Tract in the location generally depicted on **Exhibit “C”**, except where visibility triangles or easements are required (the "Screening Wall").
 - a. Materials. The Screening Wall may be constructed of one or a combination of the following materials in lieu of any requirements in the Code to the contrary: reinforced structural rock, stone, brick, mechanically stabilized earth (MSE) wall systems and/or split-face concrete block. Reinforced

concrete footings are required and shall be designed, and signed by a structural engineer licensed to practice in the state.

- b. Engineering requirements. Plans and specifications for the wall shall be approved by the city engineer or his/her designee if they meet the requirements in this Section III.B.4. Engineering plans for the Screening Wall shall be submitted with, and be part of, the preliminary plat submittal requirements. The Screening Wall shall have specifications prepared and sealed and signed by a structural engineer, licensed to practice in the state.
- c. Construction Responsibility and Timing. The owner/developer of the Single-Family Tract shall be responsible for the design and construction of the Screening Wall (or causing the same to be designed and constructed) rather than the requirement in Section 3.18.045 of the Code for the Screening Wall to be constructed by the owner/developer of the Commercial Tract. The owner/developer of the Single-Family Tract will install or cause the Screening Wall to be installed prior to issuance of final inspection approval for any home located on a lot that is adjacent to the Commercial Tract as lots are developed adjacent to the Commercial Tract, unless otherwise approved by the city manager for the City of Lucas or his/her designee (the “City Manager”) in writing. Otherwise stated, the owner/developer of the Single-Family Tract is not required to construct the entire Screening Wall at one time; rather, the Screening Wall may be constructed in portions as lots adjacent to the Commercial Tract are developed (and only the portion of the Screening Wall bordering such developed lots adjacent to the Commercial Tract are required to be constructed).
- d. Additional Requirements.
 - i. The wall must be designed by a professional structural engineer registered in the state with his seal and signature.
 - ii. Water must drain away from the wall on all sides. No accumulation of water shall be allowed.
 - iii. Wall to be designed with footing or pier and sized to allow for no more than one (1) inch of movement over eight (8) feet.
 - iv. Where walls are aligned with residential alleys pavements, the alleys shall be a minimum of six (6) feet from face or wall or columns on walls.
 - v. Where a masonry unit wall is used, the control joints shall be a maximum of forty (40) feet on center with expansion joints a minimum of two hundred (200) feet on center.
 - vi. All mortar shall be type S or better for masonry wall units.

- e. Maintenance. Following completion of construction of the Screening Wall, the owner of the Single-Family Tract will be responsible for maintenance and repair of the Screening Wall unless or until the HOA (hereinafter defined) assumes such responsibility (at which point the HOA will be responsible for the maintenance and repair of the Screening Wall).
5. Signs.
 - a. An entry feature shall be constructed at the north entrance of the Single-Family Tract off of Estates Parkway. The entry feature off of Estates Parkway shall consist of a monument sign integrated into the perimeter wall with landscaping. The overall sign area, including the base and/or supporting frame, may be no more than 150 square feet. A second entry feature may be installed at the entrance to the subdivision off McGarity Lane. The overall sign area for the entry feature off of McGarity Lane, including the base and/or supporting frame, may not exceed 90 square feet.
 - b. The entry feature shall generally comply with the materials and design depicted in **Exhibit “D-1”** (“Neighborhood Signage”). The landscaping shown on **Exhibit “D-1”** is for illustrative purposes only.
6. Streets. Residential streets and private roads (type D) will be constructed in accordance with the local street section included with **Exhibit “E”**, which allows for a 40 foot minimum right-of-way width rather than the requirement in Section 10.03.123 of the Code which requires a 50 foot minimum right-of-way width. Collector streets (type C) will be constructed in accordance with the collector street section included with **Exhibit “E”**, which allows for a 50 foot minimum right-of-way width rather than the requirement in Section 10.03.123 of the Code which requires a 60 foot minimum right-of-way width. For residential streets and private roads (type D) the local street section included with **Exhibit “E”** shall apply in lieu of any Code requirements to the contrary. For collector streets (type C), the collector street section included with **Exhibit “E”** shall apply in lieu of any Code requirements to the contrary.
7. The residential tract shall not connect to the city's sewer system; all residential lots shall be served by an OSSF approved by Collin County Development Services.
8. The residential tract will provide additional stormwater detention capacity to accommodate improvements to the existing drainage patterns flowing toward McGarity Lane.

C. BUILDING DESIGN AND MATERIALS STANDARDS

1. Masonry Requirement. Exterior materials for dwelling units shall be at least one hundred (100%) percent masonry on all walls. For the purposes of this PD District, the materials that may be counted toward meeting the 100 percent “masonry”

requirement on walls shall mean and include brick, stucco, stone or cementitious fiberboard siding.

2. Representative Elevations. Dwelling units shall be in general conformance with one of the home styles shown in the building elevations included with **Exhibit “F”** with regard to design (“Single-Family Tract Representative Elevations”). Materials shall be governed by subsection III(C)(1) above. The property owner or developer shall submit building elevations with the application for a building permit. The City will approve the building elevations if they substantially conform to the requirements of this Section III(C). The building elevations depicted on **Exhibit “F”** are an example of the different styles that homes must be in general conformance with (e.g., each separate home will be in general conformance with one of the styles shown), and a sample of the level of detail that should be provided in elevations submitted with building permit. The applicant may submit alternate elevations that differ from **Exhibit “F”** and the City will approve such elevations if the elevations meet the requirements of this Section III(C). The different/alternative building elevations are not required to exactly match or be the same color palette as what is shown on **Exhibit “F”**. Elevations that do not comply with the requirements of Section III(C) require approval of the DRC.
3. Characteristics; Dwelling Units.
 - i. The following requirements apply with regards to repetition of floor plan and elevation:
 - A. At least two lots shall be skipped on the same side of the street before repeating the same (i) floor plan plus (ii) elevation for a home.
 - B. No lots shall be skipped on the same side of the street for a different elevation but same floor plan/model name.
 - C. At least one home shall be skipped on the opposite side of the street before repeating the same (i) floor plan plus (ii) elevation for a home.
 - D. No lots shall be skipped on the opposite side of the street for a different elevation but same floor plan/model name.
 - E. Identical floor plans may be repeated on adjacent lots or directly across the street from a lot.
 - F. At least one lot shall be skipped on the same side of the street for a different floor plan/model name but same elevation.
 - G. At least one home shall be skipped on the opposite side of the street before repeating the same elevation but different floor plan/model name.

- ii. Dwelling units are considered to have a differing appearance/elevation for purposes of subsection III(C)(3)(i)(A)-(G) above if at least two of the following six items deviate:
 - A. number of stories;
 - B. material color;
 - C. combination of materials;
 - D. window placement;
 - E. roofline or roof type and layout;
 - F. articulation of the front façade;
 - G. stone or brick accents; or
 - H. at least two architectural elements that differentiate the facade, which may include, but are not limited to: (a) Porch (protruding, recessed, or no porch); (b) Decorative door or window frames; (c) Bay window; (d) Dormers; (e) Balcony (full size or Juliette); or (f) Wing wall.

The list in this subsection III(C)(3)(ii) is not exhaustive and other items may differentiate building elevations, as approved by the DRC.

D. MISC.

1. The City Manager may release some residential building permits for not more than ten percent of the lots shown on a preliminary plat for all or a portion of the Single-Family Tract provided engineering plans have been approved by the City, and provided that all public improvements have been completed for that portion of the development including, but not limited to, those required for fire and emergency protection, such as streets providing at least two points of emergency access, alleys, water lines, serving fire hydrants, and other similar, required public safety improvements. No lot may be sold nor title conveyed until the final plat has been approved and recorded with the county.

Notwithstanding the foregoing, the City Manager may authorize the conditional occupancy of a structure provided that a cash escrow, letter of credit, or other sufficient surety is provided and approved by the City Manager for the completion of all remaining public improvements, and provided that the structure is safely habitable in accordance with the City of Lucas' building codes.

2. A homeowners' association ("HOA") shall be established for the Single-Family Tract. The property owner shall implement Covenants, Conditions, and Restrictions

or other similar governing documents for the HOA established for the Single-Family Tract (“CCRs”), which shall address the HOA’s ownership and maintenance of any open space, common areas, perimeter landscaping or other improvements as specified in the HOA governing documents. The initial term of the CCRs shall be not less than a period of twenty-five (25) years and shall automatically renew for successive ten (10) year periods. The HOA governing documents shall provide that the HOA may not be dissolved without the prior written consent of the City. CCRs shall be approved by the planning and zoning commission prior to final plat, and the planning and zoning commission shall approve the CCRs if they substantially conform to the HOA governing documents.

3. Owner/developer of the Single-Family Tract shall be solely responsible for managing and conveying drainage on the Single-Family Tract per City of Lucas drainage criteria, including detention if required. The owner/developer of the Single-Family Tract is not responsible for and the Single-Family Tract shall not be required to manage, convey or detain any drainage from or attributable to the Commercial Tract, regardless of any changes to the layout of the Commercial Tract as shown on the Commercial Tract Site Plan.

IV. COMMERCIAL TRACT

A. USES

1. In addition to the uses specified below, all uses permitted in the CB Commercial Business District of the Zoning Ordinance (“CB District”) shall be allowed within the Commercial Tract, subject to any use specific restrictions provided below. Further, except as provided herein, all uses permitted within the CB District by specific use permit shall be allowed within the Commercial Tract by specific use permit. The following uses shall be allowed by right, subject to any use specific restrictions provided below:

- a. Banks, 2 by right all others by SUP only
- b. Department store (retail);
- c. Dry cleaning/laundry (no plant on site; excludes dry cleaning plants and facilities that perform on-site garment cleaning, processing and/or manufacturing activities);
- d. Farmer’s market;
- e. Massage studio; by SUP only
- f. Medical minor emergency clinic;
- g. Outside display of merchandise in areas as generally identified on the Commercial Tract Site Plan;
- h. Paint store;
- i. Pet shop (without outside pens; boarding or daycare only allowed if operated entirely within an enclosed building as an accessory use to the pet shop);
- j. Pet boarding (without outside pens; must be operated entirely within an enclosed building as an accessory use to a pet store, pet supply retailer, or

- similar pet-oriented retail establishment with no outside pens, runs, pet wash or pet relief areas);
 - k. Pet daycare (without outside pens; must be operated entirely within an enclosed building as an accessory use to a pet store, pet supply retailer, or similar pet-oriented retail establishment with no outside pens, runs, pet wash or pet relief areas);
 - l. Pharmacist or drug store (with a drive through);
 - m. Restaurant drive in;
 - n. Restaurant drive-through;
 - o. Restaurant (food smoked on site);
 - p. Automotive repair minor;
 - m. Convenience store with refueling station;
 - n. Refueling station (permitted only as associated with a grocery store use on the same lot);
 - o. Home improvement center;
 - p. Vehicle wash (excluding Self-service vehicle wash)(one (1) vehicle wash facility is permitted by right on the southern half of the Commercial Tract and one (1) additional vehicle wash may be permitted by specific use permit anywhere on the Commercial Tract); and
 - q. Veterinary office (without outside pens; must be operated entirely within an enclosed building as an accessory use to a pet store, pet supply retailer, or similar pet-oriented retail establishment with no outside pens, runs, pet wash or pet relief areas).
2. Where a drive-through, drive-in, or drive-up business is allowed by right in this PD District or in the CB District, no specific use permit shall be required.
 3. All drive-through facilities shall comply with all applicable building setback, parking, and landscaping requirements; adequate stacking space to prevent queuing onto public streets; and all applicable City noise and traffic safety standards. Drive-through facilities are subject to DRC review and approval of stacking for drive-through services.
 4. The following uses shall be prohibited:
 - a. Single-family dwelling (detached)
 - b. Single-family dwelling (attached)
 - c. Mobile home park;
 - d. Adult bookstore, adult video store, sexually oriented business or similar establishment selling, renting, displaying, or exhibiting pornographic or obscene materials (including, without limitation, magazines, books, movies, videos, photographs, or sex toys), or providing adult entertainment or activities (including, without limitation, displays or activities involving sexual themes, nudity, or lewd acts);
 - e. Card house, gambling establishment or betting parlor;
 - f. Dance hall (except a dance studio), ballroom, discotheque or game parlor;

- g. Any business that specializes in bankruptcy or liquidation sales or the selling of fire damaged items including without limitation liquidation, asset recovery, auctioneer, or salvage stores or businesses;
 - h. Nightclub or private club;
 - i. Sexually oriented massage parlor;
 - j. Equestrian facilities;
 - k. Equestrian boarding;
 - l. Farm or ranch;
 - m. Pet boarding (unless it is operated entirely within an enclosed building as an accessory use to a pet store, pet supply retailer, or similar pet-oriented retail establishment with no outside pens, runs, pet wash or pet relief areas);
 - n. Pet daycare (unless it is operated entirely within an enclosed building as an accessory use to a pet store, pet supply retailer, or similar pet-oriented retail establishment with no outside pens, runs, pet wash or pet relief areas);
 - o. Radio or television antenna or tower;
 - p. Broadband antenna support structure;
 - q. Auction house;
 - r. Flea market;
 - s. Trade days/periodic or seasonal open market;
 - t. Computer sales (used) and repair;
 - u. Dry cleaning plant;
 - v. Funeral home;
 - w. Mortuary or crematorium;
 - x. Kennels;
 - y. Recycling collection center;
 - z. Veterinary office (with outside pens);
 - aa. Veterinary office (without outside pens) (unless it is operated entirely within an enclosed building as an accessory use to a pet store, pet supply retailer, or similar pet-oriented retail establishment with no outside pens, runs, pet wash or pet relief areas);
 - bb. Motorcycle repair/paint (enclosed);
 - cc. Communications towers;
 - dd. Used clothing store; and
 - ee. Self-service vehicle wash.
5. The following uses as defined in the Zoning Ordinance shall be permitted by specific use permit only:
- a. Automobile sales (new);
 - b. Automobile sales (used);
 - c. Bar, lounge or tavern;
 - d. Electrical substation;
 - e. Manufacturing (light industrial – enclosed only);
 - f. Mobile home sales (new or used);
 - g. Recreation vehicle sales (new or used);
 - h. Truck sales (new);
 - i. Truck sales (used);

- j. Truck rental, leasing;
 - k. Trailer rental/sales;
 - l. Tractor sales (new or used);
 - m. Vehicle leasing or rental;
 - n. Meat market (retail); and this should be allowed by right
 - o. RV, boat, motorized or non-motorized vehicles (inside or outside storage).
6. For purposes of this PD District, the uses listed below have the following definitions:
- a. “Auction house” means a facility for the auction of livestock, automobiles, trucks, vehicles, or any goods.
 - b. “Bar, lounge or tavern” means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.
 - c. “Dance hall” means an establishment or large room open to the public, often charging an admission fee, designed for dancing.
 - d. “Farmer’s market” means a periodic or regularly scheduled outdoor or indoor market event at which multiple vendors sell directly to consumers agricultural and farm-produced goods, including fruits, vegetables, herbs, honey, eggs, dairy products, meats, and similar products, as well as handcrafted artisanal foods, prepared foods, and beverages. A farmer’s market is a scheduled event operated by an organizing entity and is not a permanent retail establishment, flea market, or trade days event.
 - e. “Flea market” means a type of bazaar or organized activity where persons sell, swap, trade or barter sundry used items such as furniture, appliances, electronics, household items, clothes, tools and other cut rate goods, usually on the weekends. A flea market may be held outdoors where vendors display their wares on tables, on the ground, or from vehicles, and may include makeshift covered booths or stalls. A flea market may also be held indoors in large, covered buildings.
 - f. “Gambling establishment or betting parlor” means an establishment for the making or settling of bets, bookmaking, or the playing of gambling devices.
 - g. “Home improvement center” is defined as a retail facility primarily engaged in the sale of home improvement, repair, and maintenance products, which may include without limitation lumber, building materials, hardware, tools, paint, flooring, plumbing supplies, electrical supplies, and lawn and garden supplies. A home improvement center may include accessory uses such as contractor services desks, tool and equipment rental, installation services, and/or indoor and/or outdoor garden centers, provided such accessory uses

are incidental to and integrated with the primary retail use. A home improvement center shall not include a standalone lumber yard, wholesale building materials distributor, or contractor supply house where sales are made primarily to trade customers rather than the general public.

- h. “Massage studio” means an establishment where one or more licensed massage therapists provide professional massage therapy services in a commercial setting, including but not limited to Swedish massage, deep tissue massage, sports massage, and similar therapeutic or relaxation massage services. This definition includes professionally operated and franchised massage therapy establishments with multiple regional or national locations (such as Massage Envy and similar concepts). A Massage Studio shall not include any establishment where any service of a sexual nature is offered, solicited, or provided, nor any establishment that otherwise meets the definition of a sexually oriented business or sexually oriented massage parlor as defined herein or in the Zoning Ordinance.
 - i. “Mortuary or Crematorium” means is a facility in which bodies are prepared for burial or cremation.
 - j. “Night club” means a venue or establishment that operates at night, featuring a dance floor, DJ or live music, and often the service of alcoholic beverages.
 - k. “Pawn shop” means a facility for loaning money on the security of personal property and the sale of unclaimed property.
 - l. “Self-service vehicle wash” means a facility where any of the washing, cleaning, or detailing of motor vehicles is conducted by customers using self-operated washing equipment, pressure wands, brushes, vacuums, or similar equipment, whether located within individual wash bays or other designated washing areas.
7. Terms that are not defined herein shall have the meaning as defined in the Zoning Ordinance or have a common meaning. Terms that are not defined herein or in the Zoning Ordinance shall be interpreted according to their ordinary or common meaning.

B. DEVELOPMENT STANDARDS

- 1. Except as provided in this PD District or any other exhibits attached to this PD District, the Commercial Tract shall be developed in accordance with the CB District regulations.
- 2. Building Height.
 - a. Maximum height shall not exceed thirty-five (35’) feet with allowance of architectural elements up to forty feet (40’) in height.

3. Setbacks.
 - a. Front yard:
 - i. Minimum building setback of twenty feet (20') from the street right-of-way. Parking spaces required by the City's code may be located within the front yard setback area.
 - ii. Minimum front setback of ten feet (10') between interior lot lines.
 - b. Side yard: Minimum building setback of ten feet (10') between interior lot lines.
 - c. Rear yard: Minimum building setback of twenty feet (20') from the street right-of-way. Parking spaces required by the City's code may be located within the front setback area.
 - d. Where a property boundary line abuts a residential use, a minimum twenty-five foot (25') setback shall be required ("Residential Setback"). Within the Residential Setback, there shall be a minimum twenty feet (20') of green space and a screening wall built in accordance with screening wall standards provided in Section III(B)(4) above.
 - e. Except as otherwise provided herein, all periphery setbacks shall comply with the CB District standards in the Zoning Ordinance.
4. Impervious coverage.
 - a. Maximum impervious coverage for the Commercial Tract is eighty percent (80%). Impervious coverage shall be calculated based on the entirety of the Commercial Tract as a whole.
5. Off-Street Parking.
 - a. For a Home Improvement Center required off-street parking is one (1) space for each four hundred square feet (400 sq. ft.) of floor area within an enclosed building.
6. Business operations.
 - a. Outside dining is permitted.
 - b. Outside music is prohibited except by permit issued by the DRC. Notwithstanding the foregoing, outside music is prohibited after 10:00 pm.
7. Landscaping and tree conservation.
 - a. Landscaping.

- i. Approved landscape material includes turf grasses.
 - ii. One (1) shade tree and twelve (12) shrubs for every thirty (30) linear feet of frontage is required.
 - iii. One (1) shade tree for every 40 feet of adjacency to property used or zoned for single-family or duplex.
 - iv. A minimum of 20 percent of the Commercial Tract (excluding right of way) shall be maintained as landscaped area.
 - v. A minimum of 5 percent of each individual lot in the Commercial Tract (excluding right of way) shall be maintained as landscaped area.
 - vi. A minimum of 5 percent of interior parking lots shall be maintained as landscaped area.
- 8. Signs. Signage must be provided in accordance with the following:
 - a. An entry feature shall be constructed at an entrance into the Commercial Tract off of S. Angel Parkway.
 - b. One (1) shopping center identification sign is permitted at the primary hard corner of the Commercial Tract at the intersection of Estates Parkway and S. Angel Parkway.
 - c. All free-standing and monument signs will be designed and dimensioned in general compliance with the designs and materials depicted in **Exhibit “D-2”** (“Commercial Signage”) with the Commercial Tract Site Plan designating the locations of free-standing signs and monument signs.
 - d. All free-standing and monument signs within the Commercial Tract shall be constructed of consistent materials throughout the Commercial Tract.
 - e. Pylon Signs. For purposes of this PD District, a “pylon sign” is defined as a freestanding sign that is supported by a solid structure extending from and permanently attached to the ground by a foundation or footing, with a clearance between the ground and the sign face. Pylon signs are not considered monument signs. Pylon signs differ from pole signs in that they are supported by a structure with internal clearance rather than a pole.
 - f. Monument Signs.
 - i. Maximum height of a monument sign shall be up to 8 feet.

- ii. The sign area illustrating the business name shall not exceed 100 square feet. The overall sign area, including the base and/or supporting frame, may be no more than 150 square feet.
 - iii. The minimum distance between signs is 50 feet.
 - iv. Each individually platted lot within the Commercial Tract may have up to one (1) monument sign.
 - v. Any platted lot with over 50,000 square feet of developed retail space may have one (1) off-premises monument sign.
 - vi. For purposes of the Commercial Tract within this PD District, a “monument sign” is defined as any freestanding sign where the entire bottom of the sign is attached directly to the ground or is supported by a sign structure with a base whose width measures at least seventy-five (75%) of the width of the sign that is placed or anchored in the ground. The monument sign provided as part of the entry feature for the Single-Family Tract may be integrated into the perimeter wall and is not required to comply with the specifications in this definition.
- g. Attached Signs.
 - i. Canopy, awning, and arcade signs are permitted.
 - ii. Except as otherwise provided herein, one (1) attached sign is allowed on the front facade of a building. Additional signs may be placed on any other facade of a building if such facade faces an abutting drive or parking lot. Attached City of Lucas signs may be a maximum of 10 percent of the total area of the front facade or 150 square feet, whichever is larger.
 - iii. For tenants occupying a building or suite 7,000 square feet or more, multiple attached signs are permitted. The total area of signs located on the primary facade shall not exceed 10 percent of the primary facade area. The total area of signs located on secondary facades shall not exceed 5 percent of the secondary facade area.
 - iv. Additional signs for a refueling station may be located on the three (3) primary facias of the refueling station canopy. The maximum sign area for the canopy-attached signs shall be the same as the maximum area permitted for the building-attached signs.
- h. Sign illumination.
 - i. Signs related to a refueling station used to advertise fuel prices shall have no hour restrictions for operation or illumination.

- ii. Signs related to a grocery store use located on a lot used for a refueling station may be illuminated from dusk to daylight.
- iii. All other signs related to a grocery use must extinguish illumination at 12:00am.

C. *INTENTIONALLY DELETED.*

D. MISCELLANEOUS

- 1. A specific use permit shall be required when the total square footage of the principal building and/or any accessory buildings for a singular business exceeds 75,000 square feet except for a Home Improvement Center use which may have a total square footage up to 150,000 square feet maximum without requiring a specific use permit. Any Home Improvement Center use in excess of 150,000 square feet requires approval of a specific use permit.
- 2. Outdoor storage is permitted by right only on platted lots that will be used as a Home Improvement Center; the areas for outside storage must be identified and limited to areas labeled for outdoor storage on the final approved Commercial Tract site plan and Commercial Tract final plat.
- 3. “Strip-type” commercial development is permitted.
- 4. Storefronts or faces of buildings shall provide architectural elements in order to achieve varying facade geometry and articulation.
- 5. Direct light sources shall not produce glare at the property line but may be visible at the property line at ground level or above, but must be contained to the target area.
- 6. Owner/developer of the Commercial Tract shall be solely responsible for managing and conveying drainage on the Commercial Tract within the Commercial Tract per City of Lucas drainage criteria, including detention if required.

E. MAJOR DEVELOPMENT STANDARDS.

Except as provided herein, the major development standards in section 14.03.355 of the Zoning Ordinance shall apply.

- 1. No landscape area, including a landscaped street or landscaped pedestrian way, or other appropriate landscape or hardscape features is required to separate interior lots (i.e., lots within the Commercial Tract) from each other.
- 2. Parking is not required to be divided into multiple lots and may contain more than 120 parking spaces. No maximum number of total off-street parking serving development on the Commercial Tract.

3. Minimum parking space dimensions shall be nine feet (9') wide and eighteen feet (18') in length.
4. A covered passenger loading area is not required except for a medical minor emergency clinic.
5. No elevation or change in materials is required to differentiate pedestrian walkways from driving surfaces, except for pedestrian walkways contiguous with buildings.
6. No bus pullout or shelter is required to be developed on-site or off-site in relation to the Commercial Tract.

Exhibit A

Overall Property Description

BEING a tract of land situated in the William Snider Survey, Abstract No. 821, City of Lucas, Collin County, Texas, and being the remainder of a called 156.018 acre tract of land described in a deed to GWP Lucas Farm, LLC, as recorded in Instrument No. 2023000077210 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 156.018 acre tract, common to the northwest corner of a called 2.333 acre tract of land described in a deed to Rainey Day Wash, LLC, as recorded in Instrument No. 2022000116410 of the Official Public Records of Collin County, Texas, same being on the southerly right of way line of Estates Parkway (F.M. 2170), a variable width right of way;

THENCE South 00°54'56" East, departing the southerly right of way line of said Estates Parkway, along the easterly line of said 156.018 acre tract and the westerly line of said 2.333 acre tract, a distance of 606.53 feet to the southwest corner of said 2.333 acre tract, common to the northwest corner of Claremont Springs Addition Phase II, according to the plat thereof recorded in Volume 2008, Page 324 of the Plat Records of Collin County, Texas, from which, a 1/2 inch iron rod with plastic cap stamped "Corwin Eng Inc." bears South 54°48' West, 0.56 feet;

THENCE South 00°50'20" East, continuing along the easterly line of said 156.018 acre tract and along the westerly line of said Claremont Springs Addition Phase II, a distance of 1,699.02 feet to a 5/8 inch iron rod found for the northeast corner of a called 2.000 acre tract of land described in a deed to City of Lucas, Texas, as recorded in Volume 5517, Page 162 of the Deed Records of Collin County, Texas;

THENCE South 89°34'14" West, departing the westerly line of said Claremont Springs Addition Phase II and along the northerly line of said 2.000 acre tract, a distance of 294.27 feet to a 1/2 inch iron rod found for the northwest corner of said 2.000 acre tract;

THENCE South 00°25'46" East, along the westerly line of said 2.000 acre tract, a distance of 295.16 feet to the southwest corner of said 2.000 acre tract, same being on the southerly line of said 156.018 acre tract, same being on the northerly right of way line of McGarity Lane (County Road No. 224), a variable width right of way, from which, a 5/8 inch iron rod with plastic cap (illegible) found for witness bears North 09°01' West, 0.41 feet;

THENCE South 89°34'14" West, along the southerly line of said 156.018 acre tract and the northerly right of way line of said McGarity Lane, a distance of 2,279.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of a called 0.3257 acre tract of land described in a deed to State of Texas, as recorded in Instrument No. 20210127000169140 of

the Official Public Records of Collin County, Texas, same being on the easterly right of way line of S. Angel Parkway (F.M. 2551), a variable width right of way;

THENCE North 45°37'27" West, departing the northerly right of way line of said McGarity Lane and along the easterly line of said 0.3257 acre tract and the easterly right of way line of said S. Angel Parkway, a distance of 37.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°48'13" West, continuing along the easterly line of said 0.3257 acre tract and the easterly right of way line of said S. Angel Parkway, a distance of 1,748.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°21'24" West, continuing along the easterly line of said 0.3257 acre tract and the easterly right of way line of said S. Angel Parkway, a distance of 98.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,060.00 feet, a central angle of 02°48'34", and a chord bearing and distance of North 08°56'52" West, 51.97 feet;

THENCE in a northerly direction continuing along the easterly line of said 0.3257 acre tract and the easterly right of way line of said S. Angel Parkway, with said non-tangent curve to the right, an arc distance of 51.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north corner of said 0.3257 acre tract, same being on the westerly line of said 156.018 acre tract;

THENCE North 00°51'50" West, continuing along the easterly right of way line of said S. Angel Parkway and along the westerly line of said 516.018 acre tract, a distance of 138.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 618.69 feet, a central angle of 21°59'15", and a chord bearing and distance of North 11°51'28" West, 235.97 feet;

THENCE in a northerly direction continuing along the easterly right of way line of said S. Angel Parkway and the westerly line of said 516.018 acre tract, with said tangent curve to the left, an arc distance of 237.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south corner of a called 27,809 square feet tract of land described as Parcel 16B in a deed to City of Allen, as recorded in Volume 5700, Page 3148 of the Deed Records of Collin County, Texas;

THENCE North 00°51'50" West, continuing along the easterly right of way line of said S. Angel Parkway and the westerly line of said 516.018 acre tract, and along the easterly line of said Parcel 16B, a distance of 292.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 516.018 acre tract, common to the northeast corner of said Parcel 16B, same being on the southerly right of way line of Estates Parkway (F.M. 2170), a variable width right of way;

THENCE North 89°03'25" East, departing the easterly right of way line of said S. Angel Parkway, along the southerly right of way line of said Estates Parkway and the northerly line of

said 516.018 acre tract, a distance of 1,612.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°18'25" East, continuing along the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, a distance of 978.83 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°41'35" East, continuing along the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, a distance of 5.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°18'25" East, continuing along the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, a distance of 62.17 feet to the **POINT OF BEGINNING** and containing 153.633 acres (6,692,245 square feet) of land, more or less.

Exhibit A-1

Single-Family Tract Property Description

BEING a tract of land situated in the William Snider Survey, Abstract No. 821, City of Lucas, Collin County, Texas, and being a portion of the remainder of a called 156.018 acre tract of land described in a deed to GWP Lucas Farm, LLC, as recorded in Instrument No. 2023000077210 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 156.018 acre tract, common to the northwest corner of a called 2.333 acre tract of land described in a deed to Rainey Day Wash, LLC, as recorded in Instrument No. 2022000116410 of the Official Public Records of Collin County, Texas, same being on the southerly right of way line of Estates Parkway (F.M. 2170), a variable width right of way;

THENCE South 00°54'56" East, departing the southerly right of way line of said Estates Parkway, along the easterly line of said 156.018 acre tract and the westerly line of said 2.333 acre tract, a distance of 606.53 feet to the southwest corner of said 2.333 acre tract, common to the northwest corner of Claremont Springs Addition Phase II, according to the plat thereof recorded in Volume 2008, Page 324 of the Plat Records of Collin County, Texas, from which, a 1/2 inch iron rod with plastic cap stamped "Corwin Eng Inc." bears South 54°48' West, 0.56 feet;

THENCE South 00°50'20" East, continuing along the easterly line of said 156.018 acre tract and along the westerly line of said Claremont Springs Addition Phase II, a distance of 1,699.02 feet to a 5/8 inch iron rod found for the northeast corner of a called 2.000 acre tract of land described in a deed to City of Lucas, Texas, as recorded in Volume 5517, Page 162 of the Deed Records of Collin County, Texas;

THENCE South 89°34'14" West, departing the westerly line of said Claremont Springs Addition Phase II and along the northerly line of said 2.000 acre tract, a distance of 294.27 feet to a 1/2 inch iron rod found for the northwest corner of said 2.000 acre tract;

THENCE South 00°25'46" East, along the westerly line of said 2.000 acre tract, a distance of 295.16 feet to the southwest corner of said 2.000 acre tract, same being on the southerly line of said 156.018 acre tract, same being on the northerly right of way line of McGarity Lane (County Road No. 224), a variable width right of way, from which, a 5/8 inch iron rod with plastic cap (illegible) found for witness bears North 09°01' West, 0.41 feet;

THENCE South 89°34'14" West, along the southerly line of said 156.018 acre tract and the northerly right of way line of said McGarity Lane, a distance of 2,055.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°48'13" West, departing the southerly line of said 156.018 acre tract and the northerly right of way line of said McGarity Lane, and crossing said 156.018 acre tract, a distance of 1,274.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°03'25" East, continuing across said 156.018 acre tract, a distance of 704.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°48'13" West, continuing across said 156.018 acre tract, a distance of 1,315.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 156.018 acre tract and the southerly right of way line of Estates Parkway (F.M. 2170), a variable width right of way;

THENCE North 89°03'25" East, along the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, a distance of 604.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°18'25" East, continuing along the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, a distance of 978.83 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°41'35" East, continuing along the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, a distance of 5.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°18'25" East, continuing along the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, a distance of 62.17 feet to the **POINT OF BEGINNING** and containing 117.003 acres (5,096,657 square feet) of land, more or less.

Exhibit A-2

Commercial Tract Property Description

BEING a tract of land situated in the William Snider Survey, Abstract No. 821, City of Lucas, Collin County, Texas, and being a portion of the remainder of a called 156.018 acre tract of land described in a deed to GWP Lucas Farm, LLC, as recorded in Instrument No. 2023000077210 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of a called 0.3257 acre tract of land described in a deed to State of Texas, as recorded in Instrument No. 20210127000169140 of the Official Public Records of Collin County, Texas, same being the south end of a corner clip at the intersection of the northerly right of way line of McGarity Lane (County Road No. 224), a variable width right of way, with the easterly right of way line of S. Angel Parkway (F.M. 2551), a variable width right of way;

THENCE North $45^{\circ}37'27''$ West, departing the northerly right of way line of said McGarity Lane and along the easterly line of said 0.3257 acre tract and said corner clip, a distance of 37.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of said corner clip, same being on the easterly right of way line of said S. Angel Parkway;

THENCE North $00^{\circ}48'13''$ West, continuing along the easterly line of said 0.3257 acre tract and along the easterly right of way line of said S. Angel Parkway, a distance of 1,748.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North $01^{\circ}21'24''$ West, continuing along the easterly line of said 0.3257 acre tract and the easterly right of way line of said S. Angel Parkway, a distance of 98.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,060.00 feet, a central angle of $02^{\circ}48'34''$, and a chord bearing and distance of North $08^{\circ}56'52''$ West, 51.97 feet;

THENCE in a northerly direction continuing along the easterly line of said 0.3257 acre tract and the easterly right of way line of said S. Angel Parkway, with said non-tangent curve to the right, an arc distance of 51.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north corner of said 0.3257 acre tract, same being on the westerly line of said 156.018 acre tract;

THENCE North $00^{\circ}51'50''$ West, continuing along the easterly right of way line of said S. Angel Parkway and along the westerly line of said 156.018 acre tract, a distance of 138.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 618.69 feet, a central angle of $21^{\circ}59'15''$, and a chord bearing and distance of North $11^{\circ}51'28''$ West, 235.97 feet;

THENCE in a northerly direction continuing along the easterly right of way line of said S. Angel Parkway and the westerly line of said 156.018 acre tract, with said tangent curve to the

left, an arc distance of 237.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south corner of a called 27,809 square feet tract of land described as Parcel 16B in a deed to City of Allen, as recorded in Volume 5700, Page 3148 of the Deed Records of Collin County, Texas;

THENCE North 00°51'50" West, continuing along the easterly right of way line of said S. Angel Parkway and the westerly line of said 516.018 acre tract, and along the easterly line of said Parcel 16B, a distance of 292.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 516.018 acre tract, common to the northeast corner of said Parcel 16B, same being on the southerly right of way line of Estates Parkway (F.M. 2170), a variable width right of way;

THENCE North 89°03'25" East, departing the easterly right of way line of said S. Angel Parkway, along the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, a distance of 1,008.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 00°48'13" East, departing the southerly right of way line of said Estates Parkway and the northerly line of said 516.018 acre tract, and crossing said 516.018 acre tract, a distance of 1,315.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°03'25" West, continuing across said 516.018 acre tract, a distance of 704.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 00°48'13" East, continuing across said 516.018 acre tract, a distance of 1,274.17 feet to a point for corner on the southerly line of said 516.018 acre tract and the northerly right of way line of aforesaid McGarity Lane;

THENCE South 89°34'14" West, along the southerly line of said 516.018 acre tract and the northerly right of way line of said McGarity Lane, a distance of 223.82 feet to the **POINT OF BEGINNING** and containing 36.630 acres (1,595,588 square feet) of land, more or less.

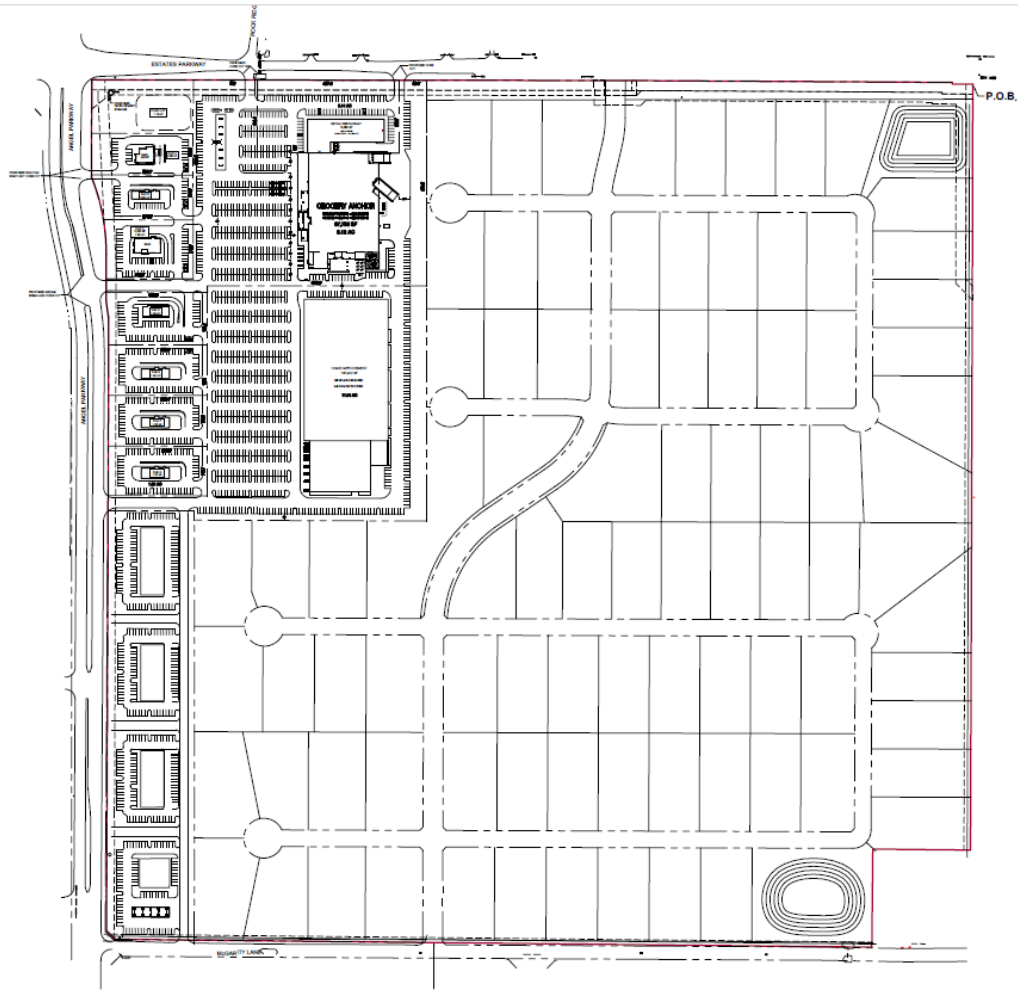
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

Exhibit B-1
Single-Family Tract Site Plan

[see attached]

Exhibit B-2
Commercial Tract Site Plan

[see attached]



PAXTON FARMS
SEC Angel Pkwy and Estates Pkwy
Lucas, Texas

CONCEPT SITE PLAN

Scale: 1" = 150'-0"
June 29, 2026

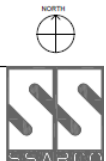


Exhibit B-2

Exhibit C
Screening Wall

[see attached]

Exhibit D-1
Neighborhood Signage Materials and Design

[see attached]



Estates Parkway Elevation

LUCAS FARM - 2026 MAY

Exhibit D-2
Commercial Signage Materials and Design

[see attached]

MATERIALS BOARD

Lucas Farm *Pavilion*

LUCAS, TEXAS



LIMESTONE VENEER
Honed Natural Limestone



SIGN PANEL
Painted Aluminum
Dark Navy



STUCCO
SW 7008 Alabaster



CAP / TRIM STONE
Light Gray Cast Stone



ACCENT REVEAL
Metal Accent
Dark Bronze



STONE BASE
Limestone Block
Split Face



LANDSCAPE
Evergreen Shrubs
(Low Maintenance)



LANDSCAPE
Ornamental Grasses



LANDSCAPE
Perennials /
Accent Plantings

NOTES

ALL MATERIALS AND FINISHES TO BE DURABLE, HIGH QUALITY, AND WEATHER RESISTANT. COLORS AND MATERIALS TO COMPLEMENT OVERALL DEVELOPMENT ARCHITECTURE.

Lucas Farm
Pavilion

SIGNAGE PACKAGE
LUCAS, TEXAS

SCHEMATIC DESIGN
JUNE 26, 2026

EXHIBIT A MONUMENT SIGN — ENTRY IDENTIFICATION | SIGN TYPE A

SHEET 1 OF 2

FRONT ELEV.



MONUMENT SIGN



SIDE ELEVATION

SIGN TYPE A — MONUMENT SIGN / ENTRY IDENTIFICATION

ELEVATIONS NOT TO SCALE • ALL DIMENSIONS APPROXIMATE • VERIFY WITH LICENSED SIGN CONTRACTOR PRIOR TO FABRICATION AND PERMITTING

Lucas Farm
Pavilion

SIGNAGE PACKAGE
LUCAS, TEXAS

SCHEMATIC DESIGN
JUNE 26, 2026

EXHIBIT B PYLON SIGN — MULTI-TENANT IDENTIFICATION | SIGN TYPE B

SHEET 2 OF 2

FRONT ELEV.



PYLON SIGN

SIGN TYPE B — PYLON SIGN / MULTI-TENANT IDENTIFICATION

ELEVATIONS NOT TO SCALE • ALL DIMENSIONS APPROXIMATE • VERIFY WITH LICENSED SIGN CONTRACTOR PRIOR TO FABRICATION AND PERMITTING



SIDE ELEVATION

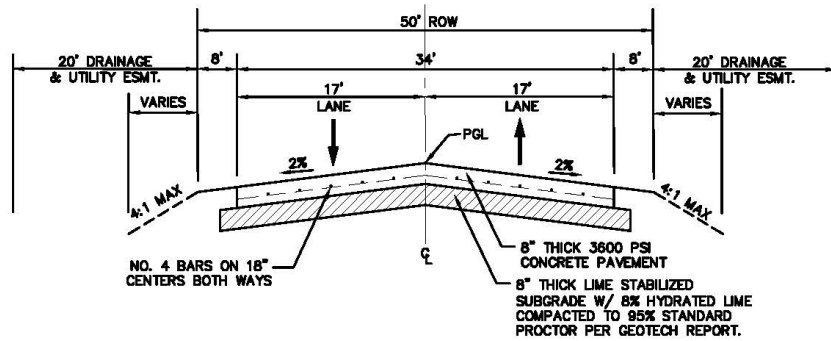
Lucas Farm
Pavilion

SIGNAGE PACKAGE
LUCAS, TEXAS

SCHEMATIC DESIGN
JUNE 26, 2026

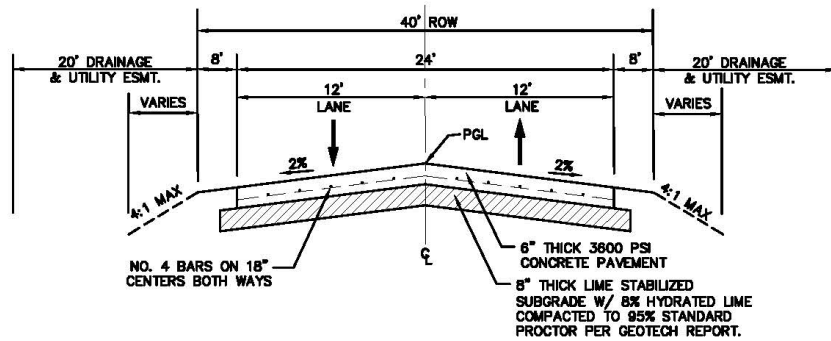
Exhibit E
Street Sections

[see attached]



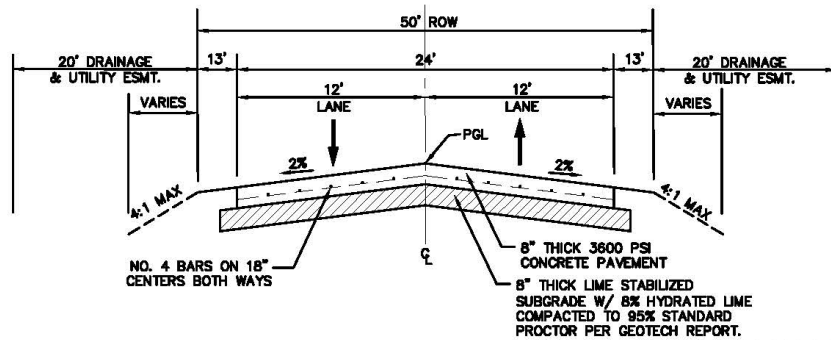
ALLISON LANE TYPICAL SECTION

N.T.S.



LOCAL STREET TYPICAL SECTION

N.T.S.



MCGARITY LANE TYPICAL SECTION

N.T.S.

STREET SECTIONS

Kimley»Horn

6180 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3680
State of Texas Registration No. F-628

May 2026

Exhibit F

Single-Family Tract Representative Building Elevations

[see attached]

Distinctive Architecture



Toll Brothers
AMERICA'S LUXURY HOME BUILDER

Exhibit F

Toll Brothers



From the moment you have your first interaction through your closing walkthrough and into the early days in your new Toll Brothers home, you are met with professionalism and thoughtful attention to detail. With a commitment to the highest standards of quality and service, our sales, production, and customer care teams are here to support you every step of the way as you make your home your own.

Exhibit F

CLASSIC

The "Classic Elevation" combines timeless charm with modern elegance. Its *painted brick* exterior and *composite roof* with occasional *accent standing seam metal* offer a sleek yet durable look. Detailed brickwork, may include *rowlock*, *double rock lock*, and *soldier course*, adding subtle texture. With *clean lines* and *simple design*, this elevation exudes refined sophistication.



Exhibit F

CHATEAU

The "Chateau Elevation" exudes the elegance of the French Riviera and countryside, featuring a full stucco façade and a durable concrete tile roof. Decorative touches like stucco bands and louvers enhance its refined look, while arched eaves add a graceful, classic touch. With its sleek and sophisticated design, this elevation embodies timeless French architectural charm.



Exhibit F

CONTEMPORARY FARMHOUSE

The "Contemporary Farmhouse Elevation" offers a twist on the classic American farmhouse. It features vertical board and batten siding often combined with brick or stone accents, wrapped in brick or painted brick for a clean, modern look. A composite roof adds durability and is typically paired with accent standing seam metal details. Some designs include a full metal roof, blending rustic charm with modern aesthetics.



Exhibit F

HILL COUNTRY

The "Hill Country Elevation" captures the rustic charm of Texas and the southwestern U.S. with its stone and stucco front façade, wrapped in stucco for a cohesive look. A composite roof provides durability and is often complemented by an accenting standing seam metal roofing for added style. This design reflects the traditional architecture of the region, offering a blend of rugged materials and simple elegance.



Exhibit F

MEDITERRANEAN

The "Mediterranean Elevation" embraces the essence of southern European architecture with its full stucco exterior and distinct low-pitched concrete tile roof. It features classic elements like arched door entryways, stucco banding, and decorative corbels and shutters in select areas, evoking the warmth and elegance typical of Mediterranean design.



Exhibit F

MODERN FARMHOUSE

The "Modern Farmhouse Elevation" offers a contemporary twist on the classic American farmhouse. It features vertical board and batten siding often combined with stucco and brick or stone accents, wrapped in stucco for a clean, modern look. A composite roof adds durability and is typically paired with accent standing seam metal details. Some designs include a flat roof with faux cable supports at the main entry, blending rustic charm with modern aesthetics.



Exhibit F

TRADITIONAL

The "Traditional Elevation" embodies classic Texas style with its brick and stone façade, creating a timeless and sturdy look. A composite roof ensures durability, with some displaying accent standing seam metal roofing. When present, cedar accents such as roof brackets, louver vents, and corbels add warmth and character. The design balances tradition with a modern touch, featuring clean square lines for a contemporary feel. Intricate brick detailing, including soldiers, row locks, and pattern work, further enhances the elevation's craftsmanship.



Exhibit F

TRANSITIONAL

The "Transitional Elevation" blends contemporary modern, Hill Country, and Mediterranean influences for a unique, elegant look. Its exterior is primarily stucco with stone accents, complemented by a sleek concrete tile or composite roof. Modern details such as cedar or cementitious siding, parapet walls, and occasional flat roofs enhance its clean, minimalist aesthetic. This elevation combines timeless design with contemporary simplicity, creating a refined, elegant style.



Exhibit F

TUDOR

The "Tudor Elevation" reflects the classical elegance of Tudor revival style, featuring a composite roof with steep pitches reminiscent of cottage or manor homes. The façade combines painted brick with vertical board and batten elements, enhancing its timeless appeal. A decorative arched roofline adds a refined, graceful touch, capturing the charm and sophistication of traditional Tudor architecture.



Exhibit F



Exhibit F



Exhibit F



Exhibit F



Exhibit F



Exhibit F



Exhibit F



**City of Lucas
Planning and Zoning Commission
Agenda Request
July 9, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Discuss a proposed Planned Development (PD) zoning district for approximately 37.195 acres located along Southview Drive (FM 1378), within the James Anderson Survey, Abstract No. 17. The proposed development, known as Lucas Tech Park, consists of approximately 273,560 square feet of multi-tenant flex commercial space distributed among seven (7) shell buildings. The development is intended to accommodate a variety of commercial, office, research, and flex-space uses permitted within the Planned Development and the Commercial Business (CB) District, while establishing customized development standards tailored to the project.

Background Information:

The Planned Development incorporates a comprehensive set of development standards, including permitted and prohibited land uses, site design criteria, landscaping, screening, signage, parking, architectural requirements, and phasing provisions. The PD also establishes site-specific regulations governing setbacks, service courts, parking requirements, landscaping, lighting, signage, access, and future amendments to the site plan, while allowing limited administrative flexibility for minor modifications that remain consistent with the overall intent of the development. The applicant has submitted a Site Plan, Landscape Plan, Architectural Plan, and Signage Plan, all of which are incorporated into the Planned Development and will govern future development of the property.

In addition to the development standards, the applicant is proposing a blended impact fee methodology for the flex buildings based on the anticipated mix of tenant uses. Under the proposal, impact fees would be paid at the time of shell building permit issuance, satisfying future impact fee obligations associated with subsequent tenant finish-outs within the approved square footage of the development.

To the north of the project, the development cannot meet the cross-access requirements in section § 10.03.123 Streets and drainage (14) Due to existing flood plain, a hardship memo is provided:

(14) A public cross-access easement shall be required between adjacent lots fronting on an arterial street in order to minimize the number of access points and facilitate access between and across individual lots and at any other location where existing lot widths are not sufficient to allow individual driveways per the city's driveway criteria as determined by the city engineer.

The location shall be approved by the city[.] Minimum easement width shall be twenty-four (24) feet and the length shall be the full width of the lot fronting the roadway[.] This standard is required and must be shown on all optional studies, preliminary plats and final plats.

Attachments/Supporting Documentation:

1. Lucas Tech Park Complete PD w Comments
2. Preliminary Engineering Packet
3. Wastewater Load Exhibit
4. Lucas Tech Park Hardship Memo

Budget/Financial Impact:

N/A

Recommendation:

Staff is seeking guidance from the Commission on the best path forward for this tract.

Motion:

No motion is required.

Traffic Impact Fee Proposal – Southview Drive, Lucas TX - St. John Properties, DFW:

1. Impact Fees

a. Multi-Use Flex Buildings (All Lots)

The Planned Development (“PD”) includes approximately 273,560 square feet of multi-use flex buildings, comprised of seven (7) buildings. The buildings will be delivered as shell construction, with interior tenant spaces leased and built out over time. Tenant uses will consist of by-right CB (CB) uses and those uses permitted within the approved definitions of the PD, as approved by the Board of Zoning Appeals and incorporated into the PD. As is typical for multi-tenant flex developments, tenant mix and interior configurations will evolve over time.

Impact Fee Methodology (Blended, Fixed Rate)

Due to the dynamic and multi-tenant nature of flex building development, St. John Properties proposes that impact fees for the multi-use flex buildings be assessed using a blended impact fee rate, established at PD approval and applied uniformly to all flex square footage.

Using a representative “typical” mix of multi-use flex building uses historically experienced in St. John Properties developments—and applying the closest applicable use categories from the Town’s Impact Fee Schedule—the total all-inclusive impact fee for the multi-use flex buildings is calculated as follows:

Flex - SIP Typical Mix	SF % Assumption	SF Assumption	SF/1000	Closest Use Category in Wylie	Corresponding Impact Fee Per 1000	Corresponding Impact Fee Owed
Office Uses (including but not limited to general office, medical office, non-profit, government professional services, Tech and IT uses, call centers, Life Science office and Research lab users with quasi office uses)	40.00%	109,424	109.424	Business Park	\$ 1,844.64	\$ 201,847.89
Flex/Light Industrial Uses (including but not limited to: general warehouse, construction contractors and suppliers, light distribution and logistics, light manufacturing and assembly uses etc.)	40.00%	109,424	109.424	Warehouse	\$ 1,844.64	\$ 201,847.89
Quasi Retail Users (Including but not limited to: (Gyms, Fitness uses, after school programs, vet clinics, surgical centers, general retail merchandising etc.)	10.00%	27,356	27.356	Shopping Center/ General Retail	\$ 3,648.96	\$ 99,820.95
Schools	5.75%	15,730	15.7297	School	\$ 241.92	\$ 3,805.33
Day Cares	4.25%	11,626	11.6263	Day Care Center	\$ 1,194.48	\$ 13,887.38
Total	100.00%	273,560	273.56	Mixed Use Flex Business Park	\$ 1,905.28	\$ 521,209.44

- Total Impact Fees: \$521,209.44
- Blended Impact Fee Rate: \$1,905.28 per 1,000 square feet.

The square-footage allocations used for this calculation are non-binding and are used solely to establish a blended impact fee rate methodology. While actual tenant mix may vary over time among uses permitted by right in the Planned Development, all multi-use flex buildings shall be assessed impact fees at the approved blended rate of \$1,905.28 per 1,000 square feet. This blended rate shall be all-inclusive and shall fully satisfy impact fee obligations associated with both shell construction and all future interior tenant improvements within the building, such that no additional impact fees shall be assessed and tracking is not required for interior build-out, reconfiguration, or

changes in tenant use within the approved gross square footage of the building. Developer will pay Traffic Impact Fees as noted above at the time of Building Permit issuance by the Town of Lucas

Developer will pay the above blended \$1,905.28 per 1,000 SF for each building prior to the Town of Lucas issuing a Building Permit for the proposed building(s)

Under this approach:

- The Town locks in impact fees based on the approved development program, without risk of a less intensive ultimate tenant mix.
- The Town and the Developer eliminate administrative tracking of phased payments, tenant-by-tenant impact fee recalculations, and future recalculations resulting from changes in tenant use or interior build-out over time.

The total impact fee payment would equal: \$521,209.44

Payment shall be made upon issuance of the first shell building permit for the PD unless otherwise mutually agreed by the Town and Developer. The total impact fee obligation shall be based on the approved square footage in the applied for building permit. If the approved square footage for the multi-use flex buildings is increased or decreased prior to issuance of such permit, the impact fee obligation shall be adjusted accordingly. Any such adjustment shall be calculated using the same blended impact fee methodology and rates approved herein.

b. Finality of Impact Fee Payment:

Upon payment of the full impact fee amounts described above:

- No additional impact fees shall be required for any shell construction or interior tenant improvements for the flex buildings proposed in the PD and corresponding Site Plan;
- No tenant-specific or use-specific impact fee recalculation shall be required in connection with interior tenant construction permits for the flex buildings proposed in the PD and corresponding Site Plan;
- Impact fee obligations for all approved multi-use flex building square footage shall be deemed fully satisfied for the life of the PD; and
- This finality shall run with the land and survive changes in ownership, tenancy, or interior configuration.
- The impact fee methodology and payment structure approved herein shall be memorialized in the PD approval resolution.

Section 2. Land Use and Development Standards

A. General.

The development standards in this section 2 (the "Development Standards") apply to the approximate cumulative 38-acre tract as described in the legal description (Exhibit A) (the "Property"), attached herein. Unless otherwise provided herein, development of the Property shall be in accordance with the City of Lucas (the "City") Code of Ordinances (the "Code").

B. Exhibits.

The Property shall generally be developed in accordance with the below exhibits (the "Exhibits") and subject to Section F(1) below. In the event of a conflict between the Exhibits and the Code, the Exhibits control. In the event of a conflict between the Development Standards below and the Exhibits, the Exhibits control. The following exhibits are incorporated into this Planned Development by reference:

- (1) Exhibit B – "Site Plan"
- (2) Exhibit C – "Landscape Plan"
- (3) Exhibit D – "Architectural Plan"
- (4) Exhibit E – "Signage Plan"

C. Definitions

Unless defined herein, all definitions provided in the Code shall apply.

- 1) **ADDITIONAL PARKING:** parking spaces striped at Tenant's request in their portion of the Service Court. These are optional and do not count towards Off Street Parking and Loading as defined below in this ordinance.
- 2) **ALTERNATIVE FUEL VEHICLE (AFV) CENTER:** a facility where passenger or commercial alternative fuel vehicles are sold, serviced, and repaired. This use includes, but is not limited to, showroom space offering demonstrations and test drives; space for customer service and delivery of vehicles; office space; shop space for service and repair of vehicles; vehicle wash and detailing space; interior storage space; parking and overnight storage of vehicles; and electric vehicle (EV) chargers, ports, and related electrical infrastructure. This definition does not prohibit the sale, service, and repair of electric vehicles as otherwise allowed by these regulations.
- 3) **ARTISAN AND CRAFT WORK STUDIO:** a dedicated workspace used by skilled creators to design, produce, and often sell handcrafted, bespoke items. These studios serve as the hub for everything from woodworking and ceramics to textile design and metalworking, emphasizing high quality, individuality, and traditional techniques over mass production.
- 4) **AUTOMOBILE PARTS, SUPPLY, AND TIRE STORES:** a retail business that sells replacement parts, accessories, tools, fluids, batteries, maintenance products, and similar items primarily for passenger cars, SUVs, vans, and light-duty pickup trucks. These stores generally serve individual vehicle owners and repair shops by providing parts for routine maintenance and light vehicle repair.

- 5) BAR/TAVERN an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue (on a quarterly basis) from the sale or service of alcoholic beverages for on-premise consumption.
- 6) BREWERY/DISTILLERY: craft brewery, microbrewery, and taproom and similar establishments where beer and/or alcoholic spirit are produced.
- 7) BUSINESS SERVICE ESTABLISHMENT: a commercial use that provides services primarily to other businesses rather than to individual consumers, such as printing, copying, mailing, data processing, administrative support, or equipment servicing.
- 8) CONSUMER ELECTRONICS STORE: An establishment primarily engaged in the retail sale of consumer electronic devices, including cellular telephones, smartphones, tablets, computers, wearable devices, audio/video equipment, accessories, and related wireless or internet service plans. Minor setup, activation, technical support, and repair services are incidental to the principal retail use.
- 9) COMMUNICATIONS SYSTEMS SALES AND SERVICE: An establishment engaged primarily in the sale, installation, maintenance, repair, and servicing of commercial or institutional communications, networking, security, audio/visual, and other low-voltage systems. This use includes offices, equipment storage, testing, programming, and dispatch of service personnel. This use does not include retail stores whose primary purpose is the sale of consumer wireless devices, cellular telephone service plans, or accessories directly to the general public.
- 10) CRAFT MANUFACTURING: an industrial facility for processing, fabricating, assembly, or disassembly including, but not limited to, cabinetry/woodworking facilities, book binding facilities, and custom consumer products. All manufacturing must take place within an enclosed building. The operation may include the sale of such products within the facility.
- 11) FOOD PROCESSING: a facility in which food for human consumption is provided in a final form, such as candy, baked goods and ice cream, and the food is distributed to retailers, restaurants, or wholesalers for resale on or off the premises. This use includes kitchens used for the preparation of food to be catered at a second location. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.
- 12) INDOOR COMMERCIAL RECREATION: means a facility for the purpose of activities such as but not limited to miniature golf, driving ranges, tennis, racquet and handball courts or courts, artificial ski slopes, indoor soccer, bowling alleys, and other recreational activities.
- 13) LABORATORIES, RESEARCH AND DEVELOPMENT, OR TESTING means a facility that is equipped for engineering, medical, or scientific experimentation, testing, research, development, analysis, innovation, or teaching. This shall include Medical Laboratories under this Ordinance.
- 14) LIGHT ASSEMBLY AND FABRICATION: a broad range of uses allowing for the creation, manufacture, fabrication, and/or processing of materials, goods or components into a final product for a use which may include administration, research and development, testing, packaging, storage, showroom, distribution and retail or wholesale sales of products, but excluding basic industrial processing.
- 15) MAILING AND SHIPPING means a facility for the sorting and delivery of commercial or government letters, mailers, and packages. This use also includes a retail facility that provides shipping, printing, mailbox rentals, and document services.

- 16) MEDICAL CLINIC means a facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis. Outpatient surgery centers and minor emergency clinics with ambulatory care are considered to be medical clinics in this District.
- 17) MINI-WAREHOUSE: a facility consisting of small, individual storage units that are rented to the public for the storage of personal or business property. This definition shall include a self-storage facility.
- 18) OFFICE SHOWROOM/WAREHOUSE: Office showroom/warehouse means a facility that has the combined uses of office and showroom or warehouse for the primary purpose of retail or wholesale trade, display, and distribution of products
- 19) OFFICE SUPPLY STORE: a facility or space where office-related materials—such as paper goods, files, furniture, equipment, and similar supplies—are stored, usually in support of a business or office operation, and not primarily intended for walk-in retail sales to the general public.
- 20) PET CARE FACILITY shall include pet day care and pet boarding including outdoor play areas.
- 21) PET SHOP means an establishment for the purchase and sale of pet supplies and services/ Pet shop shall include facility for the sole purpose of pet grooming.
- 22) PHARMACY, COMMERCIAL means a facility used for the preparing, preserving, compounding, storing, and dispensing of medical drugs. This use includes retail establishments open to the public, non-public establishments associated with institutional uses (commercial pharmacies), and specialty pharmacies. Pharmacy shall include facilities with and without drive-through services.
- 23) PRINTING SHOP: a commercial establishment that provides reproduction services for text and images, such as copying, digital and offset printing, binding, and finishing of documents, marketing materials, and similar printed products for individuals and business.
- 24) RENTAL ESTABLISHMENT: a facility for renting items including, but not limited to, tools, and light and heavy equipment, tents, party supplies, etc.
- 25) RESTAURANT OR CAFETERIA for purposes of this Ordinance shall include facilities that smoke food on site.
- 26) SERVICE COURT means that area used for loading and unloading and other activities generally located between the rear of each pair of flex buildings as depicted on the Exhibit “B”, the Zoning Exhibit, including but not limited to Additional Parking, enclosed play areas protected by bollards or fencing, outside generators on pads to back up power supply, general loading and truck court activity. For purposes of the off-street parking requirements below, any additional parking in this definition is not considered for calculating minimum parking requirements outlined below and depicted on the Site Plan.
- 27) TECHNOLOGY STORAGE FACILITY: a facility specifically designed for housing equipment for remote storage, processing, and/or distribution of large amounts of data, or similar medium. The facility may include, without limitation, equipment for networked computer systems and telecommunication switching, routers, operation centers, and other infrastructure critical for e-commerce companies, internet servers, data firms, fiberoptic cable, and other technology providers.
- 28) TRUCK PARTS OR REPAIR STORE: a business that specializes in parts, equipment, maintenance and repair services for medium-duty and heavy-duty trucks, commercial vehicles, trailers and fleet equipment. These businesses typically support professional

Commented [RA1]: Joe - If this is already in the city definition, I can't find it. Can you point it out or copy paste the section / language and then we can delete this.

transportation, construction, agricultural, industrial and fleet operations by providing specialized components and mechanical services designed for heavy-use and commercial applications.

- 29) VETERINARY OFFICE: Veterinary Office means a facility for the diagnosis, surgery/treatment, and hospitalization of animals including, but not limited to dogs, cats, birds, and horses.

D. Use Regulations.

In addition to those specified below, all uses permitted in the Commercial Business (CB) District as of the effective date of this Ordinance are permitted by right, subject to any use specific restrictions provided below.

*SUP only

**Limited to (1) User By Right, the rest by SUP & Limited by GPM of total allotment.

***Water-Cooled Facilities are by SUP only.

Permitted Uses in all buildings except as specified herein for Buildings A and B

- Alternative Fuel Vehicle (AFV) Center
- Artisan and Craft Work Studio
- Automobile repair collision services
- Automobile repair minor
- Automobile Parts, Supply, and Tire Stores
- Automobile Rental
- Athletic Training Facilities
- Bar/Tavern
- Brewery/Distillery** Limit is 10 GPM.
- Business Service Establishment
- Clubs, Private and Service, Non-profit and Charitable Organizations
- Convenience store with refueling station
- Commercial Dry cleaning and laundry establishments** Limit is 5GPM
- Communications Systems Sales and Service
- Conference Center
- Craft Manufacturing
- Technology Storage Facility***
- Department store (retail)
- Equipment Sales, Repair and Storage
- Electrical Substation
- Food Processing
- Gun range/ Club (Indoor)
- Hotel
- Indoor Commercial Recreation
- Laboratories, Research and Development or Testing.
- Light Assembly & Fabrication
- Mailing and Shipping
- Manufacture and Wholesale
- Manufacturing (Light Industrial Enclosed only)

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--	Medical Clinic	
--	Mini Warehouse	Formatted: Highlight
--	Motorcycle Repair/Paint (Enclosed)	
--	Office Supply Store	
--	Office Warehouse/Showroom	
--	Paint Store	
--	Pet Day Care	Formatted: Highlight
--	Pet Care Facility	
--	Personal Fitness Studio / Gym / HIIT Facility	
--	Pharmacy, Commercial	Formatted: Highlight
--	Photography Studio	
--	Radio, TV antenna or Tower	Formatted: Highlight
--	Restaurant or Cafeteria	
--	Restaurant with Drive-in	
--	Refueling Station	
--	School, Trade or Commercial	Formatted: Highlight
--	School, Swim (indoor)	Formatted: Highlight
--	Veterinary Office	
--	Used Clothing Store	
--	Vehicle Wash*	

Prohibited uses in Flex building A, if built as a Flex building per the per the Concept Plan (Exhibit “__”)

- Clubs, Private and Service, Non-Profit and Charitable Organizations
- Communications Systems Sales and Service
- Conference Center
- Craft Manufacturing
- Electrical Substation
- Food Processing
- Gun Range
- Hotel
- Laboratories, Research and Development or Testing
- Light Assembly Fabrication
- Light Industrial, enclosed only.
- Mailing Shipping Manufacturing
- Manufacture and Wholesale
- Mini Warehouse
- Motorcycle Repair / Paint
- Pharmacy, Commercial
- Technology Storage Facility
- TV antenna or Tower under 75’
- Truck Part or Repair Stores
- School, Trade or Commercial

Prohibited uses in Flex building B, if built as a Flex building per the Concept Plan (Exhibit “__”)

- Electrical Substation
- Technology Storage
- Pharmacy, Commercial.

E. Development Regulations.

Unless otherwise stated herein, the general provisions set forth in Articles: 1, 3, 10 and 14, of the City's Zoning Ordinance (the "Zoning Ordinance") apply. The Property shall be developed in accordance with the Commercial Business (CB) District regulations, except as provided herein. In the event of a conflict between the Zoning Ordinance and these Development Standards, these Development Standards shall apply. In the event of a conflict between these Development Standards and the Exhibits, the Exhibits shall control. Unless specifically noted otherwise herein, design standards within the Development Standards may be increased or decreased by a factor of no greater than 10 percent of what is shown on the Site Plan or contained in the Development Standards, as applicable, at time of building permit with no requirement for amendment of the Site Plan or the Development Standards.

1. Setbacks.
 - a. Side yard: minimum side setback of 10 feet (10') between interior lot lines.
 - b. Rear yard: minimum rear setback of 10 feet (10') between interior lot lines.
 - c. Front yard: minimum front setback of ten feet (10') between interior lot lines
 - d. All periphery setbacks shall comply with the CB District standards.
 - e. Retaining walls, screening walls, signs and amenities such as pavilions are permitted in setbacks.
2. Business operations.
 - a. Outside dining is permitted.
 - b. Outside music prohibited, except by permit issued by Development Review Committee.
 - c. Outside storage is permitted only in Service Court(s) areas, shall be screened from view from the public right-of-way, and shall not be located in nor interfere with public access or fire lane easements.
3. Off-street parking and loading.
 - a. For all uses in this PD and except as otherwise provided herein, off-street parking shall be provided as shown on the Site Plan and as further provided in this Ordinance. Total number of parking spaces may change by a factor of no greater than 5 percent of what is shown on the Site Plan at time of building permit with no requirement for amendment of the Site Plan.
 - b. Off-street loading areas are not required. However, if off-street loading is provided, it must: (1) be located at the rear or the side of a building; (2) be at least ten feet (10') wide, thirty-five feet (35') in length measured from the loading door, and have a minimum of fourteen feet (14') of vertical clearance; and (3) shall be screened as depicted on the Site and Landscape Plan.
 - c. Parking areas will be developed in accordance with Geotechnical Engineering Report's recommendations for the parking areas, service courts, and sidewalks indicated on the Site Plan.
 - d. Minimum parking space dimensions shall be nine feet (9') wide and eighteen feet (18') in length and a maneuvering aisle of twenty-four feet (24') shall be provided.

- e. Curb stops are not required.
- 4. Impervious coverage.
 - a. For purposes of calculating maximum impervious coverage, the Property shall be considered a single lot. Except as otherwise expressly provided herein, the maximum permitted impervious coverage shall be as depicted on the approved Site Plan and shall include all sidewalks. At the time of building permit issuance, the total impervious coverage may vary by up to five percent (5%) from the amount shown on the approved Site Plan without requiring an amendment to the Site Plan, provided that all other applicable requirements of this Ordinance are satisfied.
- 5. Large Building Special Use Permit ("SUP") Trigger
 - a. No SUP is required for a building that is 66,000 square feet or less.
- 6. Pavement Standard.
 - a. Parking areas, Service Courts, Sidewalks will be developed in accordance with Geotechnical Engineering standards shown on the Site Plan.
- 7. Landscaping & Screening.
 - a. Landscaping and screening shall be provided as shown on the Landscape Plan and may be installed in phases concurrent with development of the Project. The Director of Planning, or her designee, may approve minor deviations to the Landscape Plan in order to address conflicts with utilities, engineering requirements, or similar conflicts at time of construction.
 - b. The Property is considered one lot for purposes of calculating a minimum landscape area of 20 percent, landscape edge, screening of offsite loading, parking lot screening, and parking lot perimeter landscaping.
 - c. No screening shall be required along the western and northern property line.
 - d. Service Courts are excluded from landscape requirements in Articles 3 and 14.
 - e. Where shown on the Site Plan, service courts are screened with 6' high by 60' long masonry walls. This screening will also serve as screening for trash receptacles owned/managed by Tenants.
 - f. No landscape area, including a landscaped street or landscaped pedestrian way, or other appropriate landscape or hardscape features is required to separate lots from each other.
 - g. Landscape Plan attached as Exhibit C reflects the approved parking lot screening for this project.
 - h. For purposes of these provisions, approved landscape materials shall include turf grasses and the following additional plantings:
 - i. One (1) shade tree and twelve (12) shrubs for every thirty (30) linear feet of frontage is required.
 - i. A minimum of 5 percent of each individual lot shall be maintained as landscaped area.
 - j. A minimum of 5 percent of interior parking lots shall be maintained as landscaped area.
 - k. Floodplain area shall be considered landscape area and preservation of the tree preservation zone ("TPZ") shall satisfy all landscape and tree mitigation requirements.
 - i. Mature trees within the area identified as TPZ may not be voluntarily removed by the Property owner unless required to install utilities or similar improvements.

8. Signs.

- a. Signage shall be provided in accordance with the Signage Plan and may be installed in phases concurrent with construction of the Project and changes in tenants over time.

9. Miscellaneous.

- a. The front façade of buildings shall provide architectural elements in accordance with the Architectural Elevations to achieve varying façade geometry and articulation.
- b. Bays for automobile repair uses may not face a public thoroughfare.
- c. The City of Lucas wastewater lift station providing service to the Property shall be screened with wrought iron-style fencing.
- d. Transformers, lift stations, utility meters, and other machinery are not required to be located at the rear property line, drive, or alley.
- e. Direct light sources shall not produce glare at the property line but may be visible at the property line at ground level or above. Direct light sources must be contained to the target area.
- f. The maximum height of any wall is not limited by proximity to a residential zoning district.
- g. Screening is not required for transformers, utility meters, and other machinery. Screening is not required for rooftop HVAC units and other rooftop elements provided they are set back a minimum of 5 feet from the building edge.
- h. Parking is not required to be divided into multiple lots and may contain more than 120 parking spaces. No maximum number of total off-street parking serving development on the Property.
- i. A covered passenger loading area is not required.
- j. No elevation or change in materials is required to differentiate pedestrian walkways from driving surfaces, except for pedestrian walkways contiguous with buildings.
- k. Light poles may not be taller than 24 feet.
- l. Signs for a refueling station or a convenience store with refueling station may contain reader boards or electronically changeable copy. Such messaging may be located on a monument sign, canopy sign, or other allowed sign.
- m. No bus pullout or shelter is required to be developed on-site or off-site or off-site in relation to the Property.
- n. More than 1 building may be located on a lot.
- o. Lots may front on a private drive aisle as shown on the Site Plan. Private cross-access easements shall be provided to allow access to the public right-of-way from each lot as needed.
- p. Two buildings sharing a service court may be located on the same lot.
- q. Strip type commercial development is permitted.
- r. This project may have a secondary access through the adjacent development to the south.
- s. Access easements may be a minimum of 24' wide.
- t. Utility and Drainage Easements may be a minimum of 15' wide.
- u. Sidewalks shall be provided as shown on the site plan.

F. Site Plan, Landscape Plan, Architectural Plan, and Signage Plan.

Amendments to the Site Plan, Landscape Plan, Architectural Plan, and Signage Plan that conform to the requirements of this Planned Development and do not deviate from the character of the project, as determined by the Director of Planning, may be approved by the City's development review committee. The development review committee may refer a proposed amendment to the Planning and Zoning Commission with no requirement for a public hearing.

G. Platting.

For the sole purpose of creating lots within the Property, a preliminary and a final plat showing the new lots may be processed and approved concurrently in accordance without approval and installation of utilities and dedication of easements (a "Conveyance Plat"). The Conveyance Plat may abandon or relocate easements for utilities that are to be removed or relocated. Prior to construction of a building on a lot that is subject to a Conveyance Plat, a final plat or replat shall be approved in accordance with the Subdivision Ordinance in which required utilities are provided, easements are dedicated, and installation of utilities is provided in accordance with the Subdivision Ordinance.

H. Phasing:

A final plat for a phase of development shall be recorded after the infrastructure for such phase of development has been installed in accordance with approved plans and specifications. Building permits may be submitted for review once engineering plans are approved. Building permits for vertical construction in a phase of development may be issued by the building official once adequate infrastructure has been installed for such phase of development in accordance with approved plans and specifications (adequate infrastructure consists of fire lanes and water infrastructure). Permits for construction such as foundations, rough grading and rough plumbing, may be issued concurrent with site permits.

EXHIBIT A
LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION

BEING a 37.195 acre tract of land situated in the James Anderson Survey, Abstract Number 17, located in the City of Lucas, Collin County, Texas, being part of a called 95.870 acre tract described in Special Warrant Deed to Lucas Retail LLC, recorded in Instrument Number 2025000133171, Official Public Records of Collin County, Texas (OPRCCT), said 37.195 acre tract being determined from a survey by Desireé L. Hurst, RPLS 6230, on February 23, 2026, (ground distances are expressed in U.S. survey feet using a project combined scale factor of 1.000152710) and being more particularly described as follows:

BEGINNING at a found 60D mag nail in a weathered wooden bollard having Texas Coordinate System of the North American Datum of 1983 (2011), Epoch 2010, North Central Zone Grid Coordinates of Northing 7,073,370.0 and Easting 2,560,157.3, on the west right-of-way line of Southview Drive (Farm to Market Road 1378) (90' wide right-of-way), recorded in Volume 419, Page 227, Volume 419, Page 229, and Volume 419, Page 231, Deed Records, Collin County, Texas (DRCCT) at the most easterly southeast corner of said 95.870 acre tract and at the Northeast corner of a Called 2.00 acre tract of land described in General Warranty Deed to JCBR Holdings LLC recorded in Instrument Number 20150302000222420 OPRCCT;

THENCE South 85 degrees 50 minutes 29 seconds West, with the south line of said 95.870 acre tract and the north line of said 2.00 acre tract, a distance of 377.63 feet to a found 5/8 inch iron rod for an inner ell corner of said 95.870 acre tract and the northwest corner of said 2.00 acre tract;

THENCE South 02 degrees 09 minutes 36 seconds East, with the east line of said 95.870 acre tract and the west line of said 2.00 tract, a distance of 110.41 feet to a found 5/8 inch iron rod with cap stamped "KHA" at a corner of said 95.870 acre tract and a north corner of a called 4.1648 acre tract of land described in deed to GMC Lucas LLC, Instrument Number 2025000148312 OPRCCT;

THENCE North 89 degrees 59 minutes 27 seconds West, with the south line of said 95.870 acre tract and the north line of said 4.1648 acre tract, a distance of 211.18 feet to a found 5/8 inch iron rod with cap stamped "KHA" at the northwest corner of said 4.1648 acre tract and a southeast corner of said 95.870 acre tract;

THENCE South 00 degrees 00 minutes 41 seconds East, with the west line of said 4.1648 acre tract and a southeast line of said 95.870 acre tract, a distance of 411.25 feet to a set 1/2 inch iron rod with yellow cap stamped "ypassociates.com" at the southwest corner of said 4.1648 acre tract, on the north line of a called 37.8305 acre tract of land and the

southeast corner of said 95.870 acre tract described in deed to Lucas Retail Partners Ltd. Recorded in Instrument Number 2025000148312 OPRCCT;

THENCE North 89 degrees 55 minutes 00 seconds West, with the north line of said 37.8305 acre tract and the south line of said 95.870 acre tract, a distance of 1,432.61 feet to a set 1/2 inch iron rod with yellow cap stamped "ypassociates.com" on the east line of Lot 4, Block C, Enchanted Creek, Phase 1B, an addition to Collin County, Texas recorded in Instrument Number 20150612010002100, OPRCCT, at the northwest corner of said 37.8305 acre tract and the southwest corner of said 95.870 acre tract;

THENCE with the west line of said 95.870 acre tract and the east line of Block C of said Enchanted Creek, Phase 1B the following nine (9) calls:

1. North 03 degrees 06 minutes 13 seconds West, a distance of 132.74 feet to a found 1/2 inch iron rod;
2. North 17 degrees 12 minutes 16 seconds East, a distance of 169.55 feet to a set 1/2 inch iron rod with yellow cap stamped "ypassociates.com";
3. North 20 degrees 03 minutes 56 seconds East, a distance of 192.06 feet to a found 1/2 inch iron rod with cap stamped "PIBURN PARTNERS";
4. North 02 degrees 28 minutes 30 seconds East, a distance of 272.23 feet to a found 1/2 inch iron rod with cap stamped "PIBURN PARTNERS";
5. North 71 degrees 21 minutes 02 seconds East, a distance of 49.65 feet to a found 1/2 inch iron rod with cap stamped "PIBURN PARTNERS";
6. North 74 degrees 04 minutes 55 seconds East, a distance of 114.84 feet to a found 1/2 inch iron rod;
7. North 49 degrees 05 minutes 55 seconds East, a distance of 53.59 feet to a found 1/2 inch iron rod with cap stamped "PIBURN PARTNERS";
8. North 18 degrees 03 minutes 31 seconds East, a distance of 114.75 feet to a set 1/2 inch iron rod with yellow cap stamped "ypassociates.com";
9. North 08 degrees 39 minutes 06 seconds East, a distance of 115.62 feet to a set 1/2 inch iron rod with yellow cap stamped "ypassociates.com";

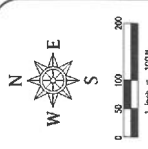
THENCE South 89 degrees 55 minutes 00 seconds East, departing the east line of said Block C and across said 95.870 acre tract, a distance of 1,356.35 feet to a set 1/2 inch iron rod with yellow cap stamped "ypassociates.com" on the east line of said 95.870 acre tract and on the west right-of-way line of said Southview Drive;

THENCE South 30 degrees 13 minutes 15 seconds East, along the east line of said 95.870 acre tract and the west right-of-way line of said Southview Drive, a distance of 511.35 feet to a set 1/2 inch iron rod with yellow cap stamped "ypassociates.com" at the point being the beginning of a curve to the right having a radius of 528.00 feet, and whose long chord bears South 26° 27' 14" East for a distance of 69.34;

THENCE Southerly, along said east line of said 95.870 acre tract and the west right-of-way line of said Southview Drive and along said curve to the right through a central angle of 7 degrees 31 minutes 47 seconds and an arc distance of 69.39 feet to the **POINT OF BEGINNING** and containing 37.194 acres, or 1,620,182 square feet of land, more or less.

EXHIBIT B

SITE PLAN



Vicinity Map

SPIARS
ENGINEERING & SURVEYING
301 W. Pleasant Street, Suite 200, Houston, TX 77056-4707
Tel: 281-461-1100 • Fax: 281-461-1101 • www.spiarseng.com
Mike Martin • mike.martin@spiarseng.com

OVERALL SITE PLAN
Lucas Tech Park
PROP. LOTS 1-5, BLOCK A
SIP LUCAS ADDITION
OUT OF THE
ANDERSON SURVEY - ABSTRACT NO. 17
CITY OF LUCAS
COLLIN COUNTY, TEXAS
PROP. ZONING: PD

OWNER
SIP LUCAS, LLC
(750) 341-1100
(P.O. Box 1000)
Lucas, TX 75845
Contact: Stephen Williams

DESIGNER
Spirars Engineering, Inc.
301 W. Pleasant Street, Suite 200
Houston, TX 77056-4707
Tel: 281-461-1100 • Fax: 281-461-1101
Contact: Mike Martin

PREPARED BY
Vard & Associates, Inc.
10000 West Loop South, Suite 100
Houston, TX 77042, USA
Tel: 281-461-1100 • Fax: 281-461-1101
Contact: Debbie Hunt

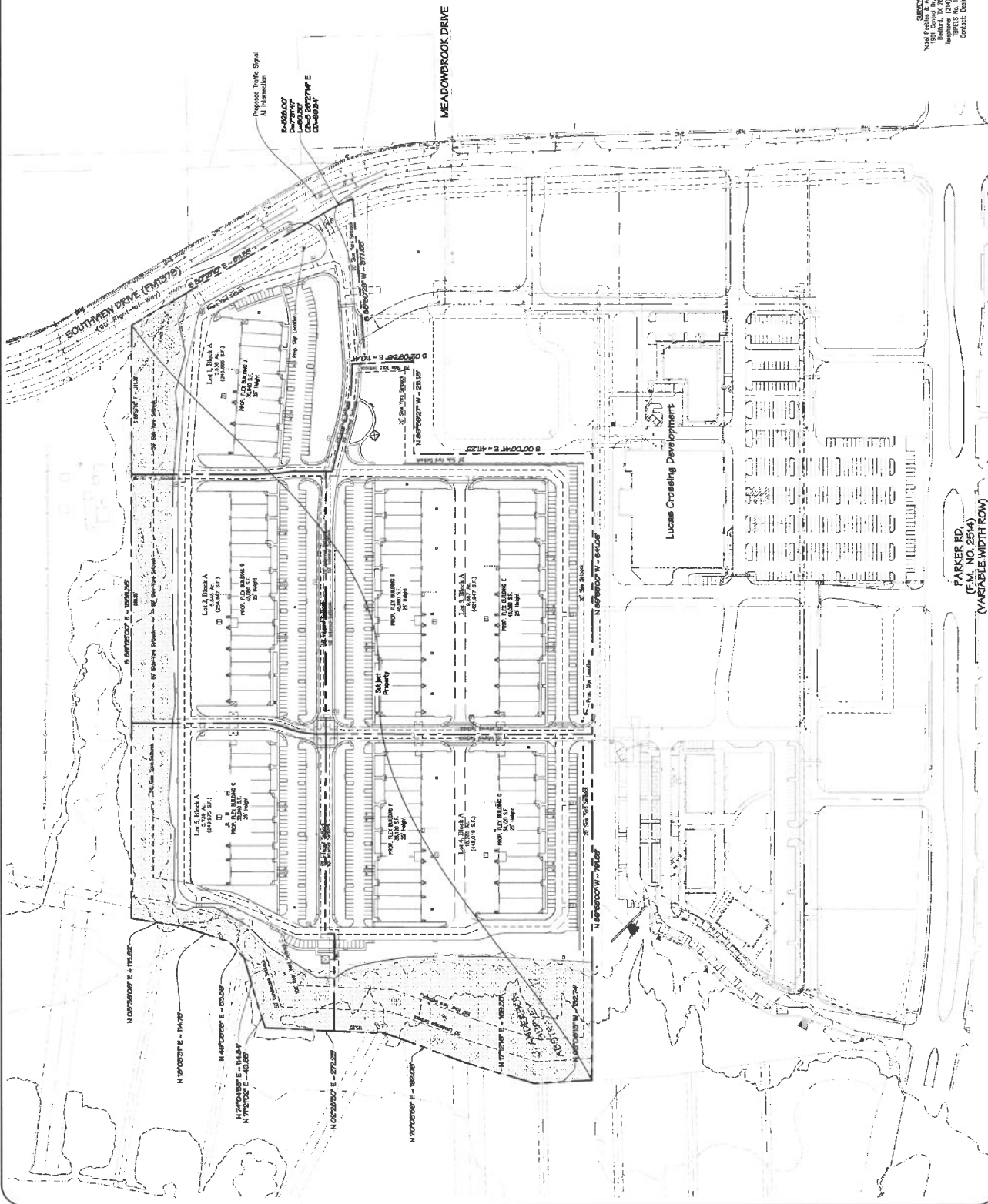
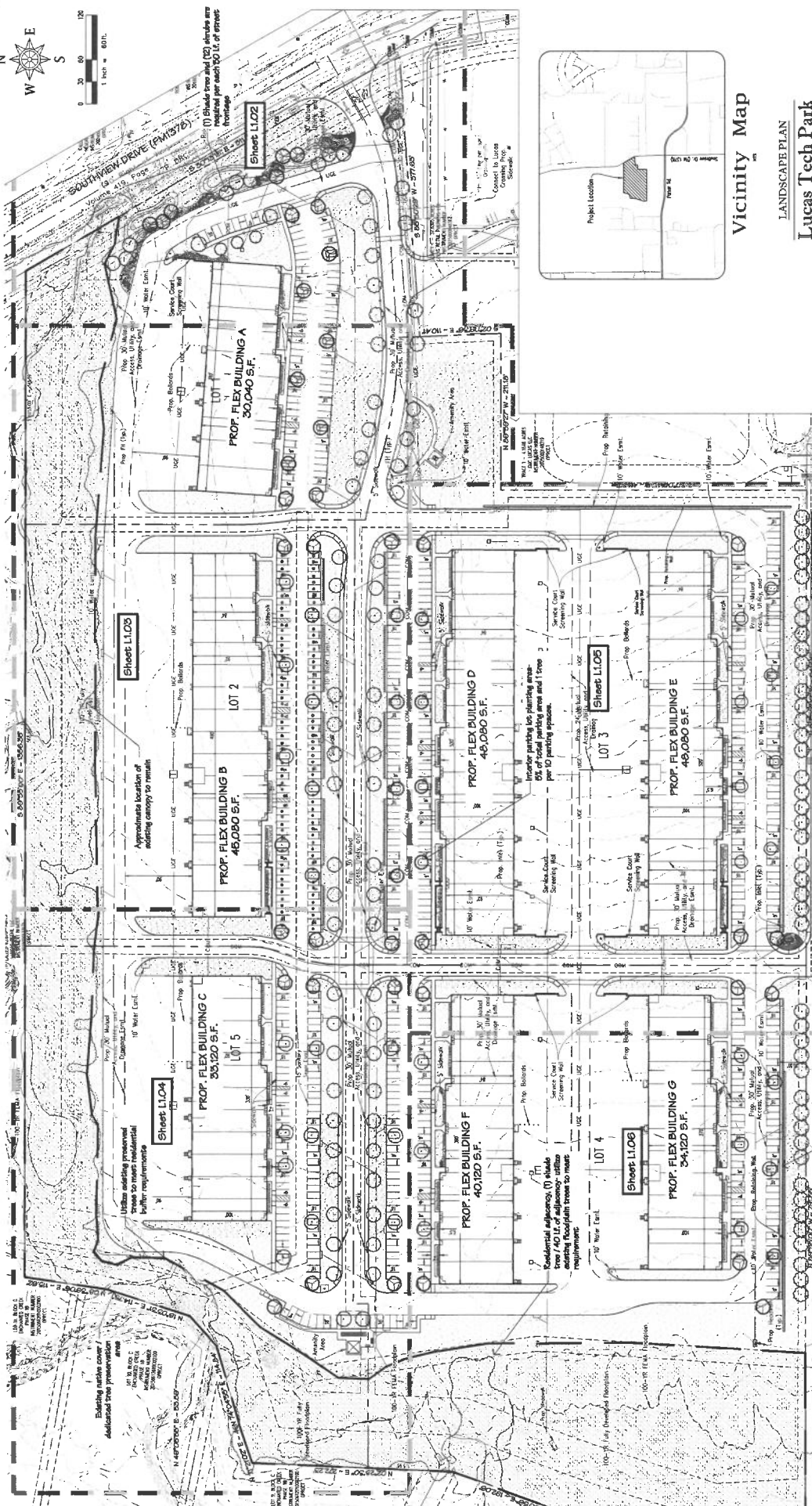


EXHIBIT C
LANDSCAPE PLAN



Vicinity Map

LANDSCAPE PLAN
Lucas Tech Park
PROP. LOTS 1-5, BLOCK A
S/P LUCAS ADDITION
OUT OF THE
ANDERSON SURVEY - ABSTRACT NO. 17
CITY OF LUCAS
COLLIN COUNTY, TEXAS
PROP. ZONING: PD

LANDSCAPE ARCHITECT
S/P Lucas Tech Park
1700 South Loop West, Suite 200
Houston, Texas 77058-1100
Telephone: (713) 622-0777
Toll Free: 1-800-451-1100
Contact: Ashley Samuels, LCA

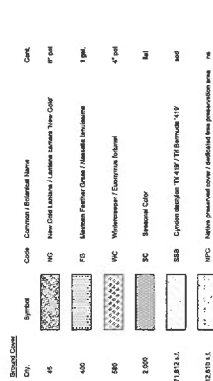
CIVIL ENGINEER
S/P Lucas Tech Park
1700 South Loop West, Suite 200
Houston, Texas 77058-1100
Telephone: (713) 622-0777
Toll Free: 1-800-451-1100
Contact: Ashley Samuels, LCA

Site Data Table									
Overall	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9
Lot Area (Ac.)	0.704	0.888	0.907	0.907	0.704	0.907	0.907	0.907	0.907
Proposed Building Area (Ac.)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Footprint (Ac.)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Volume (cu ft)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Height (ft)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Density (sq ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Footprint Density (sq ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Volume Density (cu ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Height Density (ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Density (sq ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Footprint Density (sq ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Volume Density (cu ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Height Density (ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Density (sq ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Footprint Density (sq ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Volume Density (cu ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Proposed Building Height Density (ft/ac)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Material Legend
(S) Shaded Medium
Outdoor LED Area
Light
(D) Solid Medium
Outdoor LED Area
#2016

Parking lot perimeter landscape-5'
with 1 shade tree and 8
shrubs per 20' x 10'.

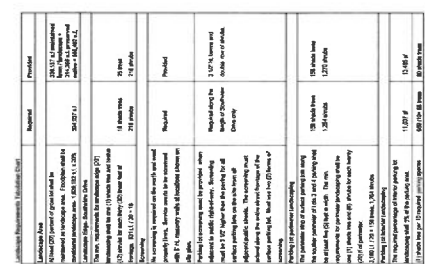
SPIARS
ENGINEERING & SURVEYING
501 W. Pleasant Street, Suite 200, Richardson, TX 75081
972.433.9377
www.spiarseng.com
Tony Stewart • Tony.Stewart@spiarseng.com



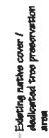
LANDSCAPE ARCHITECT
 705 Court Street, Suite 100
 Plano, TX 75075
 Telephone (972) 622-0077
 Fax (972) 622-0078
 Contact: Anthony Stewart, R.A.

ENGINEERING SURVEYOR
 501 W. President George Bush, Suite 200
 Dallas, TX 75226
 Telephone (214) 622-0077
 Fax (214) 622-0078
 Contact: Mike Martine

OWNER'S REPRESENTATIVE
 7200 Dallas Parkway, Suite 400
 Plano, TX 75024
 Telephone (214) 351-0000
 Contact: Stephen Haines



16' square pavilion-
Provided by: Polligon,
www.polligon.com



Typical Mirade Medium
Outdoor LED Area Light

50% PRICING SET- 4-8-2026



[illegible]

Symbol	2%	4%	40%	50%	2,000	8,12 S.S.	20 S.S.
							

L. P. S.

Lucas Tech Park
PROP. LOTS 1-5, BLOCK A
SIP 1 LUCAS ADDITION

OUT OF THE
ANDERSON SURVEY ~ ABSTRACT NO. 17
CITY OF LUCAS
COLLIN COUNTY, TEXAS
PROP. ZONING: PD

LANDSCAPE ARCHITECT
Spears Engineering, Inc.
266 Custer Road, Suite 100
Piero, TX 75075
Telephone (972) 422-0077
TBAE No. 2986
Contact: Anthony Spears, RLA

ENGINEER / SUPERVISOR
Sporn Engineering, Inc.
21 W. Piedmont College Blvd., Suite 200
Richardson, TX 75080
Telephone (972) 422-8077
T99ELS No. F-2121 And No. F-9043100
Contact: Mike Merzette

OWNER / APPLICANT
S.J.P. DALLAS, LLC
7240 Dallas Parkway, Suite 400
Plano, TX 75024
Telephone (214) 350-0190
Contact: Raphael Almaran

Page 4 of 7

Section: 1'-30"



MATCHLINE 110'

MATCHLINE 1'05

SPIARS
ENGINEERING & SURVEYING
4011 V. President George Bush Hwy., Suite 200 Richardson, TX 75080 972 432-9377
TBAE No. 29496 • www.spiarseng.com
Tony Stewart • Tony.Stewart@clarkeengineering.com

EXHIBIT D
ARCHITECTURAL PLAN

WEST ELEVATION

LUCAS TECH PARK
BUILDING A
CITY OF LUCAS
COLLIN COUNTY, TX

PRELIMINARY - NOT FOR CONSTRUCTION



ST. JOHN
PROPERTIES

2660 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
410-758-0100



IVAB

C morabito consultants

David B. Johnson / Parking Consultants 10000 Highway 101, Suite 1000 San Diego, CA 92121 Tel: 619/594-9673 Fax: 619/594-9673 Email: djohnson@parkingconsultants.com Website: www.parkingconsultants.com	David Johnson Director
---	--

Unit	Polynomial

DESIGNED	JGC	DRAWN	JGC
CHECKED	JAM	APPROVED	JAM

ed No.: 28239
: 05/05/2026

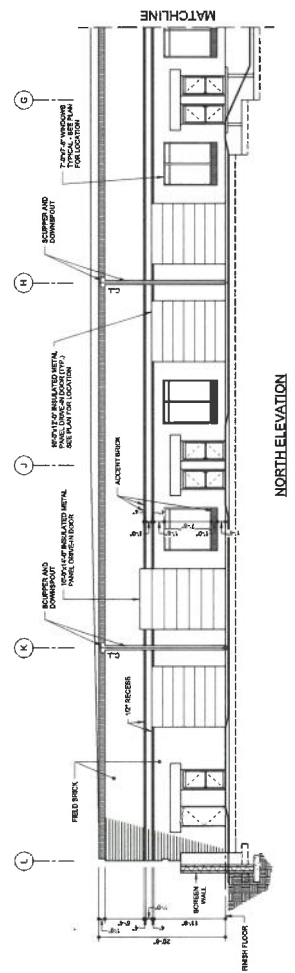
at Title: ARCHITECTURAL BUILDING

Sheet No.: _____

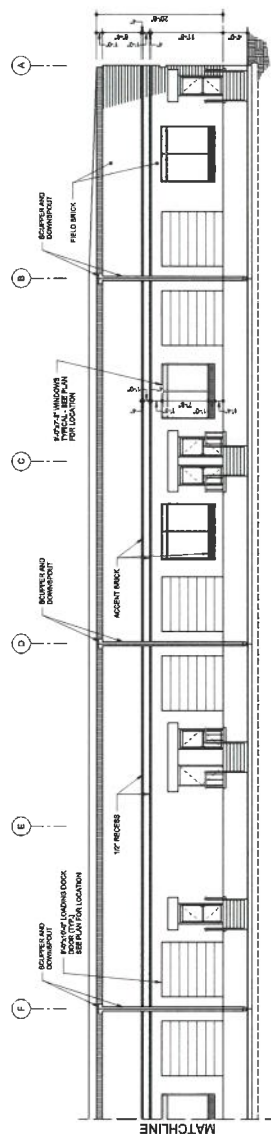
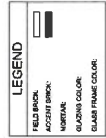
**ELEVATIONS
BUILDING 'A'**

A-3

- THIS FACILITY PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT.
- ALL MECHANICAL UNITS WILL BE SCREENED FROM PUBLIC VIEW.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.



NORTH ELEVATION

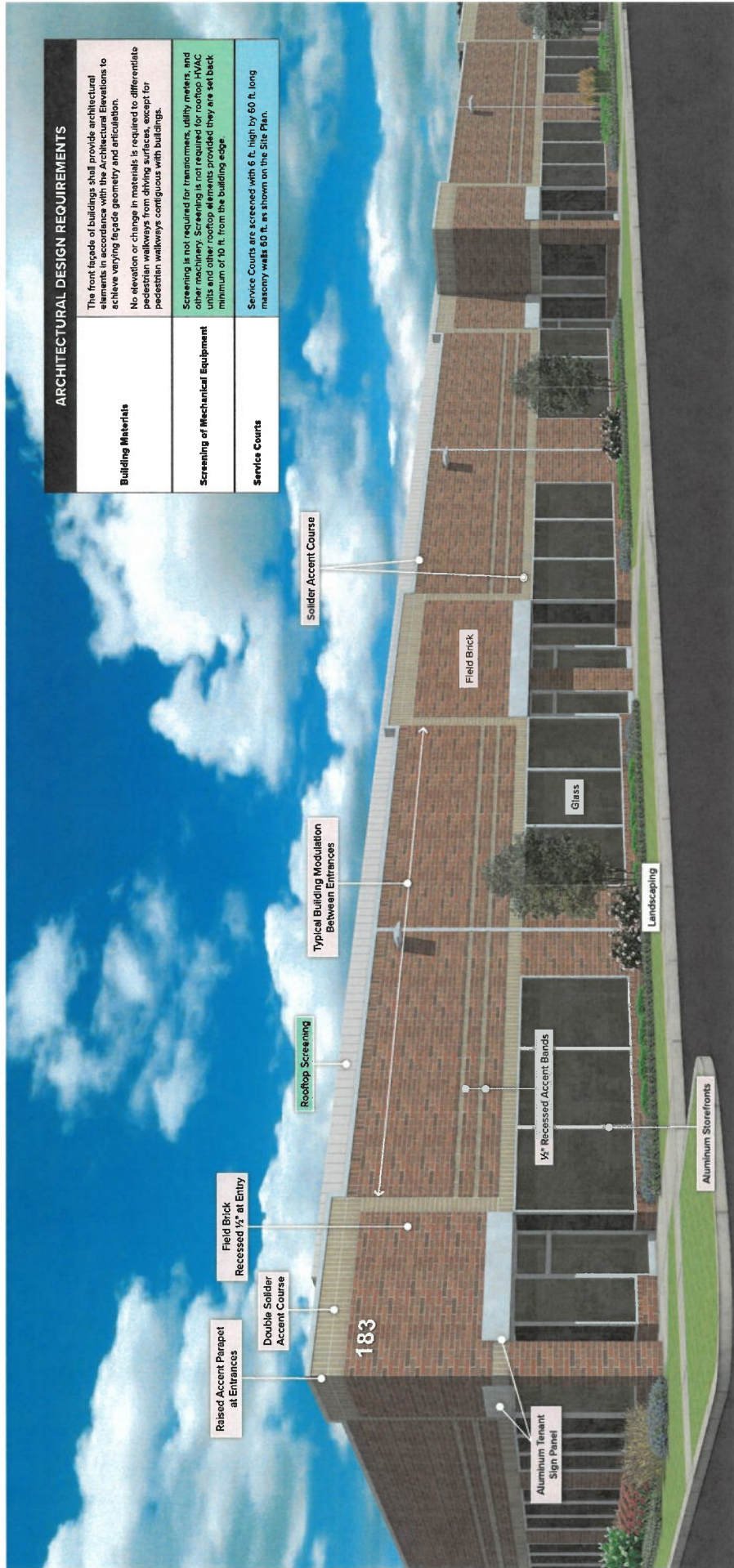


NORTH ELEVATION



Building Articulation Compliance

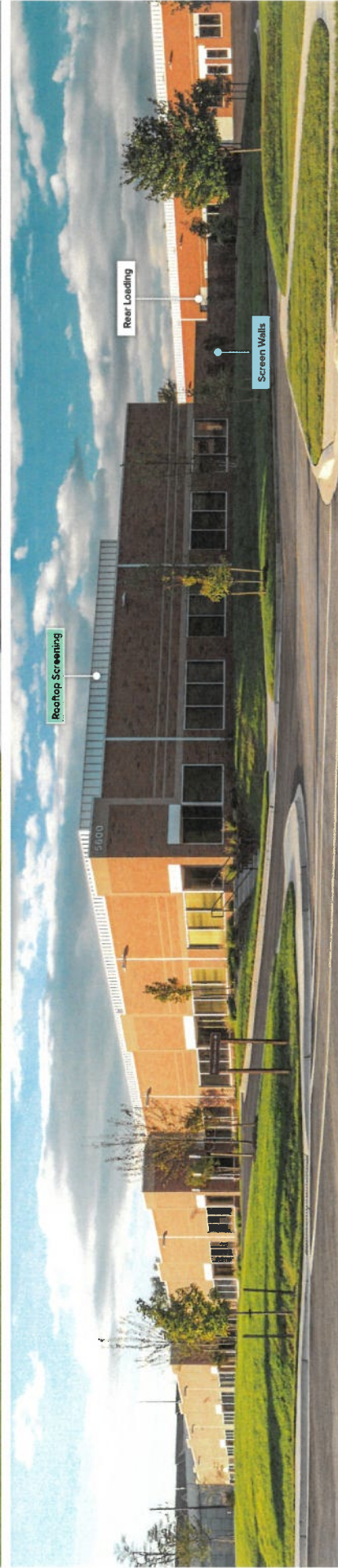
ELEVATION A



Representative design images only

Building Articulation Compliance

ELEVATIONS B/C



Representative design images only

Building Articulation Compliance

ELEVATION D



Representative design images only

Representative Design Images

ELEVATION A



Representative design images only

Representative Design Images

ELEVATIONS B/C



Representative design images only

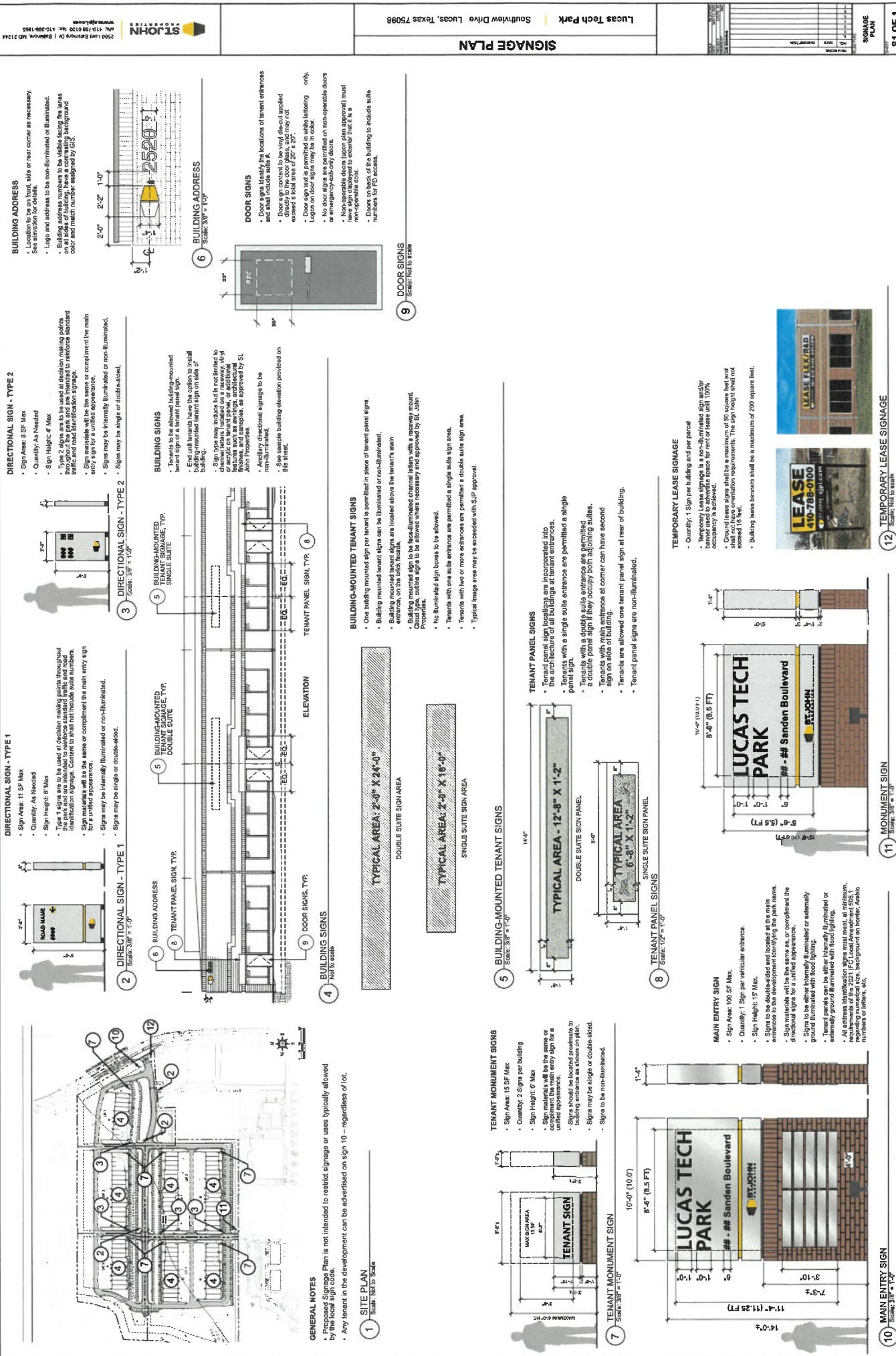
Representative Design Images

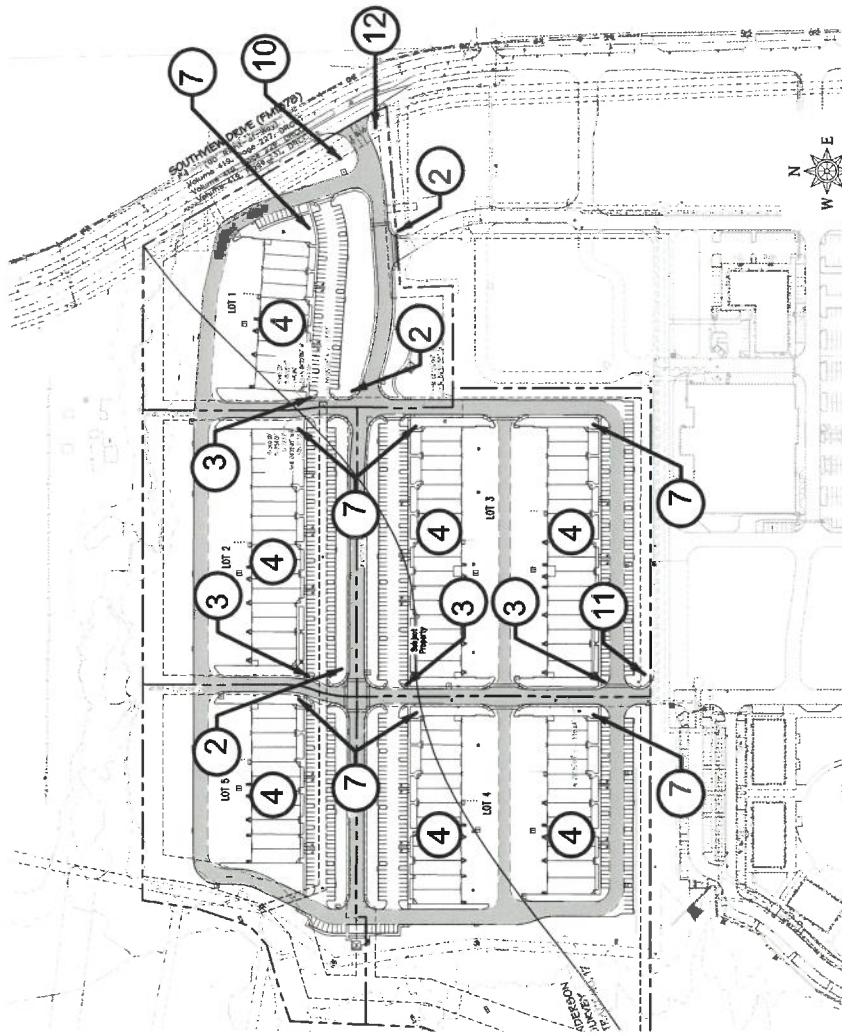
ELEVATION D



Representative design images only

EXHIBIT E
SIGNAGE PLAN



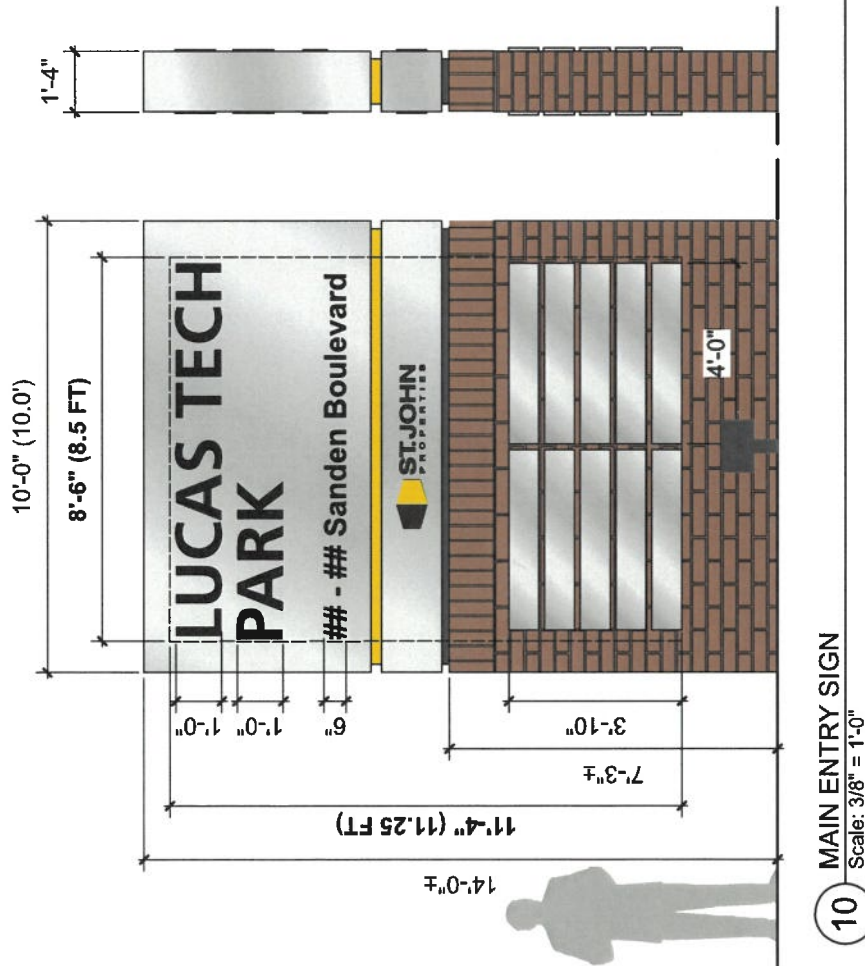


GENERAL NOTES

- Proposed Signage Plan is not intended to restrict signage or uses typically allowed by the local sign code.
- Any tenant in the development can be advertised on sign 10 – regardless of lot.

1 SITE PLAN

Scale: Not to Scale

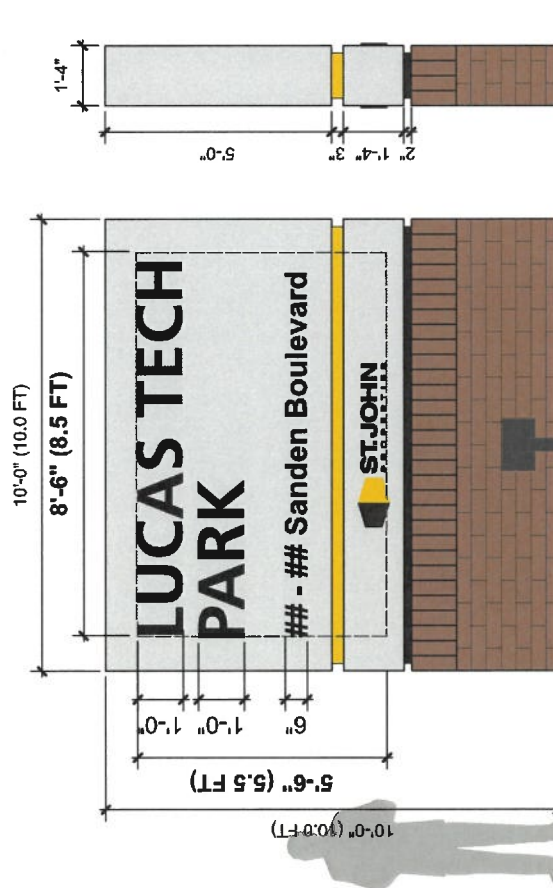


MAIN ENTRY SIGN

- Sign Area: 100 SF Max.
- Quantity: 1 Sign per vehicular entrance.
- Sign Height: 15' Max.
- Signs to be double-sided and located at the main entrances to the development identifying the park name.
- Sign materials will be the same as, or compliment the directional signs for a unified appearance.
- Signs to be either internally illuminated or externally ground illuminated with flood lighting.
- Tenant panels can be either internally illuminated or externally ground illuminated with flood lighting.
- All address identification signs must meet, at minimum, requirements of the 2021 IFC Local Amendment 505.1 regarding numerical size, background on border, Arabic numbers or letters, etc.

10 MAIN ENTRY SIGN

Scale: 3/8" = 1'-0"



MAIN ENTRY SIGN

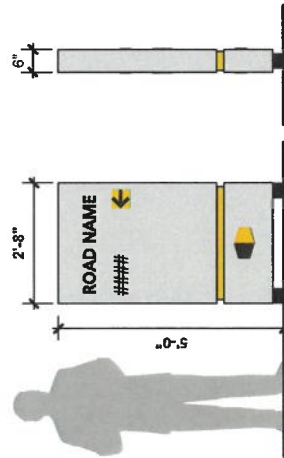
- Sign Area: 100 SF Max.
- Quantity: 1 Sign per vehicular entrance.
- Sign Height: 15' Max.
- Signs to be double-sided and located at the main entrances to the development identifying the park name.
- Sign materials will be the same as, or compliment the directional signs for a unified appearance.
- Signs to be either internally illuminated or externally ground illuminated with flood lighting.
- Tenant panels can be either internally illuminated or externally ground illuminated with flood lighting.
- All address identification signs must meet, at minimum, requirements of the 2021 IFC Local Amendment 505.1 regarding numerical size, background on border, Arabic numbers or letters, etc.

11 MONUMENT SIGN

Scale: 3/8" = 1'-0"

DIRECTIONAL SIGN - TYPE 1

- Sign Area: 11 SF Max
- Quantity: As Needed
- Sign Height: 6' Max
- Type 1 signs are to be used at decision making points throughout the park and are intended to reinforce standard traffic and road identification signage. Content to shall not include suite numbers.
- Sign materials will be the same or complement the main entry sign for a unified appearance.
- Signs may be internally illuminated or non-illuminated.
- Signs may be single or double-sided.

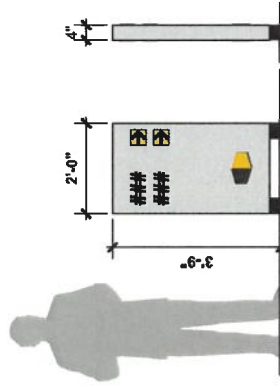


2 DIRECTIONAL SIGN - TYPE 1

Scale: 3/8" = 1'-0"

DIRECTIONAL SIGN - TYPE 2

- Sign Area: 8 SF Max
- Quantity: As Needed
- Sign Height: 4' Max
- Type 2 signs are to be used at decision making points throughout the park and are intended to reinforce standard traffic and road identification signage.
- Sign materials will be the same or complement the main entry sign for a unified appearance.
- Signs may be internally illuminated or non-illuminated.
- Signs may be single or double-sided.

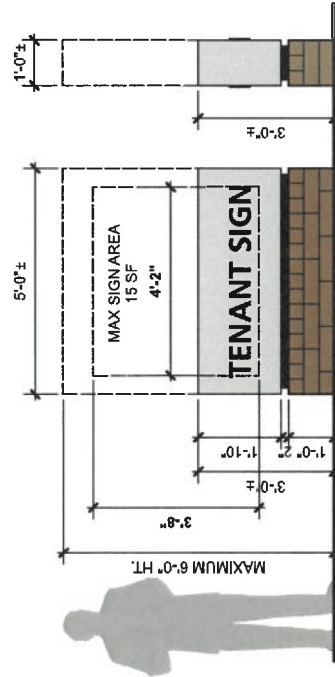


3 DIRECTIONAL SIGN - TYPE 2

Scale: 3/8" = 1'-0"

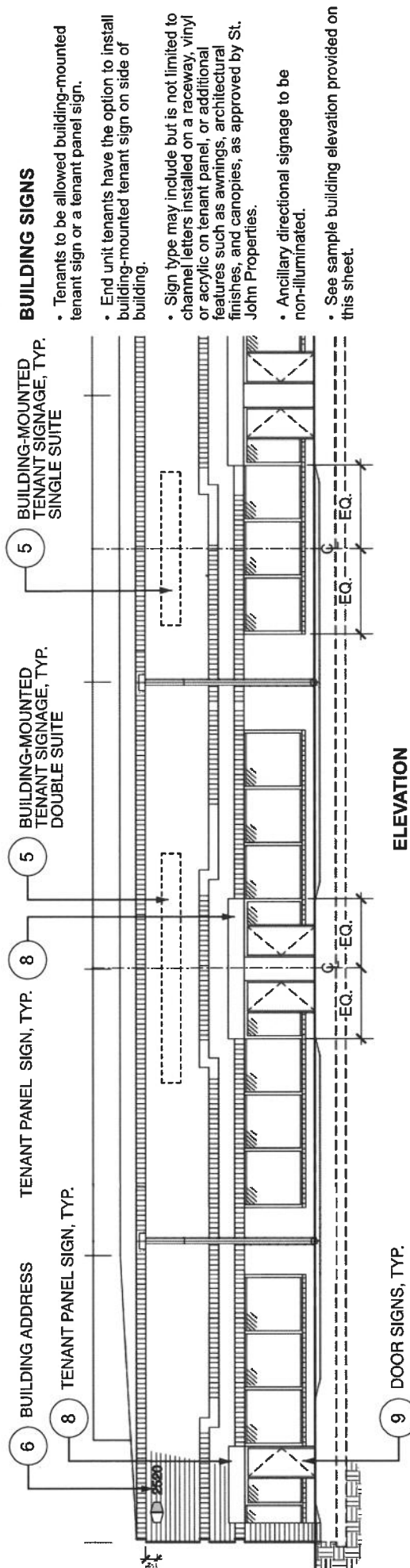
TENANT MONUMENT SIGNS

- Sign Area: 15 SF Max
- Quantity: 2 Signs per building
- Sign Height: 6' Max
- Sign materials will be the same or compliment the main entry sign for a unified appearance.
- Signs should be located proximate to building entrance as shown on plan.
- Signs may be single or double-sided.
- Signs to be non-illuminated.



7 TENANT MONUMENT SIGN

Scale: 3/8" = 1'-0"



4 BUILDING SIGNS

Not to scale

BUILDING-MOUNTED TENANT SIGNS

- One building mounted sign per tenant is permitted in place of tenant panel signs.
- Building mounted tenant signs can be illuminated or non-illuminated.
- Building mounted tenant signs are located above the tenant's main entrance, on the brick facade.
- Building mounted sign to be face-illuminated channel letters with a raceway mount. Cloud type, outline signs to be allowed where necessary and approved by St. John Properties.
- No illuminated sign boxes to be allowed.
- Tenants with one suite entrance are permitted a single suite sign area.
- Tenants with two or more entrances are permitted a double suite sign area.
- Typical image area may be exceeded with SJP approval.



DOUBLE SUITE SIGN AREA



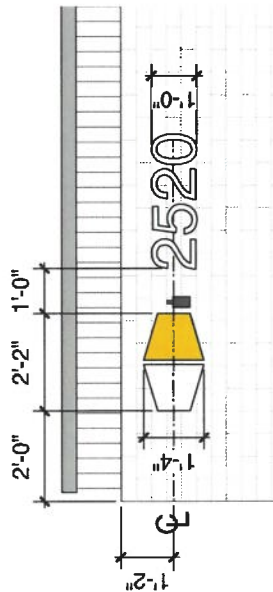
SINGLE SUITE SIGN AREA

5 BUILDING-MOUNTED TENANT SIGNS

Scale: 3/8" = 1'-0"

BUILDING SIGNS

- Tenants to be allowed building-mounted tenant sign or a tenant panel sign.
- End unit tenants have the option to install building-mounted tenant sign on side of building.
- Sign type may include but is not limited to channel letters installed on a raceway, vinyl or acrylic on tenant panel, or additional features such as awnings, architectural finishes, and canopies, as approved by St. John Properties.
- Ancillary directional signage to be non-illuminated.
- See sample building elevation provided on this sheet.

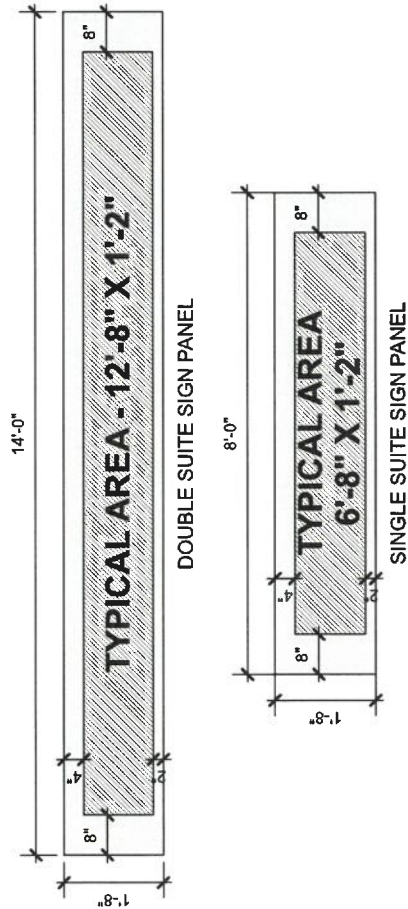


BUILDING ADDRESS

- Location to be on front, side or rear corner as necessary. See elevation for details.
- Logo and address to be non-illuminated or illuminated.
- Building address numbers to be visible facing fire lanes on all sides of building, have a contrasting background color and match number assigned by GIS.

6 BUILDING ADDRESS

Scale: 3/8" = 1'-0"

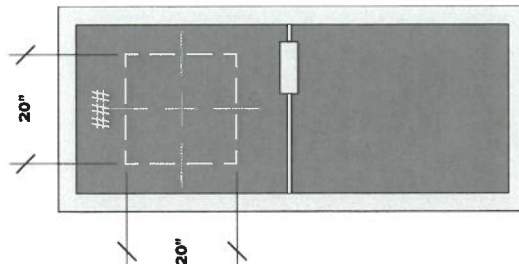


TENANT PANEL SIGNS

- Tenant panel sign locations are incorporated into the architecture of all buildings at tenant entrances.
- Tenants with a single suite entrance are permitted a single panel sign.
- Tenants with a double suite entrance are permitted a double panel sign if they occupy both adjoining suites.
- Tenants with main entrance at corner can have second sign on side of building.
- Tenants are allowed one tenant panel sign at rear of building.
- Tenant panel signs are non-illuminated.

8 TENANT PANEL SIGNS

Scale: 1/2" = 1'-0"



DOOR SIGNS

- Door signs identify the locations of tenant entrances and shall include suite #.
- Door sign content to be vinyl die-cut applied directly to the door glass, and may not exceed a total area of 20" x 20".
- Door sign text is permitted in white lettering only. Logos on door signs may be in color.
- No door signs are permitted on non-operable doors or emergency-exit-only doors.
- Non-operable doors (upon plan approval) must have sign displayed to exterior that it is a non-operable door.
- Doors on back of the building to include suite numbers for FD access.

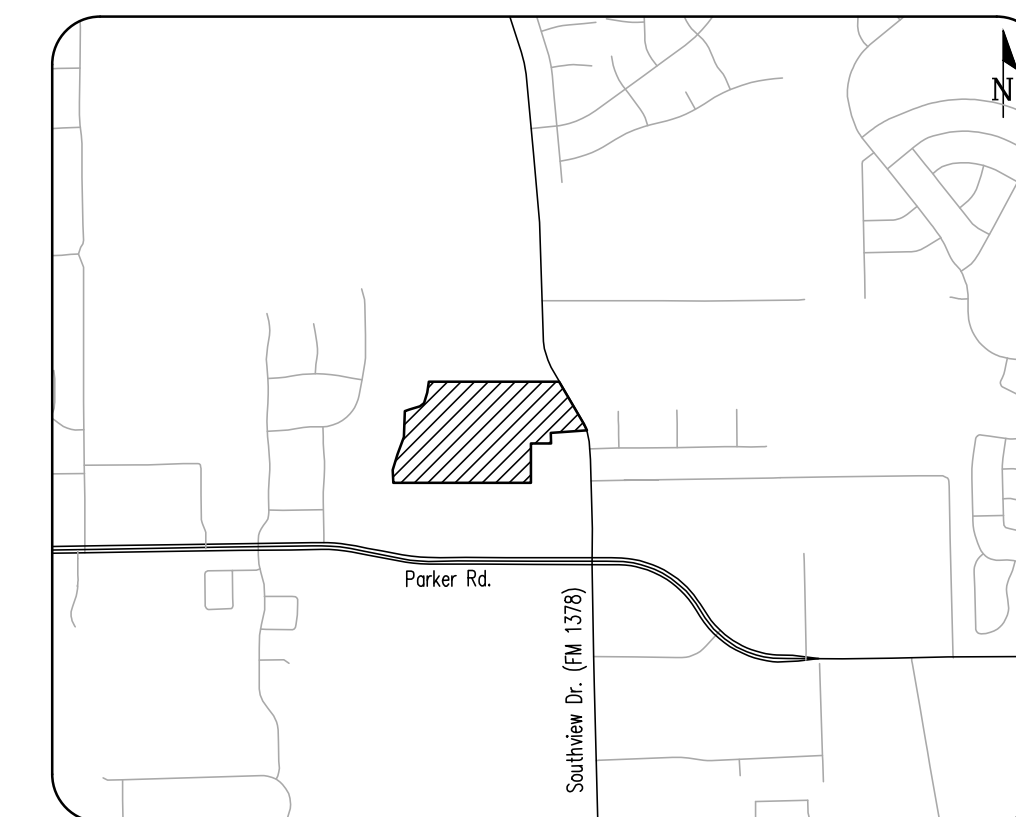
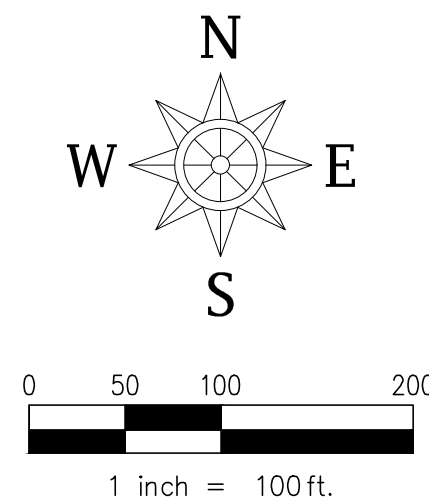
9 DOOR SIGNS
Scale: Not to scale

TEMPORARY LEASE SIGNAGE

- Quantity: 1 Sign per building and per parcel
- Temporary Lease signage is a non-illuminated sign and/or banner used to advertise space for rent or lease until 100% occupancy is achieved.
- Ground lease signs shall be a maximum of 50 square feet and shall not have orientation requirements. The sign height shall not exceed 16 feet.
- Building lease banners shall be a maximum of 200 square feet.



12 TEMPORARY LEASE SIGNAGE
Scale: Not to scale



Vicinity Map

NTS

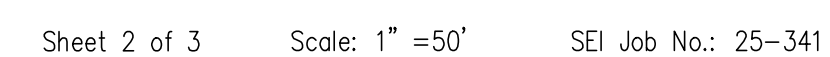
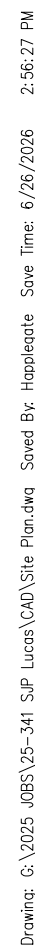
SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLP5 No. F-10043100 • www.spiarseng.com
Mike Martinie • mike.martinie@spiarsengineering.com

OVERALL SITE PLAN
Lucas Tech Park
PROP. LOTS 1-5, BLOCK A
SJP LUCAS ADDITION
OUT OF THE
ANDERSON SURVEY ~ ABSTRACT NO. 17
CITY OF LUCAS
COLLIN COUNTY, TEXAS
PROP. ZONING: PD

SURVEYOR
Yazel Peebles & Associates LLC
1901 Central Dr. Suite 250
Bedford, TX 76021, USA
Telephone: (214) 282-9422
TBPELS No. 10194022
Contact: Desiree Hurst

ENGINEER
Spiars Engineering, Inc.
501 W. President George Bush Hwy.,
Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And
No. F-10043100
Contact: Mike Martinie

DEVELOPER
SJP DALLAS, LLC
7250 Dallas Parkway Suite 400
Plano, TX, 75024
Telephone: (214) 393-0100
Contact: Raphael Alterman



N 08°39'06" E ~ 115.62'

LOT 11, BLOCK C
ENCHANTED CREEK
PHASE 1B
INSTRUMENT NUMBER
20150612010002100
OPRCCT
Zoning: R1

N 18°03'31" E ~ 114.75'

N 49°05'55" E ~ 53.59'

N 74°04'55" E ~ 114.84'

N 71°21'02" E ~ 49.65'

LOT 9, BLOCK C
ENCHANTED CREEK
PHASE 1B
INSTRUMENT NUMBER
20150612010002100
OPRCCT
Zoning: R1

N 02°28'30" E ~ 272.23'

N 20°03'56" E ~ 192.06'

LOT 8, BLOCK C
ENCHANTED CREEK
PHASE 1B
INSTRUMENT NUMBER
20150612010002100
OPRCCT
Zoning: R1

N 17°12'16" E ~ 169.55'

N 03°06'13" W ~ 132.74'

LOT 4, BLOCK C
ENCHANTED CREEK
PHASE 1B
INSTRUMENT NUMBER
20150612010002100
OPRCCT
Zoning: R1

J. ANDERSON SURVEY
ABSTRACT NO. 17

N 89°55'00" W ~ 791.55'

TRACT 1 - 37.8305 ACRES
LUCAS RETAIL PARTNERS LTD.
INSTRUMENT NUMBER
2025000148312
OPRCCT
Zoning: PD

REMAINDER OF
CALLED 95.870 ACRES
LUCAS RETAIL LLC
INSTRUMENT NUMBER
2025000133171
OPRCCT

100-YR Fully
Developed Floodplain

S 89°55'00" E ~ 1256.35'

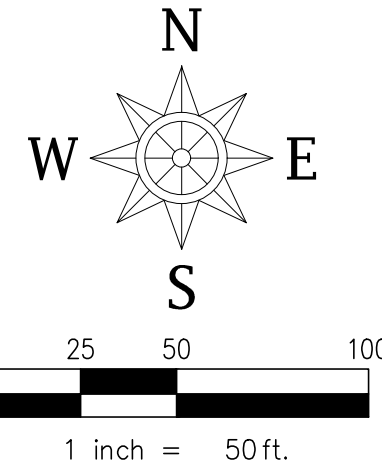
568.85'

JWOUS Wetlands

JWOUS Tributary

100-YR Fully
Developed Floodplain

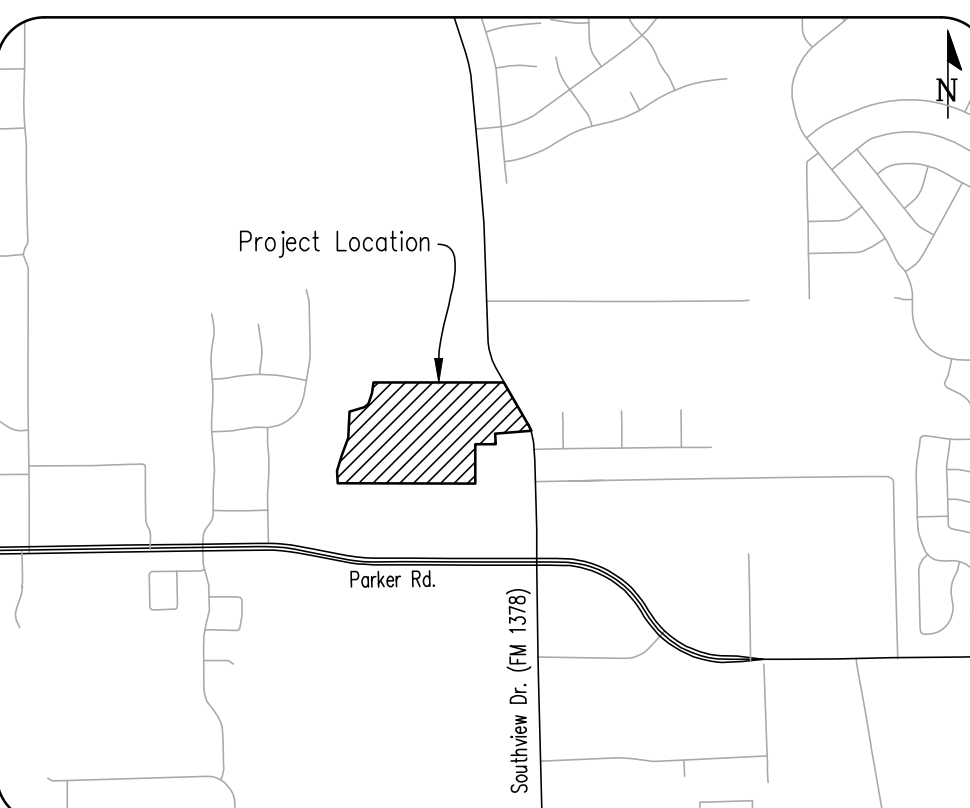
MATCHLINE PREVIOUS SHEET



LEGEND

- Fire Lane
- 7" 3000 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 7" Lime Stabilized Subgrade.*
- Private Access Esmt.
- 7" 3000 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 7" Lime Stabilized Subgrade.*
- Service Court/Future Potential Parking
- 7" 3000 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 7" Lime Stabilized Subgrade.*
- Parking
- 6" 3000 psi Conc. Pavement W/#3 @ 24" O.C.E.W. Over 6" Flexbase Subgrade.*
- Drive Aisle
- 7" 3000 psi Conc. Pavement W/#3 @ 24" O.C.E.W. Over 6" Lime Stabilized Subgrade.*
- * Additional 1 inch depth of concrete over 6" compacted subgrade may be substituted for lime stabilized in accordance with geotechnical recommendations. If concrete depth exceeds 6" Thickness, reinforcement shall be at 18" O.C.E.W.
- Ex. Fire Hydrant
- Prop. Fire Hydrant
- Prop. Retaining Wall
- Prop. Transformer
- Prop. Mailbox
- Prop. Street Light
- Tree Preservation Zone

- Notes:
- This development shall be developed in phases, with civil plans at different phases.
 - Private COR to address cross easements for access and utilities between lots.
 - Refer to Drainage Study by Spiars Engineering for basis of no stormwater management facilities and proposed floodplain delineation.
 - Dumpsters to be located in service court areas at tenant's discretion.



Vicinity Map

ENGINEER
Spiars Engineering, Inc.
501 W. President George Bush Hwy,
Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And
No. F-10043100
Contact: Mike Martinie

DEVELOPER
SJP DALLAS, LLC
7250 Dallas Parkway Suite 400
Plano, TX, 75024
Telephone: (214) 393-0100
Contact: Raphael Alterman

SURVEYOR

Yazel Peebles & Associates LLC
1901 Central Dr., Suite 250
Bedford, TX 76021, USA
Telephone: (214) 282-9422
TBPELS No. 10194022
Contact: Desiree Hurst

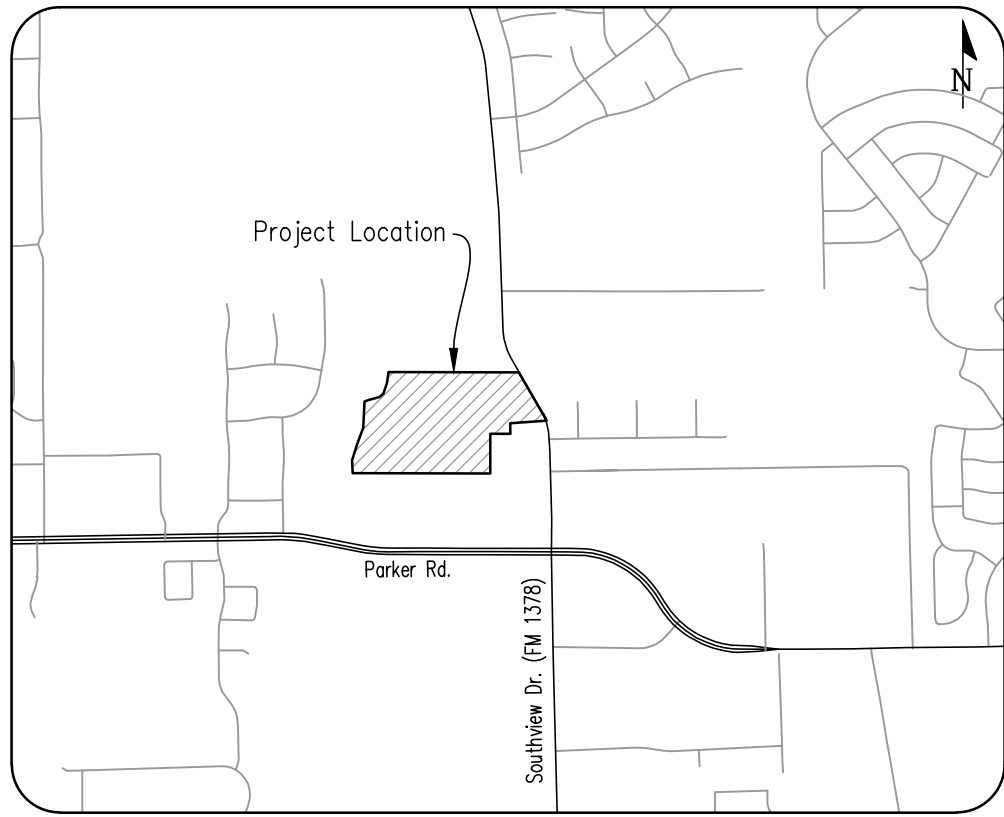
SITE PLAN

Lucas Tech Park
PROP. LOTS 1-5, BLOCK A
SJP LUCAS ADDITION
OUT OF THE
ANDERSON SURVEY ~ ABSTRACT NO. 17
CITY OF LUCAS
COLLIN COUNTY, TEXAS
PROP. ZONING: PD

PRELIMINARY ENGINEERING
FOR
LUCAS TECH PARK
PROPS LOTS 1-5, BLOCK A, LUCAS ADDITION
CITY OF LUCAS, COLLIN COUNTY, TEXAS

INDEX OF DRAWINGS

	Cover
C1	PRELIMINARY EXISTING DRAINAGE AREA MAP
C2	PRELIMINARY PROPOSED DRAINAGE AREA MAP
C3	PRELIMINARY WASTEWATER PLAN
C4	PRELIMINARY WATER PLAN
C5	PRELIMINARY WATER PLAN

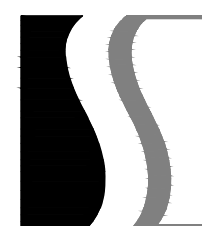


Vicinity Map

NTS

- Notes:
1. Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to ensure that all parties are in possession of the most current set of Construction Documents.
 2. All construction within City of Lucas R.O.W. or easements shall conform to City Details available from City of Lucas Development Services Department.
 3. All construction within TxDOT R.O.W. or easements shall conform to Details available from TxDOT Development Services Department.
 4. All construction within NTMWD R.O.W. or easements shall conform to Details available from NTMWD Development Services Department.

PREPARED BY:



SPIARS
ENGINEERING & SURVEYING

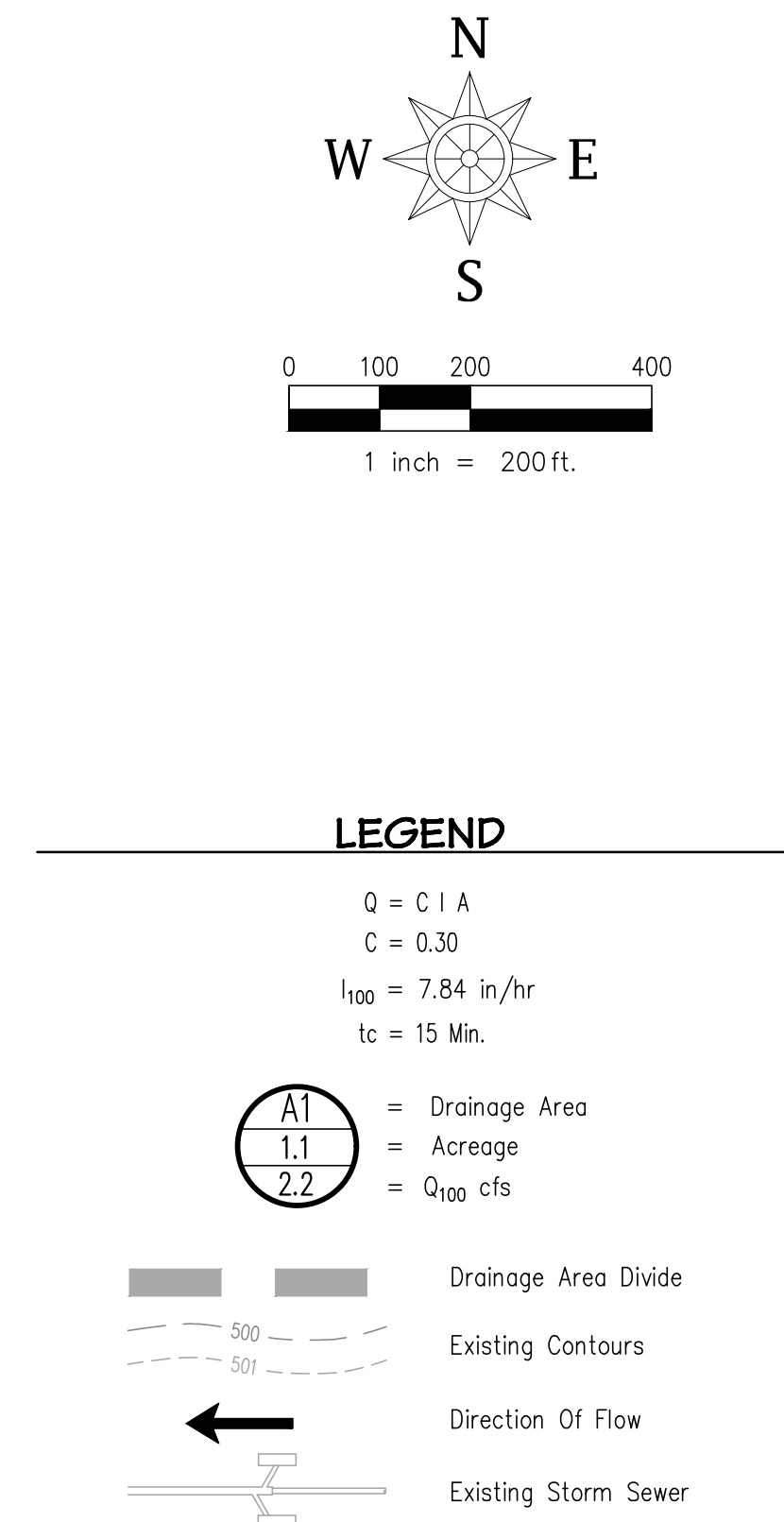
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com
Mike Martinie • mike.martinie@spiarsengineering.com

These plans are released for the purpose of interim review under the authority of Michael T. Martinie, P.E. 122071

Date: 6/26/2026
It is not to be used for construction.

PREPARED FOR:

SJP DALLAS, LLC
7250 Dallas Parkway, Suite 400
Plano, TX 75024
Phone (214)–393–0100
Contact: Raphael Alterman



Drainage Area Table						
Drainage Area	Area (Acres) "A"	Runoff Coefficient "C"	Intensity (In./Hr.) "I"	Storm Design Frequency (Yr)	Time of Concentration "T _c " (Min.)	Discharge (C.F.S.) "Q"
A4A	93.53	0.30	—	100	—	—
A4B	55.80	0.30	—	100	—	—
A4D	26.01	0.30	—	100	—	—
A4E	49.32	0.30	—	100	—	—

Reference Lucas Tech Park Flood Study Report By Spiars Engineering For Discharge Flow & Analysis of Discharge To Floodplain determining no detention required.

CAUTION !!!
EXISTING UTILITIES

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered, the contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

Note:

The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy • Suite 200 Richardson, TX 75080 • 972.422.0077
• www.spiarseng.com
• TBLP No. F-12121 • TBLP No. F-10043100 • TBLP No. F-10043100

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Lucas Tech Park
PROPS LOTS 1-5, BLOCK A
CITY OF LUCAS
COLLIN COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

[illegible]

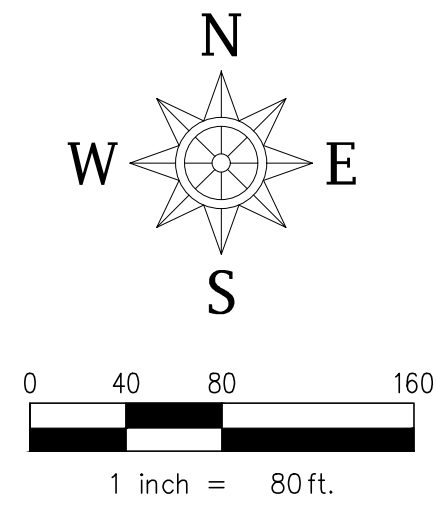
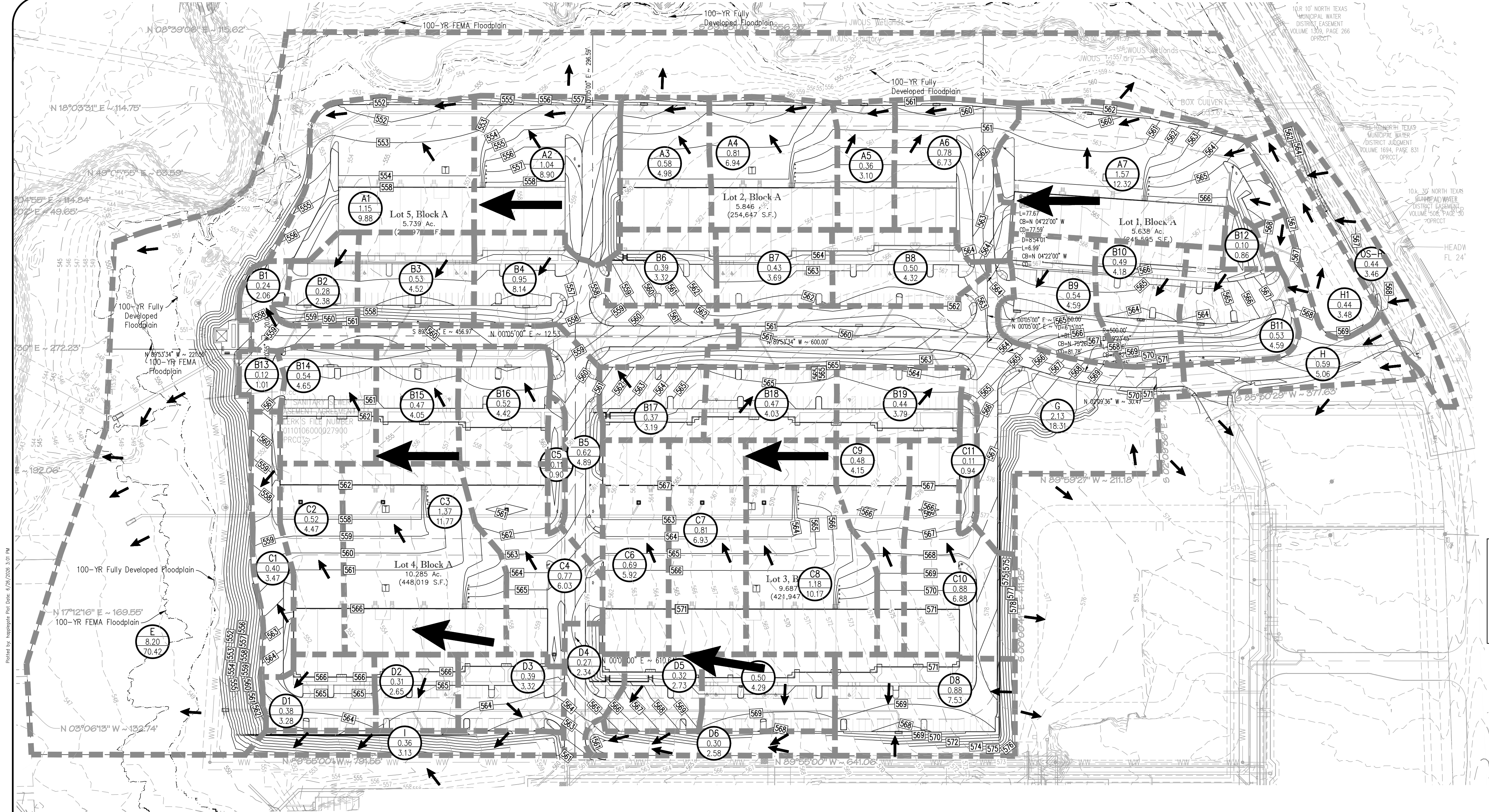
Scale: 1" = 200'

Drawn By: HRA

Checked By: MTM

Sheet C1

SEI No. 25-341



LEGEND

Q = C I A
C = 0.90
t₁₀₀ = 9.54 in/hr
tc = 10 Min.

A1
1.1
2.2

= Drainage Area
= Acreage
= Q₁₀₀ cfs

Drainage Area Divide
Existing Contours
Proposed Contours
Direction Of Flow
Existing Storm Sewer
Proposed Storm Sewer

Note:
The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

Reference Lucas Tech Park Flood Study Report By Spiars Engineering For Discharge Flow & Analysis of Discharge To Floodplain determining no detention required.

Drainage Area Table						
Drainage Area	Area (Acres) "A"	Runoff Coefficient "C"	Intensity (In./Hr.) "I"	Storm Design Frequency (Yr)	Time of Concentration "tc" (Min.)	Discharge (C.F.S.) "Q"
A1	1.15	0.90	9.54	100	10	9.88
A2	1.04	0.90	9.54	100	10	8.90
A3	0.58	0.90	9.54	100	10	4.98
A4	0.81	0.90	9.54	100	10	6.94
A5	0.36	0.90	9.54	100	10	3.10
A6	0.78	0.90	9.54	100	10	6.73
B1	0.24	0.90	9.54	100	10	2.06
B2	0.28	0.90	9.54	100	10	2.38
B3	0.53	0.90	9.54	100	10	4.52
B4	0.95	0.90	9.54	100	10	8.14
B6	0.39	0.90	9.54	100	10	3.32
B7	0.43	0.90	9.54	100	10	3.69
B8	0.50	0.90	9.54	100	10	4.32
B9	0.54	0.90	9.54	100	10	4.59
B10	0.49	0.90	9.54	100	10	4.18
B11	0.53	0.90	9.54	100	10	4.59
B12	0.10	0.90	9.54	100	10	0.86
B13	0.12	0.90	9.54	100	10	1.01
B14	0.54	0.90	9.54	100	10	4.65
B15	0.47	0.90	9.54	100	10	4.05

Drainage Area Table						
Drainage Area	Area (Acres) "A"	Runoff Coefficient "C"	Intensity (In./Hr.) "I"	Storm Design Frequency (Yr)	Time of Concentration "tc" (Min.)	Discharge (C.F.S.) "Q"
B16	0.52	0.90	9.54	100	10	4.42
B17	0.37	0.90	9.54	100	10	3.19
B18	0.47	0.90	9.54	100	10	4.03
B19	0.44	0.90	9.54	100	10	3.79
C1	0.40	0.90	9.54	100	10	3.47
C2	0.52	0.90	9.54	100	10	4.47
C3	1.37	0.90	9.54	100	10	11.77
C5	0.11	0.90	9.54	100	10	0.90
C6	0.69	0.90	9.54	100	10	5.92
C7	0.81	0.90	9.54	100	10	6.93
C8	1.18	0.90	9.54	100	10	10.17
C9	0.48	0.90	9.54	100	10	4.15
C11	0.11	0.90	9.54	100	10	0.94
D1	0.38	0.90	9.54	100	10	3.28
D2	0.31	0.90	9.54	100	10	2.65
D3	0.39	0.90	9.54	100	10	3.32
D4	0.27	0.90	9.54	100	10	2.34
D5	0.32	0.90	9.54	100	10	2.73
D6	0.30	0.90	9.54	100	10	2.58
D7	0.50	0.90	9.54	100	10	4.29

Drainage Area Table						
Drainage Area	Area (Acres) "A"	Runoff Coefficient "C"	Intensity (In./Hr.) "I"	Storm Design Frequency (Yr)	Time of Concentration (Min.) "tc"	Discharge (C.F.S.) "Q"
D8	0.88	0.90	9.54	100	10	7.53
E	8.20	0.90	9.54	100	10	70.42
G	2.13	0.90	9.54	100	10	18.31
H	0.59	0.90	9.54	100	10	5.06

Reference Lucas Tech Park Flood Study Report By Spiars Engineering For Discharge Flow & Analysis of Discharge To Floodplain determining no detention required.

CAUTION !!!
EXISTING UTILITIES

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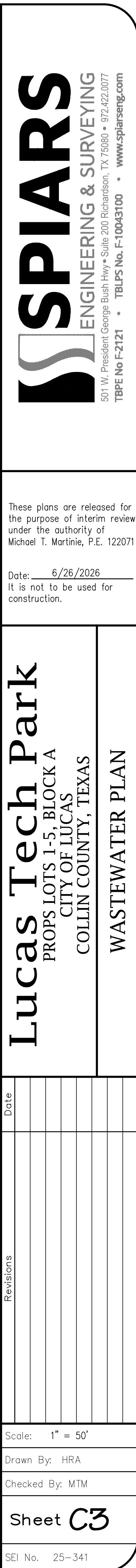
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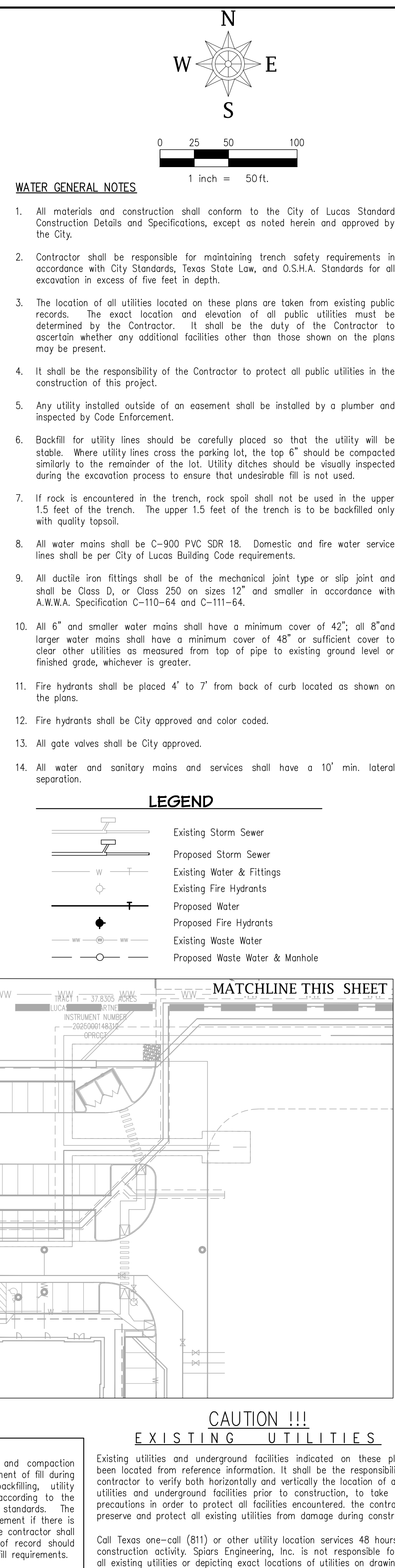
These plans are released for the purpose of interim review under the authority of Michael T. Martinie, P.E. 122071

Date: 6/26/2026
It is not to be used for construction.

Lucas Tech Park
PROPS LOTS 1-5, BLOCK A
CITY OF LUCAS
COLLIN COUNTY, TEXAS
PROPOSED DRAINAGE AREA MAP

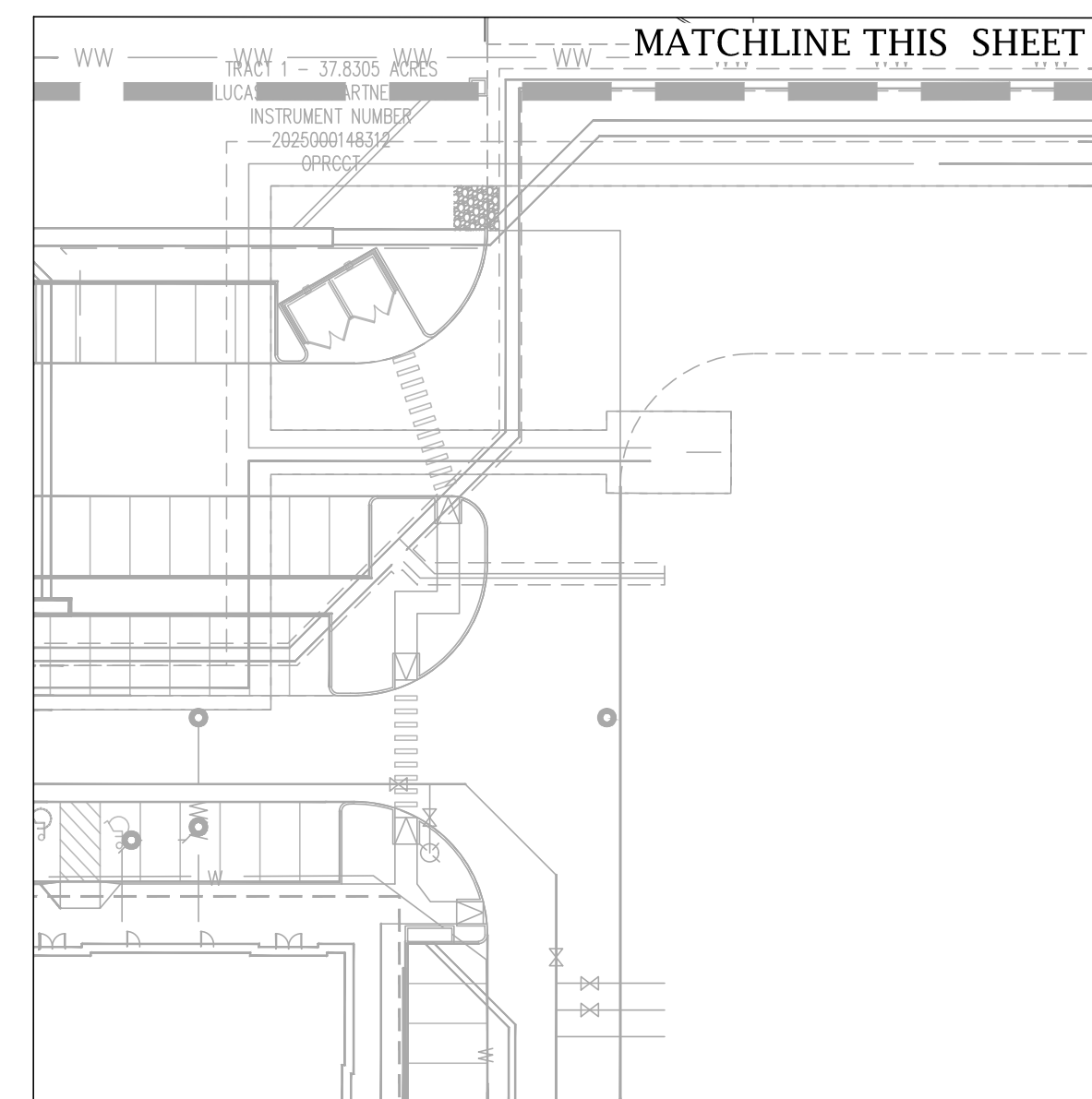
Date						
Revisions						





1. All materials and construction shall conform to the City of Lucas Standard Construction Details and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
5. Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
6. Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
8. All water mains shall be C-900 PVC SDR 18. Domestic and fire water service lines shall be per City of Lucas Building Code requirements.
9. All ductile iron fittings shall be of the mechanical joint type or slip joint and shall be Class D, or Class 250 on sizes 12" and smaller in accordance with A.W.W.A. Specification C-110-64 and C-111-64.
10. All 6" and smaller water mains shall have a minimum cover of 42"; all 8" and larger water mains shall have a minimum cover of 48" or sufficient cover to clear other utilities as measured from top of pipe to existing ground level or finished grade, whichever is greater.
11. Fire hydrants shall be placed 4' to 7' from back of curb located as shown on the plans.
12. Fire hydrants shall be City approved and color coded.
13. All gate valves shall be City approved.
14. All water and sanitary mains and services shall have a 10' min. lateral separation.

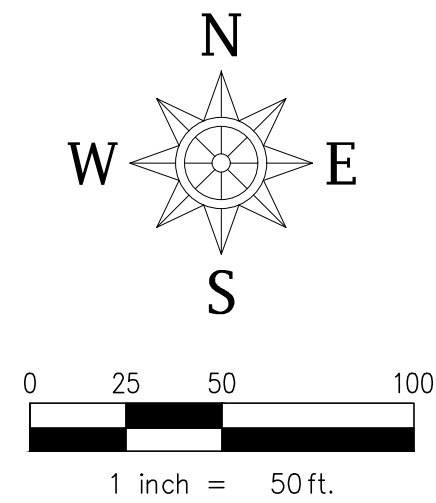
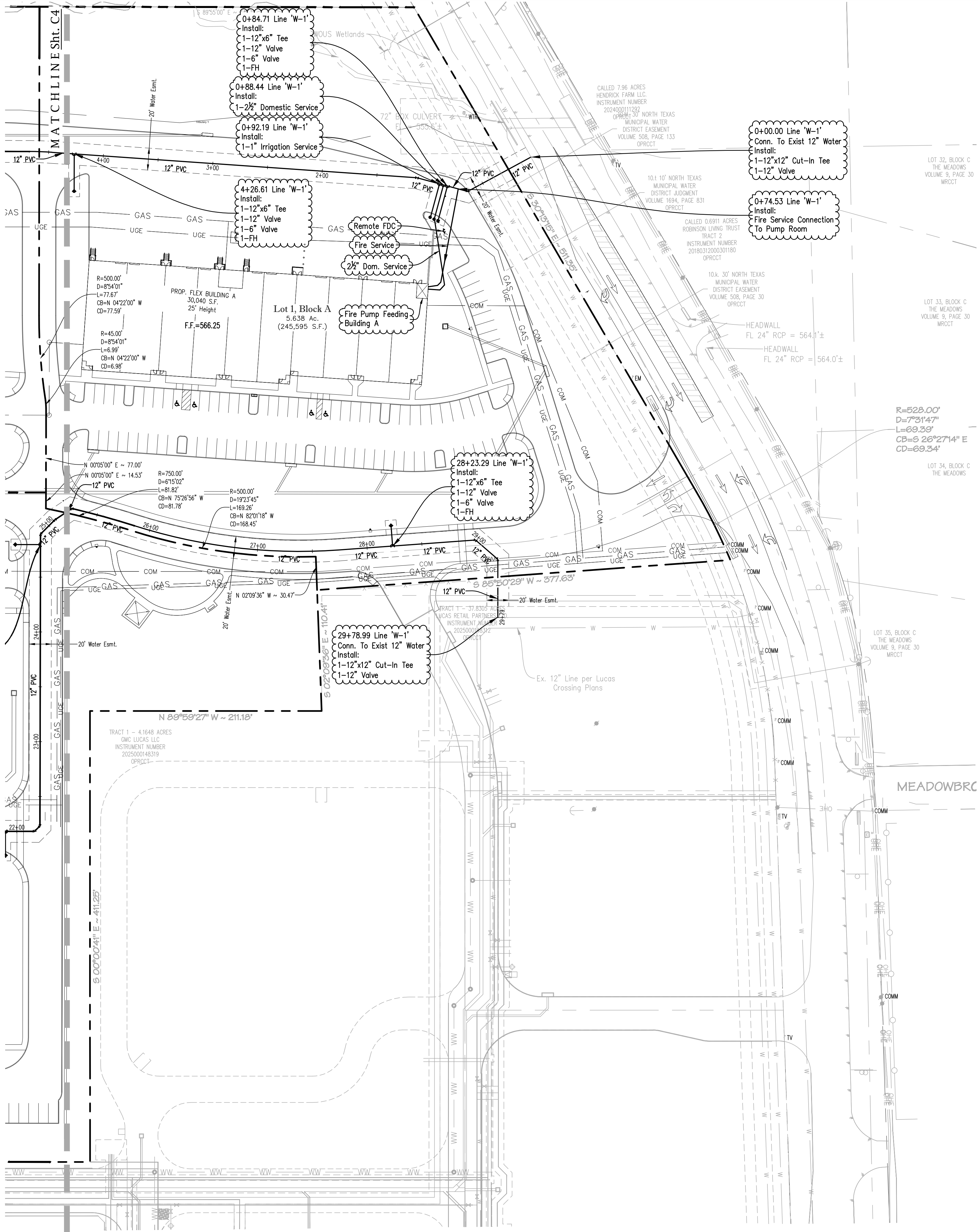
	Existing Storm Sewer
	Proposed Storm Sewer
	Existing Water & Fittings
	Existing Fire Hydrants
	Proposed Water
	Proposed Fire Hydrants
	Existing Waste Water
	Proposed Waste Water & Manhole



Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered, the contractor shall preserve and protect all existing utilities from damage during construction.

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LEGEND

- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Water & Fittings
- Existing Fire Hydrants
- Proposed Water
- Proposed Fire Hydrants
- Existing Waste Water
- Proposed Waste Water & Manhole

CAUTION !!!

EXISTING UTILITIES

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Date: 6/26/2026
It is not to be used for construction.

Lucas Tech Park
PROPS LOTS 1-5, BLOCK A
CITY OF LUCAS
COLLIN COUNTY, TEXAS

WATER PLAN

Revisions	Date

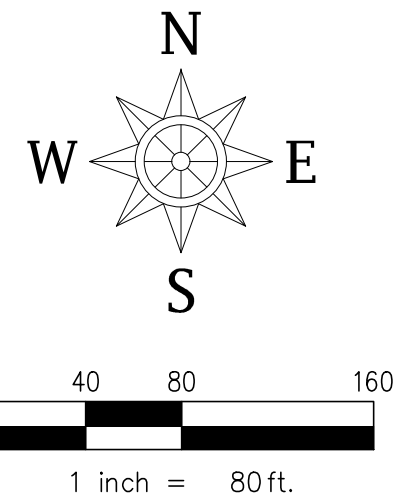
Scale: 1" = 50'

Drawn By: HRA

Checked By: MTM

Sheet **C5**

SEI No. 25-341



This exhibit is solely to validate the capacity of the proposed water/wastewater system. All references and exhibits displaying an alignment are preliminary and not for review or approval at this time. This report is submitted with the understanding that alignment and further pipe extensions will require comment by City engineers during plan review and field alignment walk and will require necessary changes resulting from existing and proposed terrain grades, depth of pipes, manholes, utility crossings especially gas lines, detention ponds, floodplain, general constructability, future maintenance by the city, and public welfare and safety issues..

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SPIARS
ENGINEERING & SURVEYING

501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com
Mike Martinie • mike.martinie@spiarsengineering.com

Lucas Tech Park Estimated Wastewater Discharge													
Land Description	Land Use	Developed Area	Building Area	People Per Area of Bldg.	Population	Unit Flowrate	Qs Average Service Flow	Qp=4*Qs Peak Dry Weather Flow	Qp=4*Qs Peak Dry Weather Flow	Infiltration Rate	I Infiltration	Qp=(4*Qs)+I Peak Wet Weather Flow	Peak Wet Weather Flow
		(ac)	(sq. ft.)	1 per XXX SF		(gpcd)	(gpd)	(gpd)	(gpm)	(gpad)	(gpd)	(gpd)	(gpm)
Lucas Tech Park	Flex*	31.56	243,520	450	541	23	12,447	49,786	35	300	9,467	59,253	41
Lucas Tech Park	Retail	5.64	30,040	200	150	35	5,257	21,028	15	300	1,691	22,719	16

* A brewery may utilize up to 10 gpm of total peak flow as a portion of the flex land use.

Total Peak Dry Weather Flow:

49

Total Peak Wet Weather Flow:

57

WASTEWATER LOAD EXHIBIT

LUCAS TECH PARK

J. ANDERSON SURVEY ~ ABSTRACT NO. 17
CITY OF LUCAS, COLLIN COUNTY, TEXAS
MAY 2026

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Mike Martinie

OWNER / APPLICANT
SJP DALLAS, LLC
7250 Dallas Parkway, Suite 400
Plano, TX 75024
Telephone: (214) 393-0100
Contact: Raphael Alterman

June 23, 2026

Joe Hilbourn

City of Lucas – Development Services Director

665 Country Club Rd

Lucas, Texas 75002

Re: Lucas Tech Park – Adjacent Coordination Hardship Request

This request is for the Lucas Tech Park project, a proposed flex development located northwest of the intersection of Parker Road (F.M. 2514) and Southview Drive (FM 1378) in the City of Lucas, Collin County, Texas. A hardship determination is requested to waive the requirement for a public cross-access easement and drive to connect to the undeveloped adjacent property located north of the subject site (Section 10.03.123(a)(14) of the Subdivision Standards) and the requirement for utilities to be extended to the adjacent property (Section 10.03.124(a)(1) of the City of Lucas Subdivision Standards).

The following constraints, shown in the attached exhibit, create hardship and necessitate this request to waive the access drive and water connection requirement along the Southview Drive frontage from the subject property to be developed by SJP to the northern adjacent tract of land. These same physical and regulatory constraints equally impact the extension of water utilities and access drives to the adjacent property, as any utility installation or access construction would interfere with all of the below:

1. **Jurisdictional Tributary** – The existing Muddy Creek tributary that flows west along the northern property boundary is classified as a Jurisdictional Waters of the United States, bisecting the full area between the subject site and the property to the north. Any crossing may require a permit from the U.S. Army Corps of Engineers, along with potential mitigation requirements. Extensions to the north would negatively impact these areas.
2. **Jurisdictional Wetlands** – Two jurisdictional wetlands abut the tributary along the northern boundary and may also require a permit from the U.S. Army Corps of Engineers associated with any development in the area. Extensions to the north would negatively impact these areas.
3. **100-Year Floodplain** – The fully developed 100-year floodplain runs along the full extent of the northern property boundary, along with FEMA floodplain along a partial extent of the boundary. This floodplain conveys 479 cfs of runoff from the 94 ac immediately east of the subject property (per Spiars Report dated 05/22/2026). A proposed crossing would require major culverts and possibly bridge infrastructure which would be a notable impact to the natural conveyance of the stream. Additionally, this drainage infrastructure would be public and would require maintenance by the City of Lucas in perpetuity.
4. **Existing TxDOT Culvert & Channel Easement** – An existing 72" box culvert within TxDOT's ROW conveys the aforementioned 479 cfs of runoff to an existing TxDOT channel easement on the subject site along the FM 1378 frontage. Any development required along the frontage to connect to the northern property would likely conflict with this existing channel easement and may negatively impact the operation of the TxDOT culvert immediately upstream.
5. **Tree Preservation Zone** – The portion of the subject property along the northern boundary and tributary is planned to be a Tree Preservation Zone, as there is dense tree growth in this area. Proposed extensions to adjacent properties would bifurcate the natural preservation zone with major tree removal.

We appreciate your consideration of this hardship request as we believe the physical and regulatory constraints described above make both the required access stub-out and utility extension infeasible for this project. Please feel free to contact me with any questions or concerns.

Sincerely,

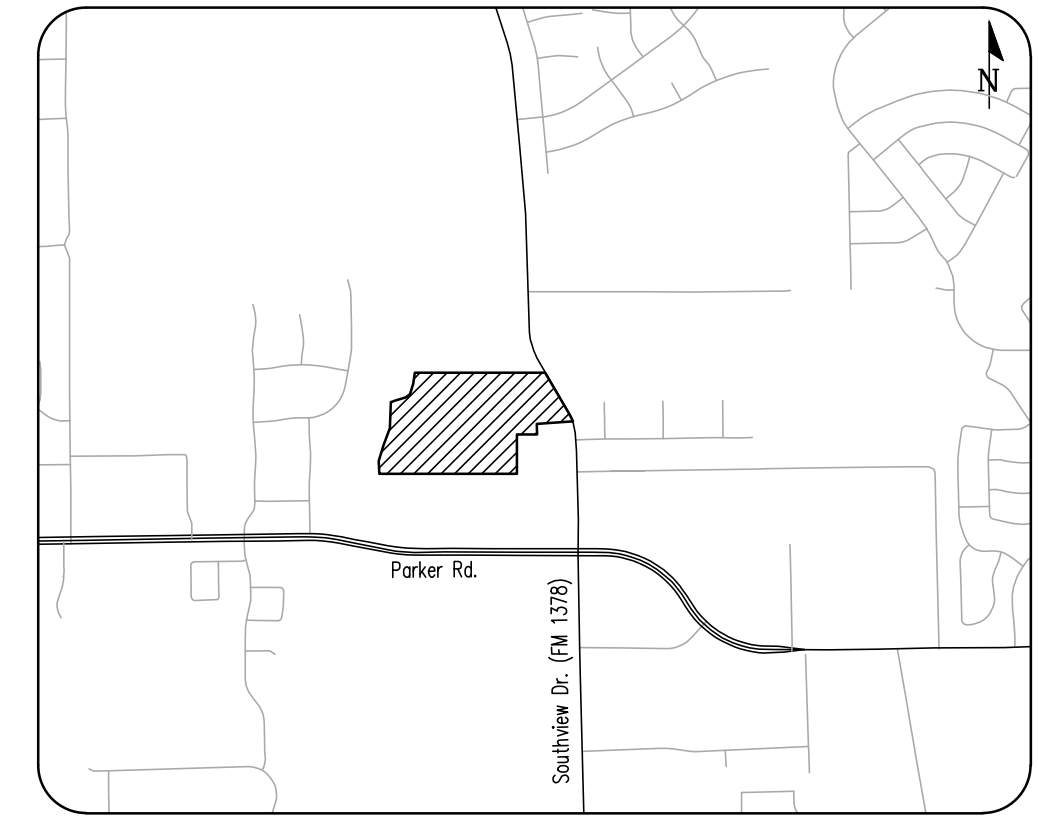
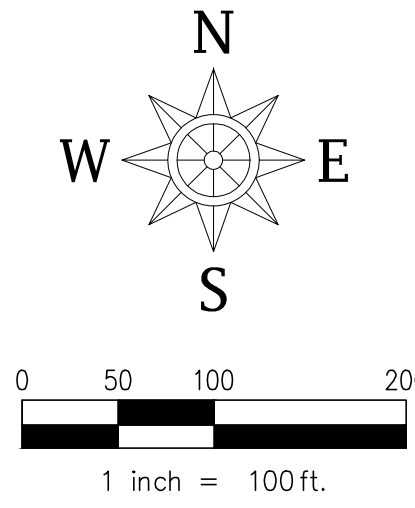


Mike Martinie, P.E.

mike.martinie@spiarsengineering.com

SPIARS ENGINEERING, INC.

HARDSHIP EXHIBIT



Vicinity Map

SPIARS
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OVERALL SITE PLAN
Lucas Tech Park
PROP. LOTS 1-5, BLOCK A
SJP LUCAS ADDITION
OUT OF THE
ANDERSON SURVEY ~ ABSTRACT NO. 17
CITY OF LUCAS
COLLIN COUNTY, TEXAS
PROP. ZONING: PD

SURVEYOR Yazel Peebles & Associates LLC 1901 Central Dr. Suite 250 Bedford, TX 76021, USA Telephone: (214) 282-9422 TBPELS No. 10194022 Contact: Desiree Hurst	ENGINEER Spiars Engineering, Inc. 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Mike Martinie	DEVELOPER SJP DALLAS, LLC (7250 Dallas Parkway Suite 400) (Plano, TX 75024) Telephone: (214) 393-0100 Contact: Raphael Alterman
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