



AGENDA PLANNING AND ZONING COMMISSION MEETING

August 13, 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, August 13, 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 July 9, 2026 Planning and Zoning Commission meeting.

Public Hearing

2. Conduct a public hearing to consider a request by Casey Gregory of Sanchez & Associates on behalf of Ricardo Aguilar for a proposed Planned Development (PD) zoning district to overlay the existing R-2 Residential Single-Family zoning of approximately 8.59 acres located at 1705 Stinson Rd., Lucas, TX 75002. **(Joe Hilbourn, Development Services Director)**
3. Conduct a public hearing to consider a request to amend the Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection. **(Joe Hilbourn, Development Services Director)**
4. Conduct a public hearing to consider a request for a Planned Development (PD) zoning district to overlay Commercial Business (CB) 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. **(Joe Hilbourn, Development Services Director)**
5. Conduct a public hearing to consider a request for a Planned Development (PD) submitted by Lexi Cassels on behalf of Toll Brothers Homes and the Paxton Family Trust for approximately 153.633 acres, generally located at the southeast corner of South Angel Parkway and Estates Parkway, known as Lucas Farm. The proposed PD includes approximately 117.003 acres for single-family residential development and 36.630 acres for commercial development. **(Joe Hilbourn, Development Services Director)**

Regular Agenda

6. Consider approving a request by BGE, on behalf of Lucas Retail Partners Ltd., at Lot 16, Block A of Lucas Town Center, Lucas, Texas 75002; for a site plan, elevations, landscape plan, and irrigation plan. **(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.

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

Adjournment

8. Adjournment ()

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings

Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on August 7, 2026.

Candace Socha, Planning Coordinator

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
August 13, 2026**

Requester: Candace Socha, Planning Coordinator

Agenda Item Request:

Approval of the Minutes of the July 9, 2026 Planning and Zoning Commission meeting.

Background Information:

N/A

Attachments/Supporting Documentation:

1. 07-09-26 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/deny the consent agenda as presented.



MINUTES **PLANNING AND ZONING COMMISSION MEETING**

July 9, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Commissioner Frank Hise
Commissioner John Awezec
Alternate Commissioner Mark Davis

Staff Present:

Development Services Director Joe Hilbourn
City Manager John Whitsell
Executive Admin Assistant Morgan Kowaleski
Planning Coordinator Candace Socha
Public Works Director Jeremy Bogle
City Attorney Courtney Morris

Commissioners Absent:

Vice-Chairman Joe Williams
Commissioner Brian Dale
Alternate Commissioner Sean Watts

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

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

A quorum was determined to be present. Alternate Commissioner Mark Davis was seated as a voting member for this meeting.

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of the June 11, 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 3-0 vote with Chairman Tolson abstaining from the vote.

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 considers approximately 153.633 acres, generally located at the southeast 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.

Development Service Director Joe Hilbourn presented this agenda item.

Lexi Cassels with Toll Brothers Homes, representing the applicant, presented a PowerPoint presentation regarding this agenda item to the Commission.

Chairman Tolson read into the record emailed public comments from T. Cazares (no address given), Ligia and Subramaniam Bernardo Yenamandra (522 Oak Brook Dr., Lucas, TX 75002), and Forest Creek Estates residents Tamara Brock Segal, David Segal, and Stephen Goetzmann (1815 Sawmill Dr., Lucas, TX 75002), and Jason Cole (502 Oak Brook Dr., Lucas, TX 75002), all in opposition to Agenda Item #2.

Chairman Tolson also read into the record an emailed public comment from Jeff and Connie Babbitt (1900 Mary Lee Lane, Lucas, TX 75002) in support of Agenda Item #2.

Janeen McLaughlin, 3 Skyview Dr., Lucas, TX 75002, addressed the Commission in opposition to Agenda Item #2.

Jeff Babbitt, 1900 Mary Lee Lane, Lucas, Texas, 75002, addressed the Commission in favor of agenda item #2.

Discussion notated changes to the following:

- I. General Conditions for the Overall Development
 - 3. Language changed to state that in the event of a conflict between the text of the development standards and the Site Plans or any other exhibits attached hereto, the Site Plans and other exhibits shall control.
- III. Single Family Detached Residential – Single Family Tract
 - B. (4) Screening wall shall be eight (8) feet in height.
 - (a) Mechanically stabilized earth (MSE) was removed from building materials
 - (c) The Screening Wall is to be installed prior to the issuance of final inspections approval for any home in the development. Removing language that the Tract is not required to construct the entire Screening Wall one at a time.
 - d. (v.) Where the masonry unit wall is used.....language was added “and measured by horizontal and vertical measurements.”
 - (7) To read: The residential tract shall not connect to the city’s sewer system; each residential lot shall be served by a site-specific OSSF approved by Collin County Development Services.
 - C. (1) The words “at least” were removed.
- IV. Commercial Tract
 - A. 1. Only the following uses were changed:
 - a. Banks – 2 by right; all others by SUP only
 - d. Farmer’s Market – SUP only
 - e. Massage Studio – Remove

- f. Medical minor emergency clinic – by SUP only
- i. Pet shop – by SUP only
- j. Pet boarding – by SUP only
- k. Pet daycare – by SUP only
- n. Restaurant drive-through – up to 3 by right; all others by SUP
- o. Restaurant (food smoked on site) – 1 Grocer by right; all others by SUP only
- p. Automotive repair minor – 1 by right; all others by SUP only
- q. Convenience store with refueling station – by SUP only
- s. Home Improvement center – 1 by right up to 150,000 sq ft; all others by SUP
- t. Vehicle wash – by SUP only
- v. Added: Electrical substation – by SUP only
- w. Added: Meat market retail – by right
- x. Refueling Station with grocer – 1 by right; all others by SUP

5. The entire section to be removed.

B. 5. (b) Added: There shall be sixty-five (65) percent angled parking.

It was noted that a depiction and location for pylons signs and the entrance sign around the lift/pump station be added.

MOTION: No Motion Required.

- 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.**

Development Service Director Joe Hilbourn presented this agenda item.

Raphael Alterman with St. John's properties, presented a PowerPoint presentation regarding this agenda item to the Commission.

Chairman Tolson read into the record emailed public comments from T. Cazares (no address given), Ligia and Subramaniam Bernardo Yenamandra (522 Oak Brook Dr., Lucas, TX 75002), and Forest Creek Estates residents Tamara Brock Segal, David Segal, and Stephen Goetzmann (1815 Sawmill Dr., Lucas, TX 75002), and Jason Cole (502 Oak Brook Dr., Lucas, TX 75002), all in opposition to Agenda Item #3.

Janeen McLaughlin, 3 Skyview Dr., Lucas, TX 75002, addressed the Commission in opposition to Agenda Item #3.

Discussion notated changes to the following:

Section 2. Land Use and Development standards

Planning and Zoning Commission
July 09, 2026

- C. (28) Truck parts or repair store: The definition needs to be corrected.
- D. The following uses were changed to the following:
- Artisan and Craft Work Studio – not allowed in Building A
 - Automotive Repair Collision Services – by SUP
 - Automobile Rental, Bar/Tavern, and Brewery/Distillery and Hotel are not allowed
 - Technology Storage Facility is allowed by right unless water cooling; water cooling by SUP
 - Gun Range/Club (Indoor) – by SUP
 - Light assembly not permitted in A or B buildings
 - Manufacturing (Light Industrial Enclosed Only) – Not in A or B buildings
 - Mini Warehouse by SUP
 - Motorcycle Repair/Paint (Enclosed) – by SUP
 - Pet Day Care, and Pet Care Facility – by SUP not in building A
 - Radio, TV antenna or Tower – Not in A & B building
 - Refueling Station – by SUP
 - Vehicle Wash – by SUP
- E. Development Regulations. Rephrase the third sentence for clarity.
- (2) Add a noise level at the property line for day hours from 6am – 10pm and night hours from 10pm to 6am.
- (3) Add angled parking
- (9) Remove c and g items

MOTION: No motion required.

4. Executive Session

An Executive Session was not scheduled for this meeting.

5. Adjournment:

Chairman Tolson adjourned the meeting at 10:01pm.

Tommy Tolson, Chairman

Candace Socha, Planning Coordinator



**City of Lucas
Planning and Zoning Commission
Agenda Request
August 13, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider a request by Casey Gregory of Sanchez & Associates on behalf of Ricardo Aguilar for a proposed Planned Development (PD) zoning district to overlay the existing R-2 Residential Single-Family zoning of approximately 8.59 acres located at 1705 Stinson Rd., Lucas, TX 75002.

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

Background Information:

The PD proposes reduced easement widths to better accommodate the overall subdivision design and infrastructure layout. In exchange for these development modifications, the Planned Development establishes enhanced architectural standards by imposing additional restrictions on permitted exterior construction materials.

The subject property is currently zoned R-2 Single-Family Residential, while the City's Comprehensive Plan designates the property for R-1 Single-Family Residential development. The proposed Planned Development is intended to implement R-1 development standards while providing the flexibility afforded through the PD process.

The Concept Plan, attached as part of the Planned Development regulations, shall govern the layout of the development and shall control in the event of any conflict or ambiguity between the Concept Plan and the written PD regulations.

Attachments/Supporting Documentation:

1. Public Notice ~ 1705 Stinson PD
2. Application_Redacted
3. Development Regulations
4. Legal Description
5. Concept Plan
6. Landscape Plan

Budget/Financial Impact:

N/A

Recommendation:

This request meets the City's requirements for Planned Development. Staff recommends tying the Concept plan to the PD, along with the PD requirements.

Motion:

I make a motion to approve/deny a request by Casey Gregory of Sanchez & Associates on behalf of Ricardo Aguilar for a proposed Planned Development (PD) zoning district to overlay the existing R-2 Residential Single-Family zoning of approximately 8.59 acres located at 1705 Stinson Rd., Lucas, TX 75002.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, August 13, 2026 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, September 3, 2026 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request by Casey Gregory with Sanchez & Associates on behalf of Ricardo Aguilar for a Planned Development (PD) on a tract as recorded under County Clerk No. 20070625000862580 of Collin County Land Records, being the northerly portion of Lot 2 of Lozano Addition as recorded in Volume P, Page 10 of the Collin County Plat Records, and being more particularly described as follows:

BEGINNING at 1/2 “iron rod found marking the northeast corner of said 8.591-acre tract, the northeast corner of Lot 2 of said Lozano Addition, the northeast corner of said premises, and being an angle break corner in a called 41.185-acre tract as recorded in Volume 5167, Page 3443 of the Collin County Land Records;

THENCE with the east line of said 8.591-acre tract, said Lot 2 , said premises, and a west line of said 41.185-acre tract, South 00°36’54” East, 511.21 feet to a Roome capped iron rod found marking the southeast corner of said 8.591-acre tract, said premises, and the northeast corner of a called 6.56-acre tract recorded under County Clerk No. 2022917001574260 of the Collin County Land Records;

THENCE with a common line between said 8.591-acre tract and said 6.56-acre tract, with the south line of said premises, and passing through said Lot 2 Lozano Addition, South acre tract, said premises, the northwest corner of said 6.56-acre tract, and being in the west line of said Lot 2 and the east right-of-way line of Stinson Road;

THENCE with the east right-of-way line of Stinson Road, the west line of said 8.591- acre tract, said premises, and the west line of Lot 2 as follows: North 00°16’36” West, 309.77 feet to a Roome capped iron rod set for corner, and North 00°38’20” West, 17.58 feet to a Roome capped iron rod set marking the northwest corner of said 8.591-acre tract, said Lot 2, and being the westerly most southwest corner of the aforementioned 44.185- acre tract;

THENCE with a common line between said 8.591-acre tract, said premises, said Lot 2, and the south line of said 44.185-acre tract as follows: South 88°26’51” East, 227.56 feet to a pipe fence post found for corner; North 74°43’51” East, 709.63 feet to a ½” iron rod found for corner; North 77°23’17” East, 35.26 feet to the **PLACE OF BEGINNING** and containing 8.59-acres of land.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665

Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



Zoning Exhibit Checklist

Minimum Requirements

Project Name: 1705 Stinson Road

Preparer: Casey Gregory, P.E. with Sanchez & Associates

This checklist is provided to assist you in addressing the minimum requirements for a zoning or rezoning submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by initialing the box next to the required information. Initialing each item certifies to the City that you have completely and accurately addressed the issue. Return this form at the time of application submittal.

A zoning/rezoning request and associated plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed.

For Zoning or Rezoning to a Straight Zoning District

- ☒ Location/vicinity map showing the location of the proposed zoning with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.
- ☒ Statement of purpose and intent of the zoning or rezoning that includes:
 - Land Use(s) proposed
 - Existing and proposed zoning
 - Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - Impact on land use(s) adjacent to the rezoning request.
 - Conformance to the Comprehensive Plan.
 - Other information as required by City staff, Planning & Zoning Commission, and/or City Council
 - If a residential use, the density of the proposal and density of adjacent residential use(s).
- ☒ Adjacent zoning and existing land use(s) within 500 feet is indicated.
- ☒ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the property are shown and labeled.
- ☒ A note stating that development of the site will be in accordance with City of Lucas development standards.
- ☒ Provide an electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document.
- ☒ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist

Minimum Requirements (continued)

For Special Use Permit (SUP) Requests, Conditional Use Permit (CUP) Requests and Planned Development / Zoning District Requests or Amendments

- ☒ Zoning boundary is indicated by a heavy solid line, intermittent with 2 dash lines; dimensioned with bearing(s) and distance(s).
- ☒ A title block in the lower right corner that includes large, boldly printed "ZONING CONCEPT PLAN - EXHIBIT B", owner and engineer(s), architect(s), and/or surveyor(s) names, addresses and phone numbers, project name, total acreage, survey name and abstract number (Addition Name & Lot and Block info if platted property), Collin County, submission date, and a log of submittal/revision dates since submitted to the City. A note shall be affixed to the Zoning Concept Plan as follows:

"This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (for Planned Development requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Development Services Director, will require an amendment to the Concept Plan and, as necessary, the development regulations."
- ☒ Location/vicinity map showing the location of the proposed zoning request/change with cross streets is included.
- ☒ Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Written and bar graph scale, and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- ☒ Abstract lines, survey lines, corporate boundaries are correctly shown and clearly labeled.
- ☒ Statement of purpose and intent of the rezoning that includes:
 - o Land use(s) proposed
 - o Existing and proposed zoning and land use
 - o Impact of uses(s) on the transportation system.

NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.

 - o Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - o Impact on land use(s) adjacent to the rezoning request.
 - o Conformance to the Comprehensive Plan.
 - o Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- ☒ Adjacent zoning and existing land use(s) within 500 feet is indicated.
- ☒ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the project are shown.
- ☒ Concept Plan that includes the following:
 - o Land use(s) proposed (building footprint(s) are to be graphically shown).
 - o Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located, named and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - o Medians, left-turn lanes, median openings, curb cuts, acceleration/deceleration lanes within 200 feet of the property are accurately located, labeled, and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - o If a structure is proposed, or proposed to remain, a minimum and maximum square footage (if no definitive/specific user(s) are identified at this time) is indicated for the structure(s).
 - o If a structure is proposed, or proposed to remain, the use, approximate location, and square footage of each building is provided.
 - o If a residential use, the density of the proposal and density of adjacent residential use(s).
 - o Project phasing lines.
 - o Other pertinent data as may be required by City staff, Planning and Zoning Commission, and/or City Council.
 - o Location of present, future or proposed public dedication of parks, open space, etc.
- ☒ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist

Minimum Requirements (continued)

Special Use Permit (SUP) and Conditional Use Permit (CUP) requests shall also include the following items in table format on the Zoning Concept Plan (Exhibit “B”) and those specified in items 1 thru 10 above as applicable:

- ____ Existing/proposed Lot Number(s)
- ____ Lot area specified in square feet and acreage
- ____ Building square footage (Indication of Minimum and Maximum suggested if no definitive/specific user(s) identified at this time)
- ____ Proposed use for each proposed building by category of use (e.g. retail, medical office, restaurant with or without drive-thru, convenience store, bank with drive-thru, church, etc.)
- ____ Parking count required and specified per use(s) with required ratio indicated

Planned Development (PD) Zoning District requests shall also include Development Regulations (labeled/titled Exhibit “C”) with the following:

- ☒ Hard copy (8 ½” X 11”) and pdf file on disk is provided.
- ☒ List of proposed land uses
- ☒ Proposed use(s) for each building (non-residential and mixed-use development) by category of use (e.g. retail, professional office, medical office, church, restaurant, bank with drive through, etc.)
- ☒ Maximum square footage of each building (non-residential uses)
- ☒ Minimum lot area (residential uses)
- ☒ Minimum lot width (residential uses)
- ☒ Minimum lot depth (residential uses)
- ☒ Heights and stories
- ☒ Maximum lot coverage percentage
- ☒ Maximum lot count (residential uses)
- ☒ Minimum house size square footage excluding garages and breezeways
- ☒ Fencing requirements indicated
- ☒ Garage type(s) indicated (e.g. front entry, rear entry alley served, “J”-hook, etc.)
- ☒ Accessory Building regulations
- ☒ Subdivision Ordinance waiver/modification requests are specifically listed.
- ____ Parking count required specified per use(s) with required ratio indicated
- ____ Parking count provided
- ☒ Statement is provided indicating that all current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
- ☒ Hard copy (8 ½” X 11”) and electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document indicating Exhibit “A” is provided.
- ☒ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines.

NOTE: DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).



ZONING APPLICATION

City of Lucas, Texas

Name of Project: 1705 Stinson Road Residential

Application Fee

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

Physical Location of Property: 1705 Stinson Road, 500' south of Dean Meadow Lane

[Address and General Location - approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):

Lot 2 of the Lozano Addition, John McKinney Survey Abstract No. 596

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

Collin County Appraisal District Short Account Number: 2628109

Acreage: 8.59 Existing Zoning: R-2 Requested Zoning: Planned Development District

[Attach a detailed description of requested zoning]

OWNER(S) NAME: Ricardo Aguilar

Phone Number: [REDACTED]

Applicant / Contact Person: _____

Title: _____

Company Name: _____

Mailing Address: 5700 Regal Way City: Allen State: TX ZIP: 75002

Phone: () [REDACTED] Fax: () _____ Email Address: [REDACTED]

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

Contact Person: Casey Gregory, P.E.

Title: President

Company Name: Sanchez & Associates, LLC

Mailing Address: 210 Adriatic Parkway, Suite 200 City: McKinney State: TX ZIP: 75072

Phone: () [REDACTED] Fax: () _____ Email Address: [REDACTED]



ZONING APPLICATION (continued)

Name of Project: 1705 Stinson Road Residential

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal.)

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 500 feet of the subject property. Please contact City staff in advance for submittal deadlines.

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

SUBMISSIONS. Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

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

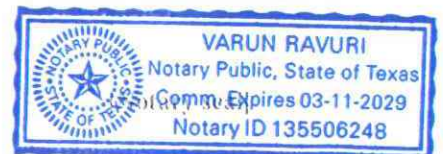
STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared RICARDO AGUILAR the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Ricardo Aguilar
**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 8th day of JUNE, 2026.

Notary Public in and for the State of Texas: *[Signature]*



Official Use Only	Action Taken
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Made a Written Withdrawal: Yes or No	Date: _____

PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

Use Regulations

The allowed uses for the Property shall match the allowed uses for the R1 - Single-Family Residential District as described in Section 14.03.231 of the City of Lucas Code of Ordinances.

Height Regulations

No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height.

Principle Dwelling Regulations

All Principle Dwelling Regulations for the R1 – Single-Family Residential District as described in Section 14.03.233 of the City of Lucas Code of Ordinances shall apply to the Property.

Architectural Regulations

90 percent of Exterior siding materials shall consist of masonry, stone, brick, stucco, fiber-cement siding, or other materials approved by the City. Wood siding, trim, columns, and decorative elements exposed to the weather shall be constructed of preservative-treated wood or the heartwood of naturally decay-resistant species such as cedar, redwood, cypress, or black locust.

Fiber-cement siding shall be considered for up to 50 percent of exterior building materials by the DRC when seeking to achieve a specific architectural appearance.

Subdivision Ordinance Modifications

Interior access to the lots to be developed on the Property shall be provided by 35' private road easement with 15' utility and drainage easements on each side. This access road is to be privately owned and maintained by a homeowner's association to be established for the development.

All current development regulations of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.

06-09-2026

1705 Stinson RD Lucas, TX 75002

Metes and Bounds

Property Description

Situated in the state of Texas, County of Collin, being part of the John McKinney Survey, Abstract No. 596, being all of a called 8.591-acre tract as recorded under County Clerk No. 20070625000862580 of Collin County Land Records, being the northerly portion of Lot 2 of Lozano Addition as recorded in Volume P, Page 10 of the Collin County Plat Records, with said premises being more particularly described as follows:

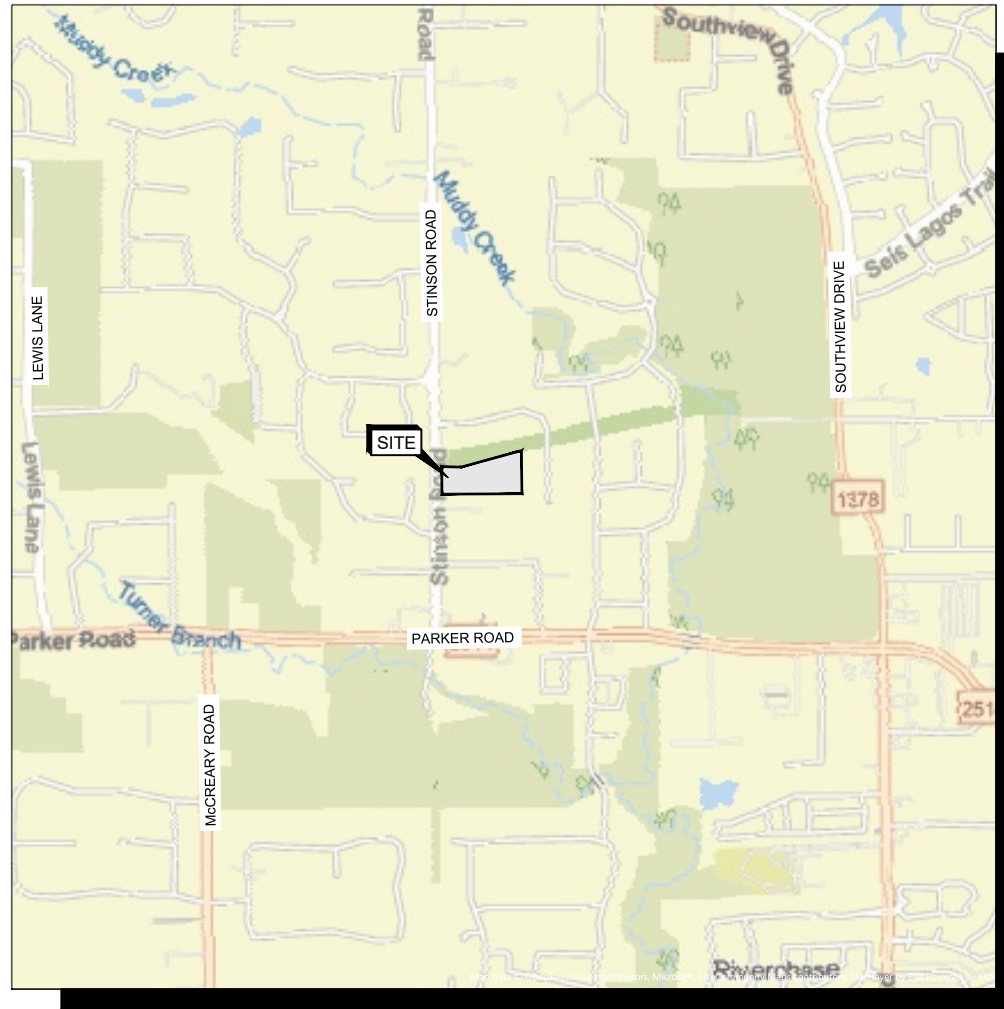
Beginning at 1/2 "iron rod found marking the northeast corner of said 8.591-acre tract, the northeast corner of Lot 2 of said Lozano Addition, the northeast corner of said premises, and being an angle break corner in a called 41.185-acre tract as recorded in Volume 5167, Page 3443 of the Collin County Land Records;

Thence with the east line of said 8.591-acre tract, said Lot 2, said premises, and a west line of said 41.185-acre tract, South 00°36'54" East, 511.21 feet to a Roome capped iron rod found marking the southeast corner of said 8.591-acre tract, said premises, and the northeast corner of a called 6.56-acre tract recorded under County Clerk No. 2022917001574260 of the Collin County Land Records;

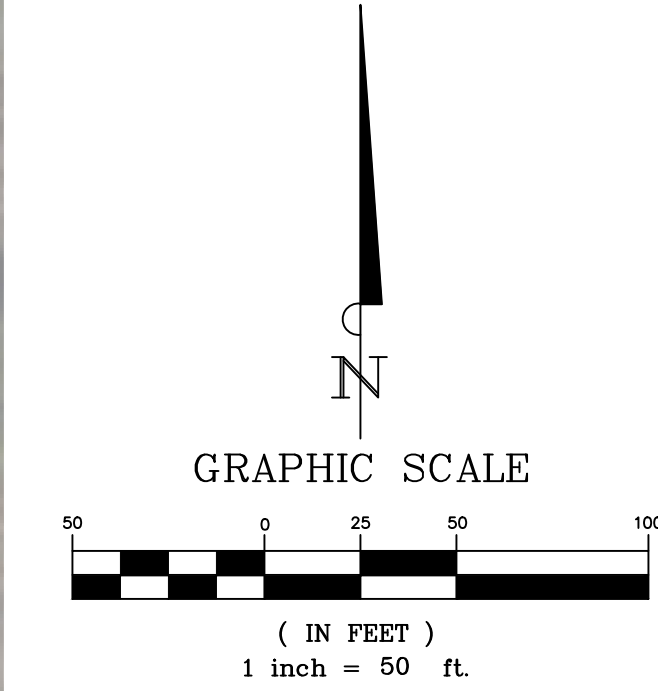
Thence with a common line between said 8.591-acre tract and said 6.56-acre tract, with the south line of said premises, and passing through said Lot 2 Lozano Addition, South acre tract, said premises, the northwest corner of said 6.56-acre tract, and being in the west line of said Lot 2 and the east right-of-way line of Stinson Road;

Thence with the east right-of-way line of Stinson Road, the west line of said 8.591-acre tract, said premises, and the west line of Lot 2 as follows: North 00°16'36" West, 309.77 feet to a Roome capped iron rod set for corner, and North 00°38'20" West, 17.58 feet to a Roome capped iron rod set marking the northwest corner of said 8.591-acre tract, said Lot 2, and being the westerly most southwest corner of the aforementioned 44.185-acre tract;

Thence with a common line between said 8.591-acre tract, said premises, said Lot 2, and the south line of said 44.185-acre tract as follows: South 88°26'51" East, 227.56 feet to a pipe fence post found for corner; North 74°43'51" East, 709.63 feet to a 1/2" iron rod found for corner; North 77°23'17" East, 35.26 feet to the place of beginning and containing 8.59-acres of land.



LOCATION MAP
SCALE: NTS



Master Planning
Civil Engineering
Land Development

SANCHEZ
& Associates

2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel 469 424 5900
Fax 214 544 5200
Certificate of Registration No. F-8665

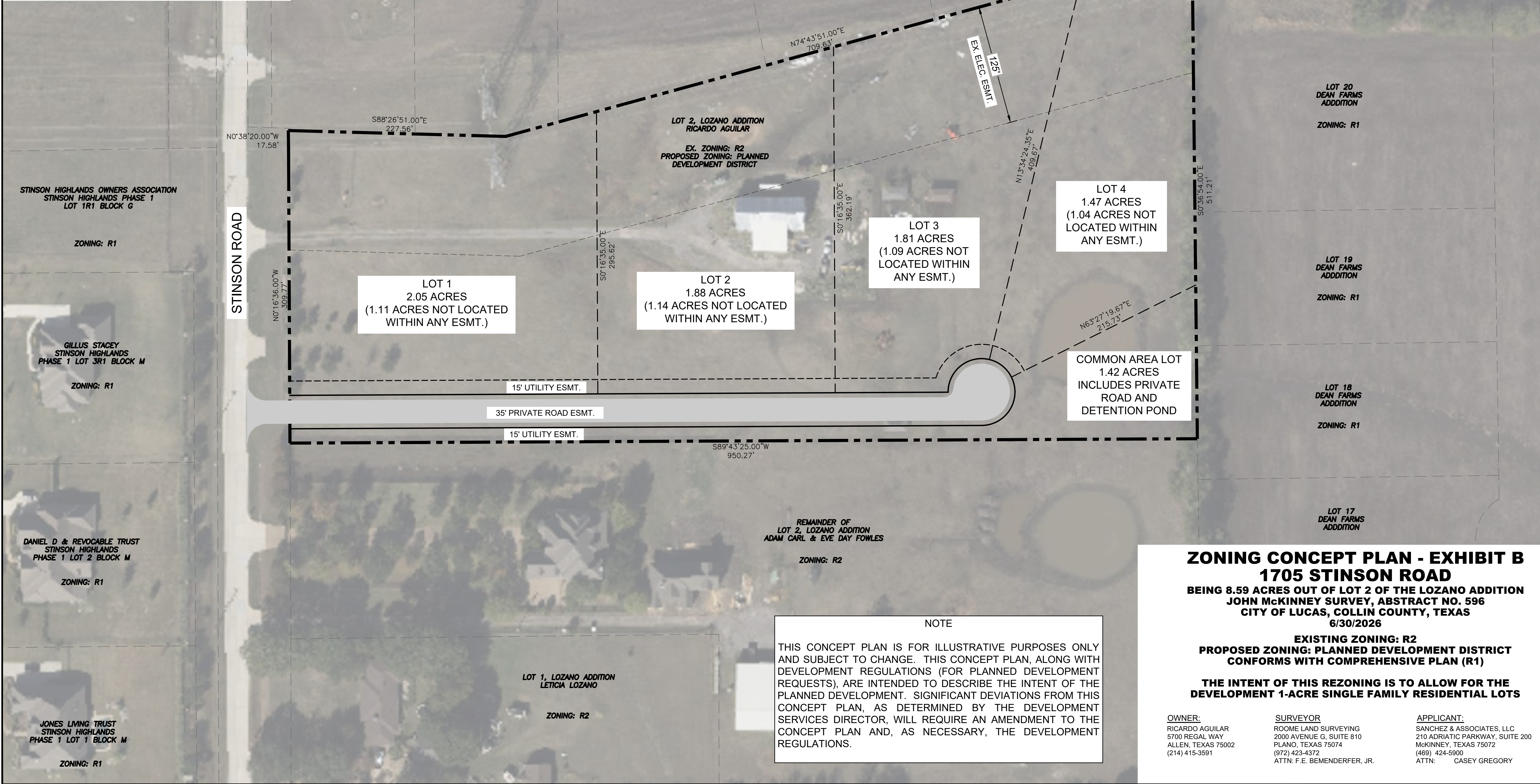
THIS
DRAWING IS TO
BE
USED FOR
EXHIBIT
PURPOSES
ONLY

1705 STINSON ROAD
LUCAS, TEXAS

ZONING CONCEPT PLAN
EXHIBIT B

Scale: SEE GRAPHIC SCALE
Designed by:
Drawn by:
Checked by:
Date: 6/9/2026
Project No.

EXHIBIT



NOTE

THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS (FOR PLANNED DEVELOPMENT REQUESTS), ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN, AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

ZONING CONCEPT PLAN - EXHIBIT B
1705 STINSON ROAD
BEING 8.59 ACRES OUT OF LOT 2 OF THE LOZANO ADDITION
JOHN MCKINNEY SURVEY, ABSTRACT NO. 596
CITY OF LUCAS, COLLIN COUNTY, TEXAS
6/30/2026

EXISTING ZONING: R2
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT
CONFORMS WITH COMPREHENSIVE PLAN (R1)

THE INTENT OF THIS REZONING IS TO ALLOW FOR THE
DEVELOPMENT 1-ACRE SINGLE FAMILY RESIDENTIAL LOTS

OWNER: RICARDO AGUILAR 5700 REGAL WAY ALLEN, TEXAS 75002 (214) 415-3591	SURVEYOR ROOME LAND SURVEYING 2000 AVENUE G, SUITE 810 PLANO, TEXAS 75074 (972) 423-4372 ATTN: F.E. BEMENDERFER, JR.	APPLICANT: SANCHEZ & ASSOCIATES, LLC 210 ADRIATIC PARKWAY, SUITE 200 MCKINNEY, TEXAS 75072 (469) 424-5900 ATTN: CASEY GREGORY
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**City of Lucas
Planning and Zoning Commission
Agenda Request
August 13, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider a request to amend the Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection.

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

Background Information:

The applicant is requesting a minor amendment to the existing Planned Development (PD) regulations for the subject property. Specifically, the request seeks to remove a previously adopted screening requirement along the northern property line. Since the original PD approval, the property immediately north has been zoned for Commercial Business (CB). Under the City's Zoning Ordinance, screening walls are required where commercial development adjoins residential property but are not required between adjoining commercial properties. No other changes to the approved Planned Development are proposed, and the existing PD zoning designation will remain in effect.

Second, the applicant proposes to add a zoning exhibit to the Planned Development identifying a future commercial retail use on the property immediately north of the existing development. The applicant has indicated that this property may be acquired in the future and is requesting that the exhibit be incorporated into the PD to document the anticipated future commercial expansion area. The proposed exhibit is intended to illustrate the future land use concept. No other changes to the approved Planned Development are proposed, and the existing PD zoning designation will remain in effect.

The requested amendment remains consistent with the City's Comprehensive Plan and the original intent of the Planned Development as previously approved by the City.

Attachments/Supporting Documentation:

1. Public Notice ~ Lucas Crossing PD Amendment
2. Redlined PD Amendment
3. Statement of Purpose
4. Future Zoning Exhibit
5. Overall Zoning Exhibit
6. Survey

Budget/Financial Impact:

N/A

Recommendation:

This request meets the City's requirements for Planned Development.

Motion:

I hereby make a motion to approve/deny a request to amend the Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, August 13, 2026 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, September 3, 2026 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request by Winstead PC on behalf of Matt MacConnell with Lucas Retail Partners Ltd for a (PD) Planned Development on a tract of land situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas and being part of a called 367.347 acre tract of land described in Special Warranty Deed to JCBR HOLDINGS, LLC, recorded in Instrument No. 20110222000191070, Official Public Records, Collin County, Texas, and being part of a called 2.00 acre tract of land described in General Warranty Deed to JCBR Holdings LLC, recorded in Instrument No. 20150302000222420 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found at the southwest end of a corner clip at the intersection of the north right-of-way line of Parker Road (also known as F.M. No. 2514, a variable width right-of-way) and the west right-of-way line of Southview Drive (also known as F.M. Road 1378, a variable width right-of-way), said point also being a southeast corner of said 367.347 acre tract;

THENCE with said north right-of-way line of Parker Road, the following courses and distances:

North 89°48'38" West, a distance of 801.93 feet to a 5/8-inch iron rod found for corner;
South 88°25'33" West, a distance of 194.94 feet to a 5/8-inch iron rod found for corner;
North 89°51'51" West, a distance of 305.21 feet to a 5/8-inch iron rod found for corner;
North 86°12'54" West, a distance of 267.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,828.00 feet, a central angle of 10°48'32", and a chord bearing and distance of North 84°27'35" West, 344.34 feet;
In a westerly direction, with said non-tangent curve to the right, an arc distance of 344.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 72°59'38" West, a distance of 74.76 feet to a point for corner in said north right-of-way line of Parker Road;

THENCE departing said north right-of-way line of Parker Road, with the east line of Enchanted Creek Phase IB, an addition to the City of Lucas, according to the plat recorded in Instrument No. 20150612010002100 of said Official Public Records, the following courses and distances:

North 58°50'27" East, a distance of 26.36 feet to a point for corner;
North 04°32'46" East, a distance of 83.77 feet to a point for corner;
North 08°18'33" West, a distance of 429.94 feet to a point for corner;

North 03°05'56" West, a distance 163.45 feet to a point for corner;

THENCE departing said east line of Enchanted Creek Phase IB, over and across said 367.347 acre tract and said 2.00 acre tract, the following courses and distances:

North 90°00'00" East, a distance of 1,432.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°00'00" East, a distance of 411.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 211.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the west line of said 2.00 acre tract;

North 00°00'00" East, a distance of 105.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 384.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 528.00 feet, a central angle of 16°58'52", and a chord bearing and distance of South 10°26'40" East, 155.91 feet, in said west right-of-way line of Southview Drive;

THENCE with said west right-of-way line of Southview Drive, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 156.49 feet to a point for corner

South 02°01'58" East, a distance of 658.47 feet to a point for corner;

South 00°36'17" East, a distance of 414.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°36'14" West, a distance of 28.52 feet to a 5/8-inch iron rod with plastic cap stamped "PBJ SURVEYING" found for corner;

South 00°23'46" East, a distance of 16.38 feet a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found for the northeast end of said corner clip;

THENCE with said corner clip, South 45°06'51" West, a distance of 43.68 feet to the **POINT OF BEGINNING** and containing 1,829,317 square feet or 41.9954 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing, you may contact jhilbourn@lucastexas.us.

ORDINANCE # 2025-01-01011

[CHANGE IN ZONING – ±41.9954 ACRES LOCATED AT NORTHWEST CORNER OF PARKER ROAD AND COUNTRY CLUB ROAD]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING CLASSIFICATION FROM COMMERCIAL BUSINESS (CB) TO PLANNED DEVELOPMENT NO. 3 (PD-3) WITH A BASE ZONING OF COMMERCIAL BUSINESS (CB), ON A PARCEL OF LAND, LOCATED AT THE NORTHWEST CORNER OF PARKER ROAD AND COUNTRY CLUB ROAD, LUCAS, COLLIN COUNTY, TEXAS, AND BEING PART OF THE JAMES ANDERSON SURVEY, ABSTRACT 17, SHEET 2, TRACT 27 AND TRACT 29, AND BEING PART OF A CALLED 367.347 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 20110222000191070 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20150302000222420 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED ON EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lucas, Texas and the City Council of the City of Lucas, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Lucas, Texas is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended;

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

Section 1. The Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, are hereby amended to grant a change in zoning from Commercial District (CB) to Planned Development No. 3 (PD-3) with a base zoning of Commercial Business (CB), on a parcel of land, located at Northwest corner of Parker Road and Country Club Road, Lucas, Collin County, Texas, and being part of the James Anderson Survey, Abstract No. 17, and being part of a called 367.347 acre of land described in a special warrant deed recoded in instrument no. 20110222000191070 of the Deed Records of Collins County, Texas and being part of a called 2.00 acre tract of land described in a General Warranty Deed as recorded under County Clerk's File No. 20150302000222420 of said Official Public Records and being more particularly described and depicted on Exhibit "A" and Exhibit "B", attached hereto and made part hereof for all purposes.

Section 2. Land Use and Development Standards

A. General.

These development standards apply to the approximate cumulative 41.9954-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's (the "City") Code of Ordinances (the "Code"), as may be amended.

B. Site Plan.

The Property shall generally be developed in accordance with the Site Plan (Exhibit B), attached herein. In the event of a conflict between the Site Plan and these development standards set forth herein, these development standards shall apply.

C. Use Regulations.

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

1. Automobile repair minor;
 - a. Only permitted by right on lots 2, 3, 6, 7, 11, 12 and 16.
 - b. Maximum of two minor auto repair on the Property, except as may be approved by SUP
2. Convenience store with refueling station:
 - a. Only permitted by right on lot 4.
3. Department store (retail);
4. Farmer's market;
5. Hobby or toy store;
6. Medical minor emergency clinic;
7. Outside display of merchandise;
 - a. Only permitted by right on areas shown on the Site Plan;
8. Paint store;
9. Pet shop
 - a. Only permitted by right on lots 1, 2, 3, 5, 6, 7, 8, 9, 11, 16 and 17;
10. Pharmacist or drug store (with a drive through);
 - a. Lot 1 restriction – no drive through speaker on west side of building
11. Refueling station:
 - a. Automobile refueling station permitted by right only on lot 4
 - b. Electric automobile refueling station permitted by right only on lots 4 and 10 and require a main exterior disconnect
12. Restaurant drive in;
13. Restaurant drive-through;

- a. Permitted subject to Development Review Committee ("DRC") review and approval of stacking for drive-through services which shall not extend into roadways, driveways, or other lots.
- b. Lot 1 restrictions:
 - i. no drive through speaker on west side of building
 - ii. drive in/drive up dining establishment prohibited (eg: Sonic)
- 14. Used clothing store; and
- 15. Vehicle wash:
 - a. Not permitted on lot 1.

D. Development Regulations.

Unless otherwise stated herein, the general provisions set forth in the Code, including the City's Zoning Ordinance (the "Zoning Ordinance"), as amended, 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 set forth herein, these development standards shall apply.

1. Building Height.
 - a. Maximum height.
 - i. Lot 10: 38 feet.
 - ii. Lots 5, 8, 9 and 17: 35 feet.
 - iii. All other lots shall comply with the CB District standards.
2. Setbacks.
 - a. Side yard: minimum side setback of 10 feet (10') between interior lot lines.
 - b. Rear yard: minimum rear setback of ten 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.
3. Business operations.
 - a. Outside dining is permitted.
 - b. Outside music prohibited, except by permit issued by DRC.
 - c. Office uses shall be considered service type uses.
4. Off-street parking and loading.
 - a. Off-street parking and loading shall be provided as shown on the Site Plan and as further provided in Section E of these standards.
5. Impervious coverage.
 - a. Maximum impervious coverage for the Property is 70% with an additional allowance of up to 10% for pervious coverage.
6. 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 Property (excluding right of way) shall be maintained as landscaped area.
 - v. A minimum of 5 percent of each individual lot (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.
 - vii. Floodplain area shall be considered landscape area subject to the following:
 - A. Floodplain area shall be maintained in a state of good repair and neat appearance so as to not interfere with use of the floodplain area as landscape area.
 - B. Lot 1 regulation: Live screening shall be installed and maintained if existing screening on adjacent property is removed, thinned to the point that the Property is no longer screened from residential area.
 - b. Tree Conservation.
 - i. Mature trees within the area identified as “tree preservation zone” on the Site Plan may not be voluntarily removed by the Property owner.
7. Signs. Signage must be provided in accordance with the following and as shown on the Site Plan and the Sign Elevations (Exhibit C).
- a. Maximum height of a freestanding sign shall be 24 feet.
 - i. Exception – Lot 8, sign #1 maximum height shall be 24 feet.
 - b. Monument Signs.
 - i. Maximum height of a sign shall be 15 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. Shall incorporate the following City of Lucas logo.



- v. Prohibited on lot 1.
- c. 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 façade of a building. Additional signs may be placed on any other facade of a building if such façade faces an abutting drive or parking lot. Attached signs may be a maximum of 10 percent of the total area of the front façade 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

façade shall not exceed 10 percent of the primary façade area. The total area of signs located on secondary facades shall not exceed 5 percent of the secondary façade 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.

- v. Lot 5 – a double frontage lot – signage allowed on both frontage façades.

d. 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.
- iv. Rear illuminated signs allowed only on:
 - A. lot 4 and 8;
 - B. rear and side façade of lot 4;
 - C. front and east side façade of lot 17.
- v. Animation is prohibited on all signage.

8. Miscellaneous.

- a. A specific use permit shall be required when the total square footage of a single use exceeds 66,000 square feet.
- b. No screening shall be required along the western property line.
- c. Off-street loading areas are not required. However, if off-street loading area is provided it must be located at the rear or the side of a building and are not required to be screened from adjacent single-family residential use.
 - i. Customer pickup is not considered off-street loading for the purposes of this sub-paragraph.
- d. "Strip-type" commercial development is permitted as generally shown on the Site Plan.
- e. Screening is not required for transformers, utility meters, and other machinery.
- f. The City of Lucas wastewater lift station providing service to the Property shall be screened with wrought-iron fencing.
- g. Transformers, lift stations, utility meters, and other machinery are not required to be located at the rear property line, drive, or alley.
- h. Storefronts or faces of buildings shall provide architectural elements in order to achieve varying façade geometry and articulation.
- i. 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.
- j. Bays for automobile repair uses may not face a public thoroughfare.

- k. Outdoor storage , display and use Only permitted by right in areas clouded and labeled on the proposed site plan for outdoor storage, all other outdoor storage, display and use by SUP only.

~~1. 8-foot above-grade masonry screening wall required on north property line and lot 14 western lot line.~~

E. Major Development Standards.

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

1. The maximum height of any wall is not limited by proximity to a residential zoning district.
2. 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.
3. 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.
4. Minimum parking space dimensions shall be nine feet (9') wide and eighteen feet (18') in length.
5. A covered passenger loading area is not required except for a medical minor emergency clinic.
6. No elevation or change in materials is required to differentiate pedestrian walkways from driving surfaces, except for pedestrian walkways contiguous with buildings.
7. No reader boards having changeable copy, electronic or otherwise, are allowed except for any signs related to a refueling station or a convenience store with refueling station.
 - a. Reader boards related to a refueling station having a changeable copy, electronic, or otherwise may be located on a:
 - i. Monument sign;
 - ii. Canopy sign; or
 - iii. Any other sign permitted by these standards or the Code to display fuel pricing.
8. No bus pullout or shelter is required to be developed on-site or off-site in relation to the Property.

F. Site plan, landscape plan, and building design.

1. Site plans and amendments to the Site Plan that conform to the requirements of this planned development shall be reviewed by Planning and Zoning Commission but do not require public hearings. Non-conforming site plans and amendments to non-conforming site plans require review and approval by the Planning and Zoning Commission after a public hearing. Amendments to the Site Plan may not increase maximum height or density, decrease maximum impervious coverage, or decrease minimum setbacks.
2. Landscape plans and amendments to landscape plans that conform to the requirements of this planned development shall be reviewed by the Planning and Zoning Commission but do not require a public hearing. Non-conforming landscape plans and amendments to non-conforming landscape plans require review and approval by the Planning and Zoning

Commission after a public hearing. Minor amendments to the approved landscape plan may be approved administratively by the DRC.

3. Building design and materials.
 - a. Lot 4, 8, 9, 10, and 17.
 - i. Building design, materials, and appearance for lots 4, 8, 9, 10, and 17 shall be provided in accordance with the Retail Design Package (Exhibit D).
 - b. All other lots shall provide building design, materials, and appearance generally consistent with the Materials Board (Exhibit E).
4. Development of the Property shall be consistent with the Site Plan, architectural renderings, material boards, landscape plan and sign elevations and schematic designs.

Section 3. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Lucas governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

Section 4. That all ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

Section 5. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

Section 6. An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained.

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

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr.
(12-17-24;cgm)

Toshia Kimball, City Secretary

EXHIBIT "A"
Property Description

BEING a tract of land situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas and being part of a called 367.347 acre tract of land described in Special Warranty Deed to JCBR HOLDINGS, LLC, recorded in Instrument No. 0110222000191070, Official Public Records, Collin County, Texas, and being part of a called 2.00 acre tract of and described in General Warranty Deed to JCBR Holdings LLC, recorded in Instrument No. 20150302000222420 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found at the southwest end of a corner clip at the intersection of the north right-of-way line of Parker Road (also known as F.M. No. 2514, a variable width right-of-way) and the west right-of-way line of Southview Drive (also known as F.M. Road 1378, a variable width right-of-way), said point also being a southeast corner of said 367.347 acre tract;

THENCE with said north right-of-way line of Parker Road, the following courses and distances:

North 89°48'38" West, a distance of 801.93 feet to a 5/8-inch iron rod found for corner;
South 88°25'33" West, a distance of 194.94 feet to a 5/8-inch iron rod found for corner;
North 89°51'51" West, a distance of 305.21 feet to a 5/8-inch iron rod found for corner;
North 86°12'54" West, a distance of 267.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,828.00 feet, a central angle of 10°48'32", and a chord bearing and distance of North 84°27'35" West, 344.34 feet;
In a westerly direction, with said non-tangent curve to the right, an arc distance of 344.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 72°59'38" West, a distance of 74.76 feet to a point for corner in said north right-of-way line of Parker Road;

THENCE departing said north right-of-way line of Parker Road, with the east line of Enchanted Creek Phase IB, an addition to the City of Lucas, according to the plat recorded in Instrument No. 20150612010002100 of said Official Public Records, the following courses and distances:

North 58°50'27" East, a distance of 26.36 feet to a point for corner;
North 04°32'46" East, a distance of 83.77 feet to a point for corner;
North 08°18'33" West, a distance of 429.94 feet to a point for corner;
North 03°05'56" West, a distance 163.45 feet to a point for corner;

THENCE departing said east line of Enchanted Creek Phase IB, over and across said 367.347 acre tract and said 2.00 acre tract, the following courses and distances:

North 90°00'00" East, a distance of 1,432.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°00'00" East, a distance of 411.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 90°00'00" East, a distance of 211.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the west line of said 2.00 acre tract;
North 00°00'00" East, a distance of 105.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 90°00'00" East, a distance of 384.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 528.00 feet, a central angle of 16°58'52", and a chord bearing and distance of South 10°26'40" East, 155.91 feet, in said west right-of-way line of Southview Drive;

THENCE with said west right-of-way line of Southview Drive, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 156.49 feet to a point for corner;
South 02°01'58" East, a distance of 658.47 feet to a point for corner;
South 00°36'17" East, a distance of 414.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 89°36'14" West, a distance of 28.52 feet to a 5/8-inch iron rod with plastic cap stamped "PBJ SURVEYING" found for corner;
South 00°23'46" East, a distance of 16.38 feet a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found for the northeast end of said corner clip;

THENCE with said corner clip, South 45°06'51" West, a distance of 43.68 feet to the **POINT OF BEGINNING** and containing 1,829,317 square feet or 41.9954 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).

EXHIBIT “B”
Property Depiction

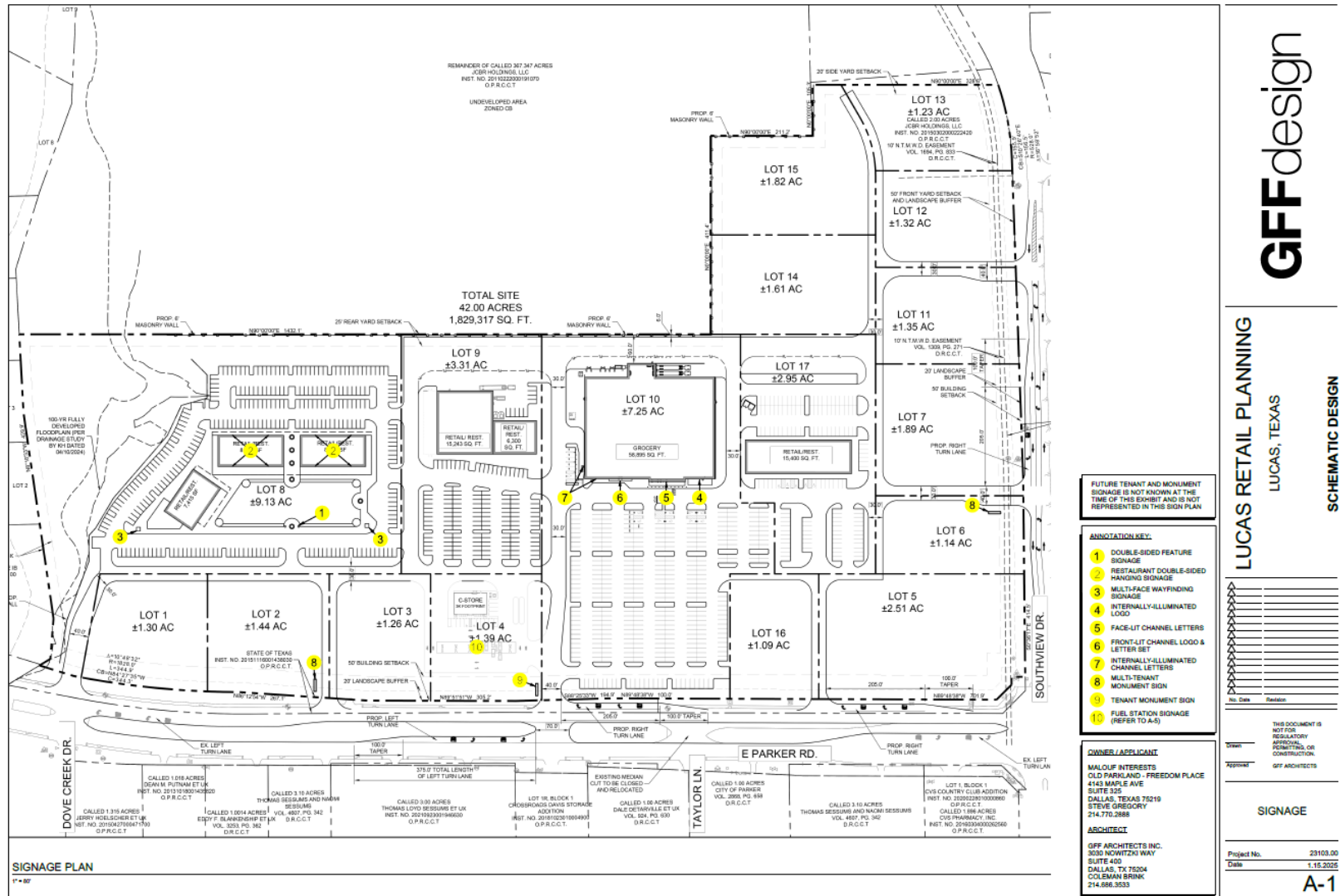


Exhibit "B"
City of Lucas
Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
Approved: _____, 2025

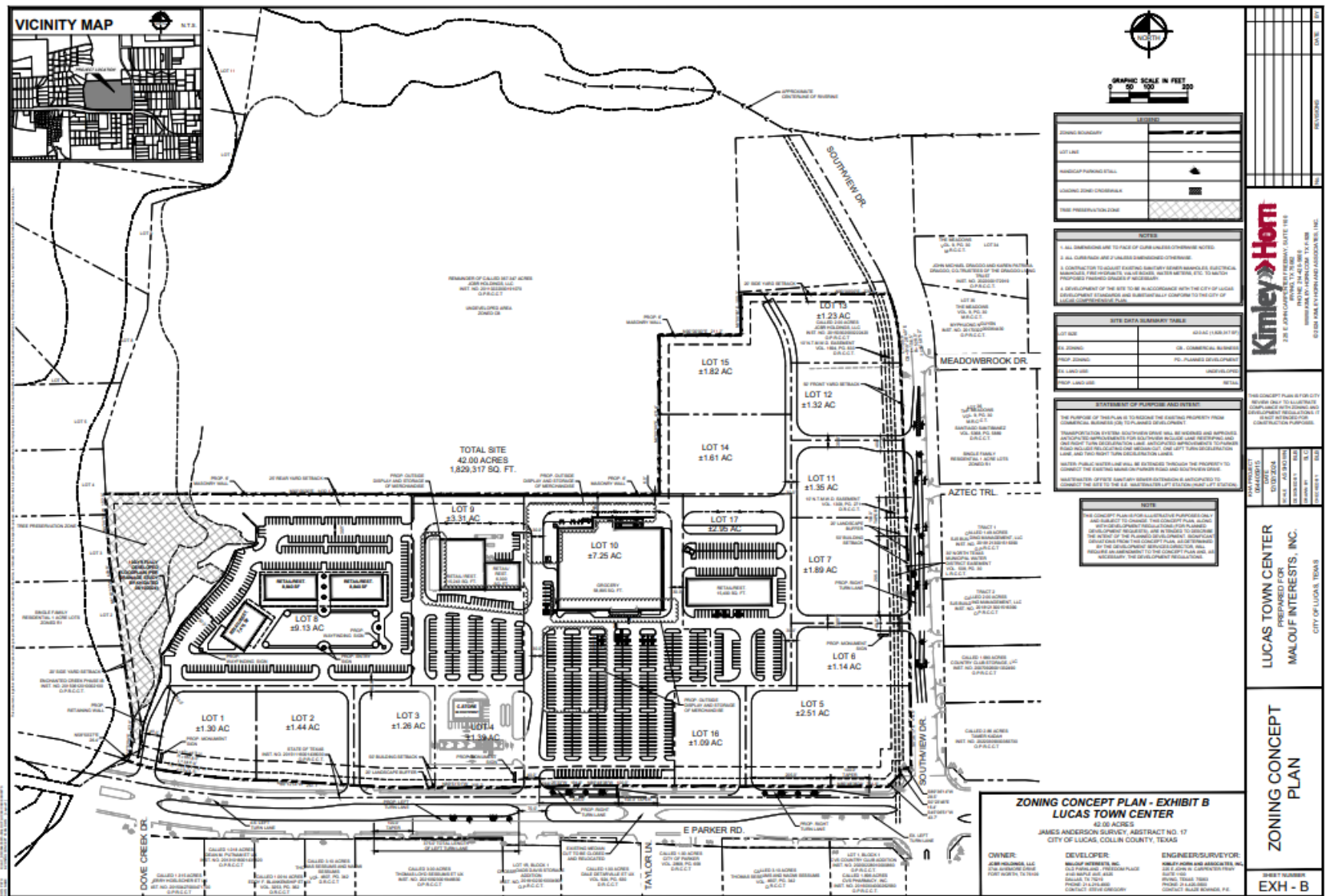


Exhibit "B"
City of Lucas
Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
Approved: _____, 2025

EXHIBIT "C" Sign Elevations



3 MULTI-FACE WAYFINDING SIGNAGE - LOT 8
10'0" x 1'0"



2 RESTAURANT DOUBLE-SIDED HANGING SIGNAGE - LOT 8
10'0" x 1'0"



1 DOUBLE-SIDED FEATURE SIGNAGE - LOT 8
10'0" x 1'0"



Search - One week until Christmas

GFF design

LUCAS RETAIL PLANNING
LUCAS, TEXAS
SCHEMATIC DESIGN

OWNER / APPLICANT

MALOUF INTERESTS
OLD PARKLAND - FREEDOM PLACE
4143 MAPLE AVE.
SUITE 325
DALLAS, TEXAS 75219
STEVE GREGORY
214.775.2888

ARCHITECT

GFF ARCHITECTS INC.
3033 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
COLEMAN BRINK
214.686.3533

THIS DOCUMENT IS
NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

Drawn: _____
Approved: GFF ARCHITECTS

SIGNAGE

Project No: 23103-00
Date: 12.2.2024

A-2



CHURCHILLS

A-2

SCHEMATIC DESIGN



9-ALT TENANT MONUMENT SIGN



9 TENANT MONUMENT SIGN



8 MULTI-TENANT MONUMENT SIGN - LOTS 1, 6
10' x 10'

OWNER / APPLICANT
MALOUF INTERESTS
OLDO PARKLAND - FREEDOM PLACE
4543 MAPLE AVE
SUITE 325
DALLAS, TEXAS 75219
STEVE GREGORY
214.770.2888

ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
COLEMAN BISHOP
214.886.3533

THIS DOCUMENT IS
NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.
OFF ARCHITECTS

SIGNAGE

Project No.	23103.0
Date	13. 9. 2004

A-4

Exhibit "C"
City of Luca

Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
Approved: _____, 2025

EXHIBIT “D”
Retail Design Package



GFFdesign



June 14, 2025 Not For Regulatory Approval, Permitting, or Construction Not For Review Status: Final Design Phase: Planning, 17 June 14, 2025, 17:00:00:0000

Exhibit “D”
City of Lucas
Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
Approved: _____, 2025



GFFdesign



July 9, 2025 Not For Regulatory Approval, Permitting, or Construction Final/Preliminary Dates, Times Sanger Retail Planning / June 18, 2025 / Schematic Design

Exhibit "D"
 City of Lucas
 Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
 Approved: _____, 2025



GFFdesign



Job #: 202106 Not For Regulatory Approval, Permitting, or Construction Permit/Permeant Dallas, Texas Single Retail Planning / June 18, 2024 / Schematic Design

Exhibit "D"

City of Lucas

Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)

Approved: _____, 2025



GFFdesign



Job #: 202106 Not For Regulatory Approval, Permitting, or Construction Field/Rendered Dallas, Texas Single Retail Planning // June 18, 2022 // Schematic Design

Exhibit "D"
 City of Lucas
 Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
 Approved: _____, 2025



GFFdesign



Job #: 22186 Not For Regulatory Approval, Permitting, or Construction Final/Revised Dallas, Texas Single Retail Planning // June 18, 2024 // Schematic Design

Exhibit "D"
 City of Lucas
 Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
 Approved: _____, 2025



GFFdesign



Job #: 22785 Not For Regulatory Approval, Permitting, or Construction Retail/Restaurant Dallas, Texas Sanger Retail Planning / June 18, 2024 / Schematic Design

Exhibit "D"
 City of Lucas
 Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
 Approved: _____, 2025



GFFdesign



July 8, 2025 Not For Regulatory Approval, Permitting, or Construction Partial/Placeholder Dallas, Texas Sanger Retail Planning / June 18, 2025 / Schematic Design

Exhibit "D"

City of Lucas

Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)

Approved: _____, 2025



GFFdesign



Job #: 22756 Not For Regulatory Approval, Permitting, or Construction Permit/Redesign Colors, Sizes Sanger Retail Planning // June 16, 2024 // Schematic Design

Exhibit "D"
 City of Lucas
 Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
 Approved: _____, 2025



GFFdesign



Job #: 23103 Not For Regulatory Approval, Permitting, or Construction Retail/Restaurant Dallas, Texas Lucas Site Planning // January 13, 2025 // Schematic Design

Exhibit "D"

City of Lucas

Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)

Approved: _____, 2025



Lot 17

GFFdesign



Job #: 22186 Not For Regulatory Approval, Permitting, or Construction Retail/Restaurant Dallas, Texas Single Retail Planning / June 18, 2024 / Preliminary Design

Exhibit "D"
 City of Lucas
 Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
 Approved: _____, 2025



GFFdesign



July 6, 2023 Not For Regulatory Approval, Permitting, or Construction Retail/Restaurant Dallas, Texas Burger Retail Planning / June 16, 2023 / Schematic Design

Exhibit "D"

City of Lucas

Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)

Approved: _____, 2025

EXHIBIT “E” Materials Board



COMPOSITE WOOD PLANK - SOFFIT



BRICK BLEND - RUNNING BOND



PAINTED CMU - MULTIPLE NEUTRAL COLORS



CORRUGATED METAL ROOF AND WALL PANEL



CLEAR ANODIZED ALUMINUM STOREFRONT



COMPOSITE WOOD PLANK - WALL SIDING



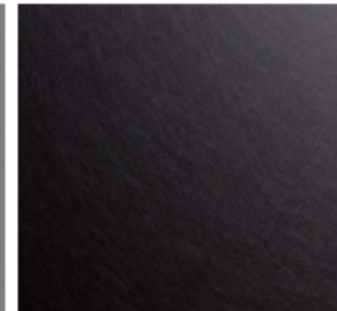
WHITE BRICK - RUNNING BOND



CHARCOAL GRAY PAINT



STANDING SEAM METAL PANEL - SLATE GRAY

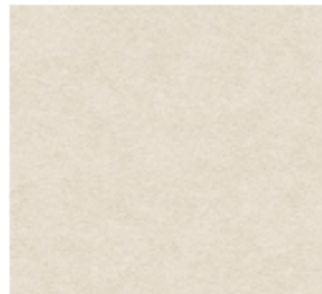


BLACK ANODIZED ALUMINUM STOREFRONT

Exhibit C



WOOD-LOOK METAL PANEL TO MATCH WALL SIDING



WHITE STUCCO - SHERWIN WILLIAMS 7008 ALABASTER



CHARCOAL STUCCO - SHERWIN WILLIAMS 7009 GAUNTLET GRAY



HONED NATURAL LIMESTONE VENEER

GFFdesign
4908-4936-1927, v. 2



JUL 16, 2025 Not For Regulatory Approval, Permitting or Construction Period/Enduser Dallas, Texas Lucas Peralta / December 2, 2024 / Schematic Design

MATERIALS

Exhibit “E”
City of Lucas
Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)
Approved: _____, 2025

Exhibit "E"

City of Lucas

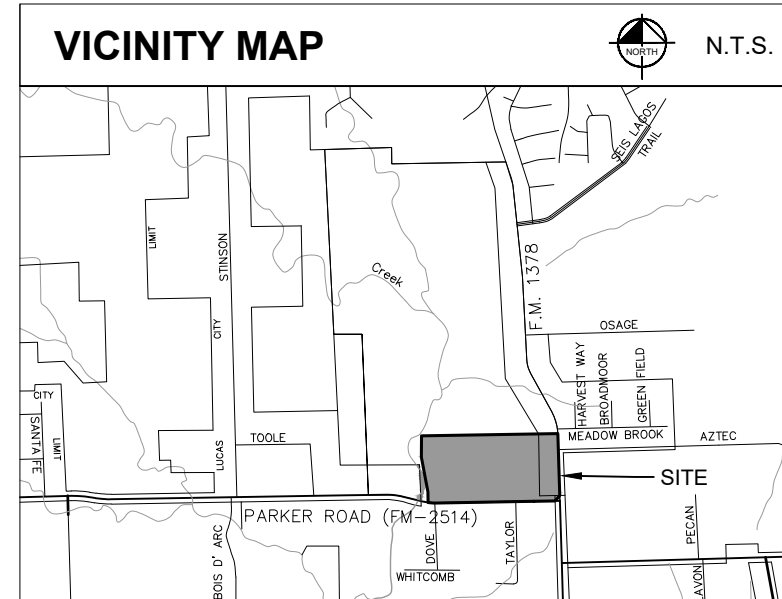
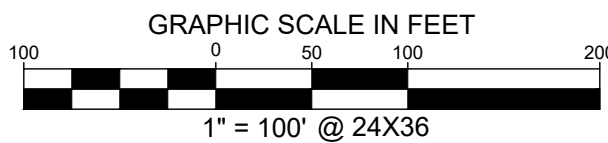
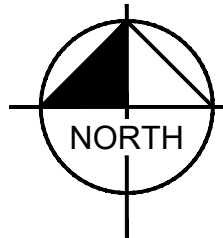
Ordinance # 2025-xx-xxx (Change in Zoning – ±41.9954 acre Hunt Tract located at northwest corner of Parker Road and County Club Road)

Approved: _____, 2025

Summary report: Litera Compare for Word 11.14.0.42 Document comparison done on 7/7/2026 3:40:49 PM	
Style name: Standard	
Intelligent Table Comparison: Active	
Original DMS: nd://4897-4395-7947/1/PD Amendment--Development Standards.docx	
Modified DMS: nd://4897-4395-7947/2/PD Amendment--Development Standards.docx	
Changes:	
<u>Add</u>	0
Delete	2
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	2

Statement of Purpose and Intent

The purpose and intent of this application is to make a small amendment to a previously approved Planned Development (PD) conditions on the Property. Namely, the amendment will remove a screening regulation consistent with discussions between Applicant and the City of Lucas. The current land use is a mixed retail development. We intend to maintain the existing zoning of PD. We do not anticipate any impact to the transportation system than the previously approved PD project for the Property. We similarly do not anticipate any impact to neighboring landowners or utilities. We believe that this application is consistent with the Comprehensive Plan, as best evidenced by the prior approval of this project.



LEGEND

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

LINE TYPE LEGEND

BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
W	SANITARY SEWER LINE
SS	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OVERHEAD	OVERHEAD UTILITY LINE
UG	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

ALTA/NSPS LAND TITLE SURVEY

41.9954 ACRES

JAMES ANDERSON SURVEY, ABSTRACT NO. 17

CITY OF LUCAS, COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JZ/CM	JAD	Nov. 2023	064405915	1 OF 2

No.	DATE	REVISION DESCRIPTION
	11/17/23	REVISED BOUNDARY LIMITS

PROPERTY DESCRIPTION

BEING a tract of land situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas and being part of a called 367.347 acre tract of land described in Special Warranty Deed to JCBR HOLDINGS, LLC, recorded in Instrument No. 20110222000191070, Official Public Records, Collin County, Texas, and being part of a called 2.00 acre tract of land described in General Warranty Deed to JCBR Holdings LLC, recorded in Instrument No. 20150302000222420 of said Official Public Records, and being more particularly described as follows:

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In a westerly direction, with said non-tangent curve to the right, an arc distance of 344.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
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North 58°50'27" East, a distance of 26.36 feet to a point for corner;
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North 08°18'33" West, a distance of 429.94 feet to a point for corner;
North 03°05'56" West, a distance 163.45 feet to a point for corner;

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THENCE with said corner clip, South 45°06'51" West, a distance of 43.68 feet to the **POINT OF BEGINNING** and containing 1,829,317 square feet or 41.9954 acres of land.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0415J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within:

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

- No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by Fidelity National Title Insurance Company, GF, No. FT-135-9001352300147, Commitment No. 9001352300147, effective date August 16, 2023, issued September 6, 2023.)

- The North Texas Municipal Water District Easement recorded in Volume 508, Page 30, Deed Records, Collin County, Texas does lie within the surveyed property and is shown hereon.
- The North Texas Municipal Water District Easement recorded in Volume 1309, Page 271, Deed Records, Collin County, Texas does lie within the surveyed property and is shown hereon.
- The surveyed property is a portion of the land described as "Exhibit A" in Development Agreement recorded in Instrument No. 20090625000794560, Official Public Records, Collin County, Texas.
- Due to the vague description of the American Telephone & Telegraph Company Easement recorded in Volume 266, Page 502, Deed Records, Collin County, Texas the surveyor is unable to determine its exact location.
- The Texas Power & Light Company Easement recorded in Volume 370, Page 309, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The Texas Power & Light Company Easement recorded in Volume 396, Page 518, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The Texas Power & Light Company Easement recorded in Volume 466, Page 333, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The North Texas Municipal Water District Easement recorded in Volume 508, Page 30, Deed Records, Collin County, Texas does lie within the surveyed property and is shown hereon.
- The North Texas Municipal Water District Easement recorded in Volume 508, Page 63, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The General Telephone Company of the Southwest Easement recorded in Volume 686, Page 161, Volume 688, Page 36, and Volume 688, Page 732, Deed Records, Collin County, Texas does not lie within the surveyed property.
- Due to the vague description of the Texas Power & Light Company Easement recorded in Volume 741, Page 547, Deed Records, Collin County, Texas the surveyor is unable to determine its exact location.
- The North Texas Municipal Water District Easement recorded in Volume 1309, Page 271, Deed Records, Collin County, Texas does lie within the surveyed property and is shown hereon.
- The Texas Power & Light Company Easement recorded in Volume 396, Page 518, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The North Texas Municipal Water District Easement recorded in Volume 508, Page 133, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The North Texas Municipal Water District Easement recorded in Volume 1309, Page 266, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The North Texas Municipal Water District Easement recorded in Instrument No. 96-0085148, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The Texas Power & Light Company Easement recorded in Volume 879, Page 424, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The Right-of-Way Easement recorded in Volume 419, Page 191, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The North Texas Municipal Water District Easement recorded in Instrument No. 20100806000813260, Official Public Records, Collin County, Texas does not lie within the surveyed property.
- The Utility Easement recorded in Instrument No. 20100917000993640, Official Public Records, Collin County, Texas does not lie within the surveyed property.
- The Utility Easement recorded in Instrument No. 20100917000993650, Official Public Records, Collin County, Texas does not lie within the surveyed property.
- The Utility Easement recorded in Instrument No. 20100917000993660, Official Public Records, Collin County, Texas does not lie within the surveyed property.
- The Utility Easement recorded in Instrument No. 20101007001084850, Official Public Records, Collin County, Texas does not lie within the surveyed property.
- The surveyed property is a portion of the land described in Development Agreement recorded in Instrument No. 20090625000794560, Official Public Records, Collin County, Texas.
- The North Texas Municipal Water District Easement recorded in Volume 1694, Page 831, Deed Records, Collin County, Texas does not lie within the surveyed property.
- The Texas Power & Light Company Easement recorded in Volume 1920, Page 567, Deed Records, Collin County, Texas does not lie within the surveyed property.

SURVEYORS CERTIFICATION:

To:
JCBR HOLDINGS, LLC;
Fidelity National Title Agency, Inc.;
Fidelity National Title Insurance Company;
Malouf Interests, Inc.;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,3,4,8,9,13 and 16 of Table A thereof. The field work was completed on September 27, 2023.

Survey Date: September 27, 2023

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY

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

ALTA/NSPS LAND TITLE SURVEY
42.0000 ACRES
JAMES ANDERSON SURVEY, ABSTRACT NO. 17
CITY OF LUCAS, COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620

	11/17/23	REVISED BOUNDARY LIMITS	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
No.	DATE	REVISION DESCRIPTION	N/A	JZ/CM	JAD	Nov. 2023	064405915	2 OF 2



**City of Lucas
Planning and Zoning Commission
Agenda Request
August 13, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider a request for a Planned Development (PD) zoning district to overlay Commercial Business (CB) 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.

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

Background Information:

The Planned Development incorporates a comprehensive set of development standards, including permitted and prohibited land uses, site design criteria, architectural requirements, and phasing provisions.

The submitted 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 and have been reviewed. Additionally, the civil plans and traffic impact analysis (TIA) have been reviewed.

Lot 1 has a development use plan to match that of the Lucas Crossing Planned Development for consistency along the Southview frontage.

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.

Attachments/Supporting Documentation:

1. Public Notice ~ Lucas Tech Park PD
2. Application_Redacted
3. PD Requirements with updated comments
4. Traffic Impact Fees Lucas Tech Park

5. Site Plan
6. Elevations
7. Landscape Plan
8. Signage Plan
9. Alternate Use and Development Standards for Lot 1
10. Lucas Hardship Memo

Budget/Financial Impact:

N/A

Recommendation:

This request meets the City's requirements for Planned Development.

Motion:

I hereby make a motion to approve/deny a request for a Planned Development (PD) zoning district to overlay Commercial Business (CB) 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.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, August 13, 2026 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, September 3, 2026 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request by Spiars Engineering & Surveying on behalf of Lucas Retails, LLC for a Planned Development (PD) on a tract approximately 37.195 acres located along Southview Drive (FM 1378), within the James Anderson Survey, Abstract No. 17., and being more particularly described as follows:

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-ofway), 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.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



Zoning Exhibit Checklist

Minimum Requirements

Project Name: Lucas Tech Park

Preparer: Spiares Engineering & Surveying

This checklist is provided to assist you in addressing the minimum requirements for a zoning or rezoning submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by initialing the box next to the required information. Initialing each item certifies to the City that you have completely and accurately addressed the issue. Return this form at the time of application submittal.

A zoning/rezoning request and associated plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed.

For Zoning or Rezoning to a Straight Zoning District

- ☐ Location/vicinity map showing the location of the proposed zoning with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.
- ☐ Statement of purpose and intent of the zoning or rezoning that includes:
 - ☐ Land Use(s) proposed
 - ☐ Existing and proposed zoning
 - ☐ Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - ☐ Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - ☐ Impact on land use(s) adjacent to the rezoning request.
 - ☐ Conformance to the Comprehensive Plan.
 - ☐ Other information as required by City staff, Planning & Zoning Commission, and/or City Council
 - ☐ If a residential use, the density of the proposal and density of adjacent residential use(s).
- ☐ Adjacent zoning and existing land use(s) within 500 feet is indicated.
- ☐ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the property are shown and labeled.
- ☐ A note stating that development of the site will be in accordance with City of Lucas development standards.
- ☐ Provide an electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document.
- ☐ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist

Minimum Requirements (continued)

For Special Use Permit (SUP) Requests, Conditional Use Permit (CUP) Requests and **Planned Development / Zoning District Requests or Amendments**

- ✓ Zoning boundary is indicated by a heavy solid line, intermittent with 2 dash lines; dimensioned with bearing(s) and distance(s).
- N/A **Site Plan** A title block in the lower right corner that includes large, boldly printed "ZONING CONCEPT PLAN - EXHIBIT B", owner and engineer(s), architect(s), and/or surveyor(s) names, addresses and phone numbers, project name, total acreage, survey name and abstract number (Addition Name & Lot and Block info if platted property), Collin County, submission date, and a log of submittal/revision dates since submitted to the City. A note shall be affixed to the Zoning Concept Plan as follows:

"This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (for Planned Development requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Development Services Director, will require an amendment to the Concept Plan and, as necessary, the development regulations."
- ✓ Location/vicinity map showing the location of the proposed zoning request/change with cross streets is included.
- ✓ Indicate scale or not to scale (NTS) and provide north arrow.
- ✓ Written and bar graph scale, and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- ✓ Abstract lines, survey lines, corporate boundaries are correctly shown and clearly labeled.
- PD Document Statement of purpose and intent of the rezoning that includes:
 - Land use(s) proposed
 - Existing and proposed zoning and land use
 - Impact of uses(s) on the transportation system.NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - Impact on land use(s) adjacent to the rezoning request.
 - Conformance to the Comprehensive Plan.
 - Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- ✓ Adjacent zoning and existing land use(s) within 500 feet is indicated.
- ✓ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the project are shown.
- ✓ Concept Plan that includes the following:
 - ✓ Land use(s) proposed (building footprint(s) are to be graphically shown).
 - ✓ Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located, named and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - ✓ Medians, left-turn lanes, median openings, curb cuts, acceleration/deceleration lanes within 200 feet of the property are accurately located, labeled, and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
- N/A If a structure is proposed, or proposed to remain, a minimum and maximum square footage (if no definitive/specific user(s) are identified at this time) is indicated for the structure(s).
- N/A If a structure is proposed, or proposed to remain, the use, approximate location, and square footage of each building is provided.
- N/A If a residential use, the density of the proposal and density of adjacent residential use(s).
- N/A Project phasing lines.
- N/A Other pertinent data as may be required by City staff, Planning and Zoning Commission, and/or City Council.
- N/A Location of present, future or proposed public dedication of parks, open space, etc.
- N/A Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist

Minimum Requirements (continued)

Special Use Permit (SUP) and Conditional Use Permit (CUP) requests shall also include the following items in table format on the Zoning Concept Plan (Exhibit “B”) and those specified in items 1 thru 10 above as applicable:

- ____ Existing/proposed Lot Number(s)
- ____ Lot area specified in square feet and acreage
- ____ Building square footage (Indication of Minimum and Maximum suggested if no definitive/specific user(s) identified at this time)
- ____ Proposed use for each proposed building by category of use (e.g. retail, medical office, restaurant with or without drive-thru, convenience store, bank with drive-thru, church, etc.)
- ____ Parking count required and specified per use(s) with required ratio indicated

Planned Development (PD) Zoning District requests shall also include Development Regulations (labeled/titled Exhibit “C”) with the following:

To Follow Hard copy (8 ½” X 11”) and pdf file on disk is provided.

- ✓ List of proposed land uses
- ✓ Proposed use(s) for each building (non-residential and mixed-use development) by category of use (e.g. retail, professional office, medical office, church, restaurant, bank with drive through, etc.)
- ✓ Maximum square footage of each building (non-residential uses)
- N/A Minimum lot area (residential uses)
- N/A Minimum lot width (residential uses)
- N/A Minimum lot depth (residential uses)
- ✓ Heights and stories
- ✓ Maximum lot coverage percentage
- N/A Maximum lot count (residential uses)
- N/A Minimum house size square footage excluding garages and breezeways
- ✓ Fencing requirements indicated
- N/A Garage type(s) indicated (e.g. front entry, rear entry alley served, “J”-hook, etc.)
- N/A Accessory Building regulations
- ✓ Subdivision Ordinance waiver/modification requests are specifically listed.
- ✓ Parking count required specified per use(s) with required ratio indicated
- ✓ Parking count provided
- ✓ Statement is provided indicating that all current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.

To Follow Hard copy (8 ½” X 11”) and electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document indicating Exhibit “A” is provided.

- N/A Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines.

NOTE: DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).



ZONING APPLICATION

City of Lucas, Texas

Name of Project: Lucas Tech Park

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

Physical Location of Property: 1990 Southview Dr

[Address and General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):

James Anderson Survey, Abstract No. 17; 37.195 ac. tract

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

Collin County Appraisal District Short Account Number: 2666113, part of 2666117 and 2666114

Acreage: 37.195 Existing Zoning: Commercial Requested Zoning: Planned Development

[Attach a detailed description of requested zoning]

OWNER(S) NAME: Lucas Retails, LLC

Phone Number: [REDACTED]

Applicant / Contact Person: [REDACTED]

Title: Manager

Company Name: Lucas Retails, LLC

Mailing Address: 1057 S. Sherman Ste.300 City: Richardson State: TX ZIP: 75081

Phone: [REDACTED] Fax: () Email Address: [REDACTED]

ENGINEER(S) / REPRESENTATIVE(S) NAME: Mike Martinie

Contact Person: Mike Martinie, P.E. Title: Senior PM

Company Name: Spiars Engineering & Surveying

Mailing Address: 501 W President George Bush Hwy, Suite 200 City: Richardson State: TX ZIP: 75080

Phone: [REDACTED] Fax: () Email Address: [REDACTED]



ZONING APPLICATION (continued)

Name of Project: Lucas Tech Park

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal.)

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 500 feet of the subject property. Please contact City staff in advance for submittal deadlines.

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

SUBMISSIONS. Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

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

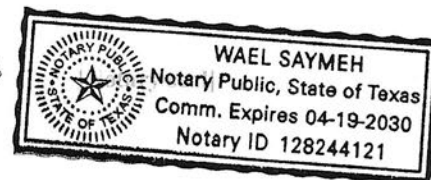
STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Sammy Jibrin the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

****Owner / Agent (circle one)**

SUBSCRIBED AND SWORN TO before me, this the 19 day of MAY, 2026

Notary Public in and for the State of Texas: Wael Saymeh



Official Use Only

Action Taken

Planning & Zoning: _____ Date: _____

City Council: _____ Date: _____

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

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:

NOTE: Clean up language

- (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, 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. NOTE: correct definition a retail business that sells replacement parts, accessories, tools, fluids, batteries, maintenance products, and similar items primarily for Trucks, vans, and light-duty pickup trucks. These stores generally serve individual vehicle owners and repair shops by providing parts for routine maintenance and Truck repair.

- 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 – Not in building A
- Automobile repair collision services - By SUP
- Automobile repair minor – By SUP
- Automobile Parts, Supply, and Tire Stores
- Automobile Rental - remove
- Athletic Training Facilities
- Bar/Tavern - remove
- Brewery/Distillery** Limit is 10 GPM. - remove
- Business Service Establishment
- Clubs, Private and Service, Non-profit and Charitable Organizations - remove
- Convenience store with refueling station Convenience by right, Refueling by SUP
- Commercial Dry cleaning and laundry establishments** Limit is 5GPM
- Communications Systems Sales and Service
- Conference Center
- Craft Manufacturing
- Technology Storage Facility*** 1 by right unless cooled by water; rest by SUP (or water cooled)
- Department store (retail)
- Equipment Sales, Repair and Storage
- Electrical Substation By SUP
- Food Processing
- Gun range/ Club (Indoor) – By SUP
- Hotel Remove
- Indoor Commercial Recreation
- Laboratories, Research and Development or Testing.

Commented [JH2]: Staff feels items highlighted in yellow should not be permitted in building A. Items highlighted in red should not be permitted in building A or B, items highlighted in green should be by SUP only

- Light Assembly & Fabrication – Not in A & B buildings
- Mailing and Shipping
- Manufacture and Wholesale Not in A & B
- Manufacturing (Light Industrial Enclosed only) – Not in A & B Buildings
- Medical Clinic
- Mini Warehouse – By SUP
- Motorcycle Repair/Paint (Enclosed) – By SUP
- Office Supply Store
- Office Warehouse/Showroom Not in A & B
- Paint Store
- Pet Day Care – By SUP; not in A Building
- Pet Care Facility – By SUP; not in A Building
- Personal Fitness Studio / Gym / HIIT Facility
- Pharmacy, Commercial
- Photography Studio
- Radio, TV antenna or Tower – Not in A & B Building
- Restaurant or Cafeteria
- Restaurant with Drive-in
- Refueling Station – By SUP
- School, Trade or Commercial Not in A or B
- School, Swim (indoor) Not in A or B
- Veterinary Office
- Used Clothing Store
- Vehicle Wash* - By SUP

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 listed in the sordinances shall apply otherwise the code of ordinances 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.

NOTES- Rephrase

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.
 - e. d. Noise decibel level at the property line cannot reach above 70decibels during day hours of 6am to 10pm and 70 decibels during night hours of 10pm to 6am. 55 DBA, 10:00 P.M to 6:00 A.M. 60 DBA 6:00 A.M. to 10:00 P.M.
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.
- e.f. **Angled parking is required for 65% of required Parking.**
- 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.
 - ~~e. 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.

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 - S)P Typical Mix	SF Assumption	SF Assumption	SF/1000	Closest Use Category in Vwylle	Corresponding Impact Fee Per 1000	Corresponding Impact Fee Total
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 merchandise 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.

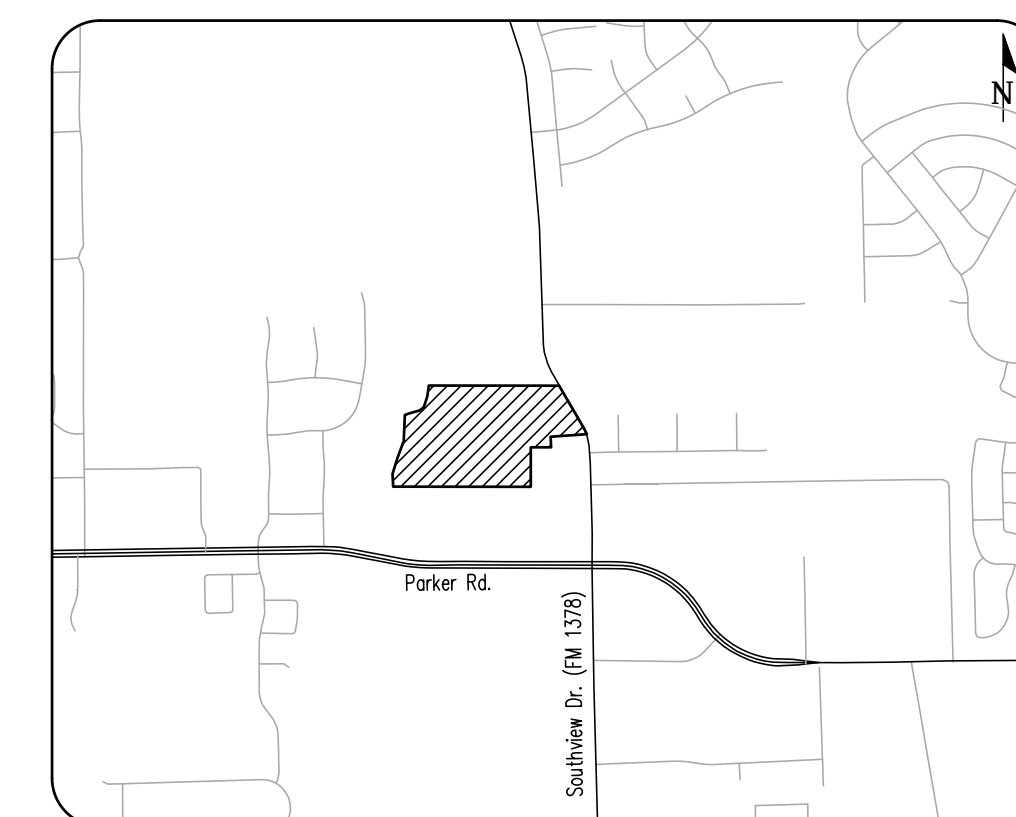
The total impact fee payment would equal: \$521,209.44

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.



NT



SPIARS
ENGINEERING & SURVEYING

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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

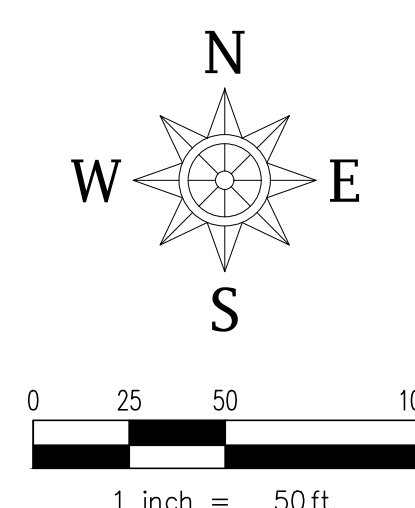
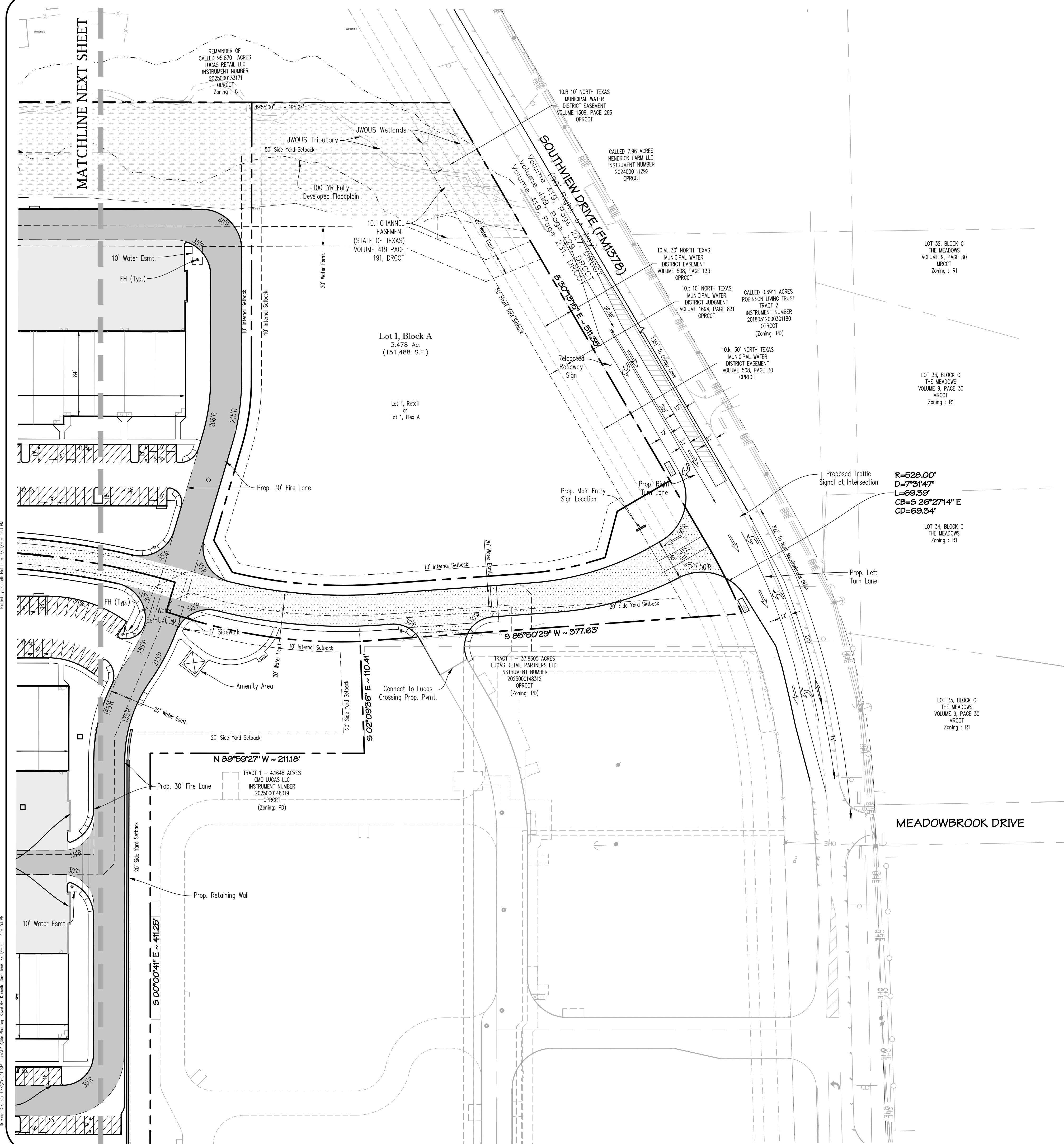
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Contact: Raphael Alterman

Drawn by: K. Smith Date: 7/2/2024 1:21 PM

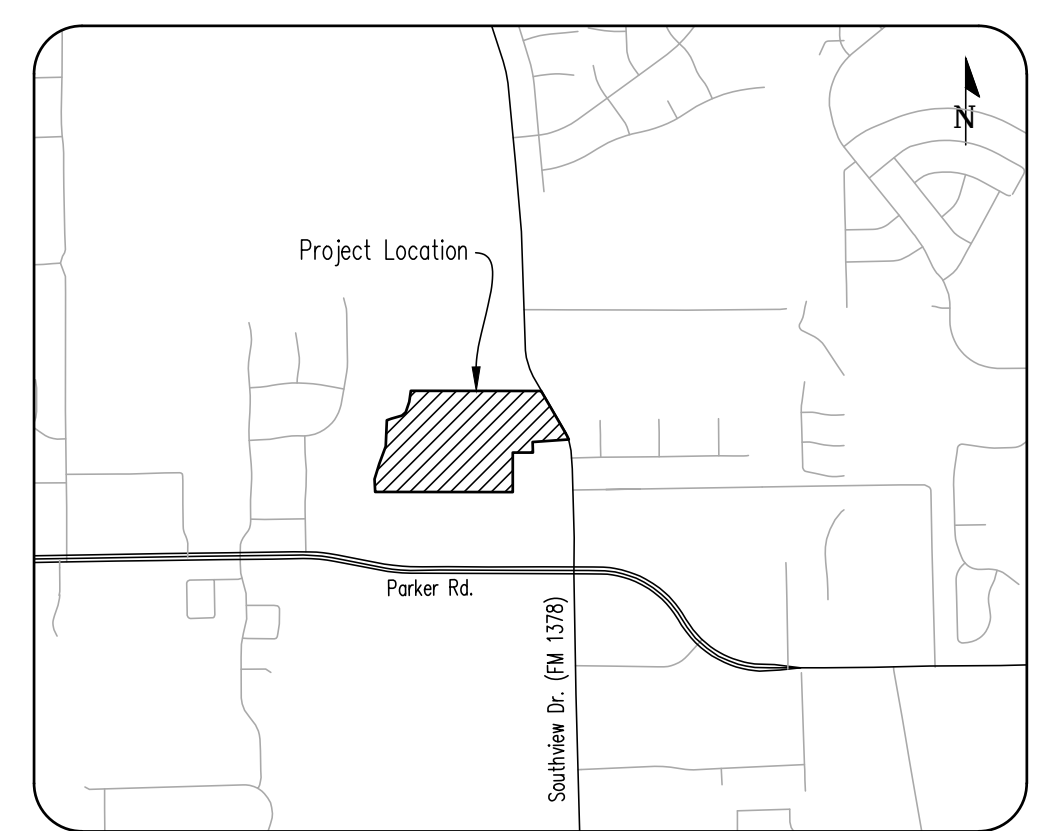
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- LEGEND**
- Fire Lane
 - Private Access Esmt.
 - Service Court/Future Potential Parking
 - Parking
 - Drive Aisle
 - Ex. Fire Hydrant
 - Prop. Fire Hydrant
 - Prop. Retaining Wall
 - Prop. Transformer
 - Prop. Mailbox
 - Prop. Street Light
 - Tree Preservation Zone

Site Data Table							
	Retail + Flex Overall	Retail	Flex Overall	Lot 2	Lot 3	Lot 4	Lot 5
Lot Size (ac.)	37.194	3,478	33.717	8.156	9.537	10.285	5.739
Lot Size (sq. ft.)	1,620,182	151,488	1,468,694	355,278	415,422	448,019	249,975
Existing Zoning	CB (Commercial Business)	-	-	-	-	-	-
Proposed Use	Planned Development	-	-	-	-	-	-
Proposed Building Height	-	-	-	25' (1-Story)	25' (1-Story)	25' (1-Story)	25' (1-Story)
Required Parking	-	See PD for Parking requirements.	-	-	-	-	-
Provided Parking* (sp.)	-	-	-	125	226	162	84
Handicap Required (sp.)	-	-	-	5	7	6	4
Handicap Provided (sp.)	-	-	-	5	10	8	4
Total Building Footprint (sq. ft.)	-	-	255,520	57,080	96,160	70,240	32,040
Proposed Lot Coverage (sq. ft.)**	-	-	909,900	-	-	-	-
Proposed Lot Coverage	-	See PD for Lot Coverage requirements.	62%	-	-	-	-

*Parking provided includes handicap spaces.
**Proposed lot coverage is defined as impervious area. A variation of up to 5% is permitted. For the purpose of calculating lot coverage, the flex lots are considered one lot.



Vicinity Map

- Notes:**
- This development shall be developed in phases, with civil plans at different phases.
 - Private Covenants, Conditions, and Restrictions (CC&Rs) 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.

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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

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 89°53'34" E ~ 221.55'

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'

LOT 5, BLOCK C
ENCHANTED CREEK
PHASE 1B
INSTRUMENT NUMBER
20150612010002100
OPRCCT
Zoning : R1

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
202500014512
OPRCCT
Zoning : PD

Connect to Lucas
Crossing Prop. Pwmt.

N 89°55'00" W ~ 641.06'

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

100-YR Fully
Developed Floodplain

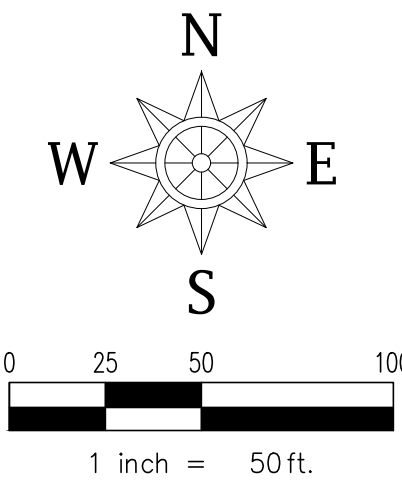
S 89°55'00" E ~ 1256.35'

715.00'

JWOUS Wetlands

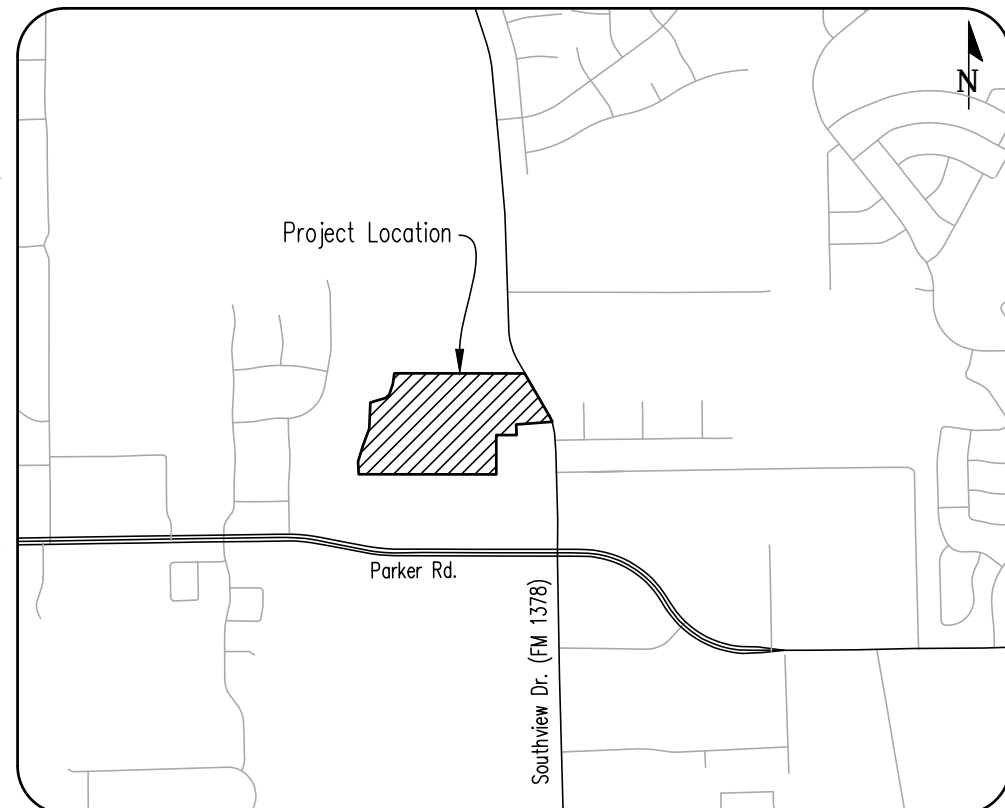
JWOUS Tributary

MATCHLINE PREVIOUS SHEET



LEGEND

- Fire Lane
- Private Access Esmt.
- Service Court/Future Potential Parking
- Parking
- Drive Aisle
- Ex. Fire Hydrant
- Prop. Fire Hydrant
- Prop. Retaining Wall
- Prop. Transformer
- Prop. Mailbox
- Prop. Street Light
- Tree Preservation Zone



Vicinity Map

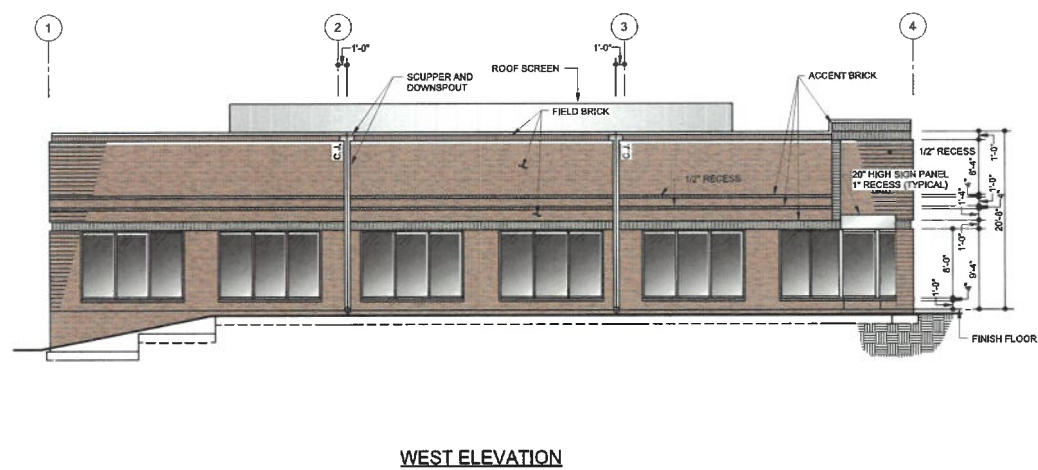
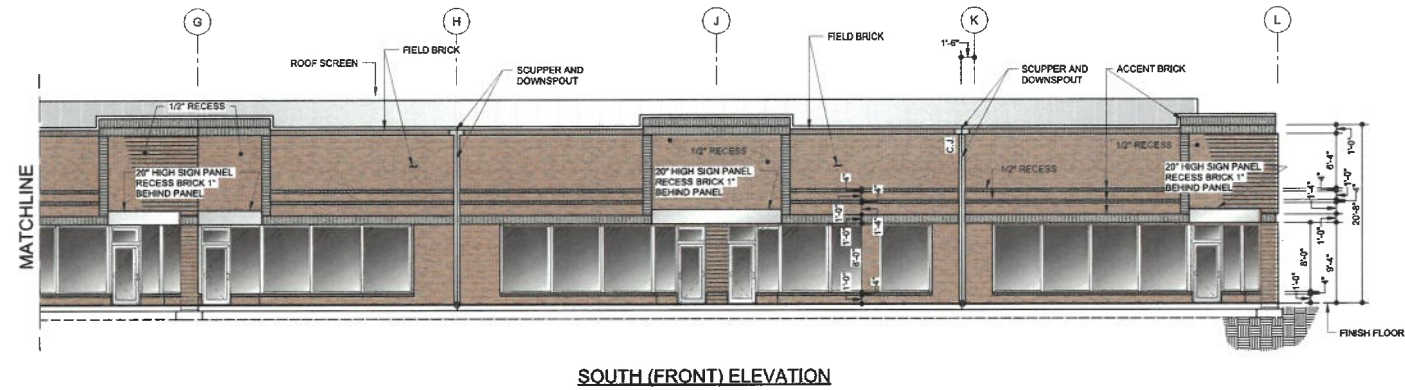
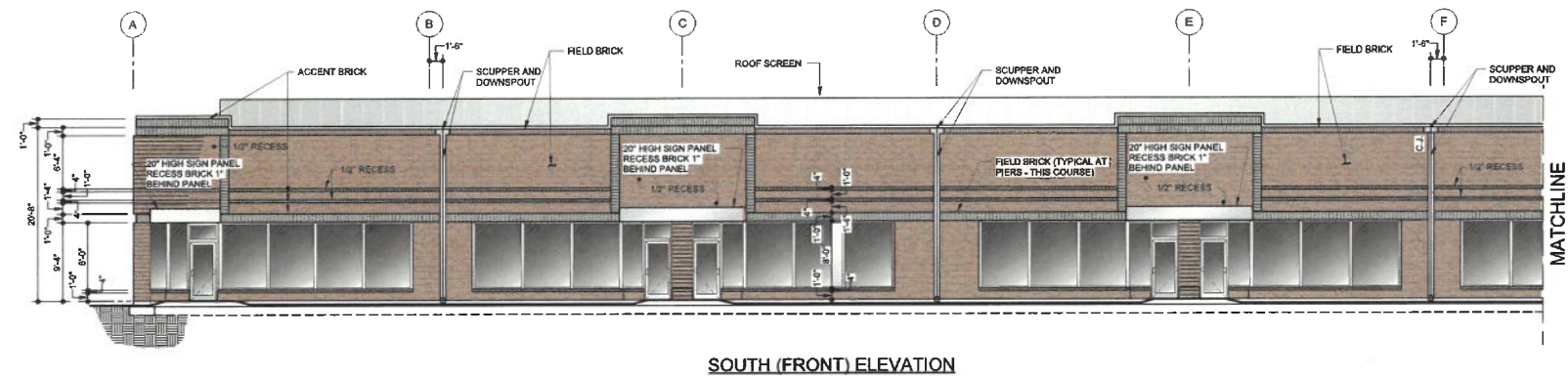
ENGINEER
Spiars Engineering, Inc.
501 W. President George Bush Hwy,
Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And
No. F-10043100
Contact: Mike Martinie

DEVELOPER
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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

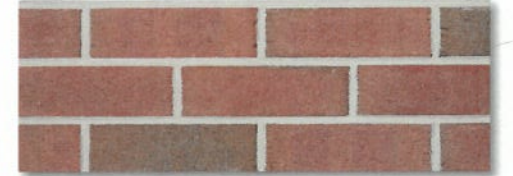
Lucas Tech Park
PROP. LOTS 1-5, BLOCK A
SJP LUCAS ADDITION
OUT OF THE
ANDERSON SURVEY ~ ABSTRACT NO. 17
CITY OF LUCAS
COLLIN COUNTY, TEXAS
PROP. ZONING: PD



Elevations Notes:



① Accent Brick – Glen Gery Pearl River



② Field Brick – Autumn Harvest



③ Mortar – Argos Khaki



④ Clear Anodized Aluminium Tenant Sign Panel



⑤ Clear Anodized Aluminium Storefront



⑥ Bronze Glazing

Elevations Notes:



① Accent Brick – Glen Gery Pearl River



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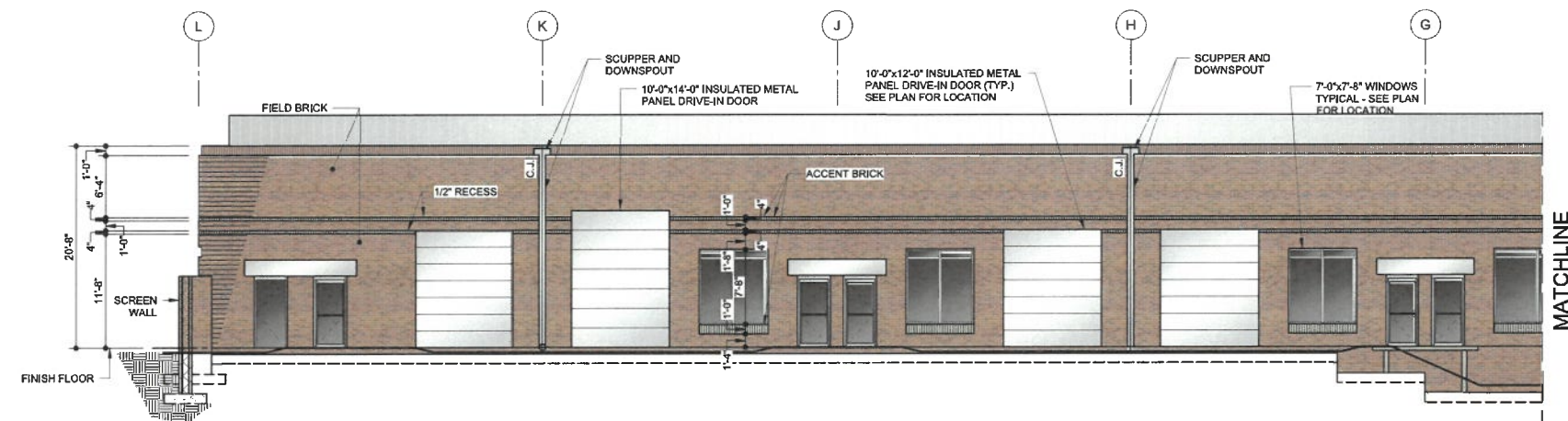
④ Clear Anodized Aluminium Tenant Sign Panel



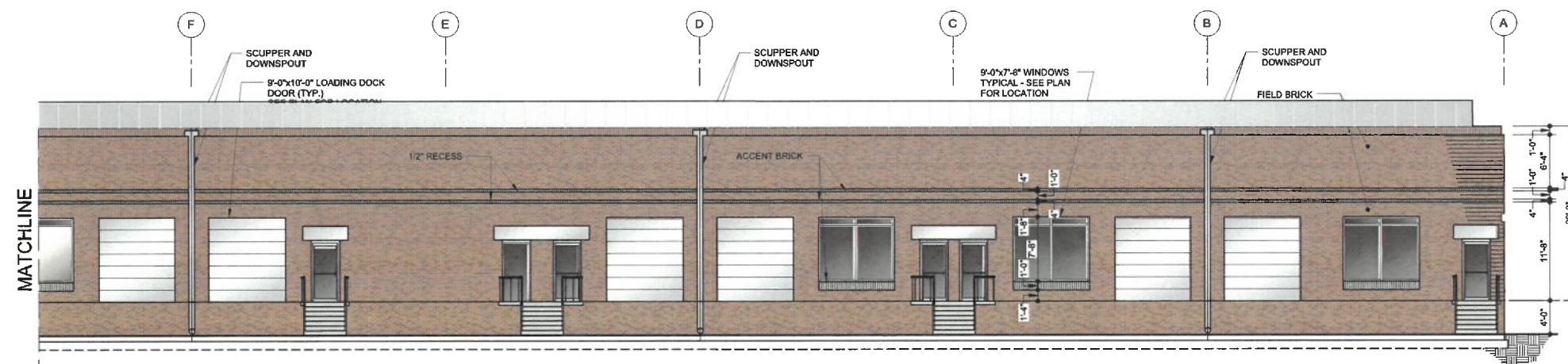
⑤ Clear Anodized Aluminium Storefront



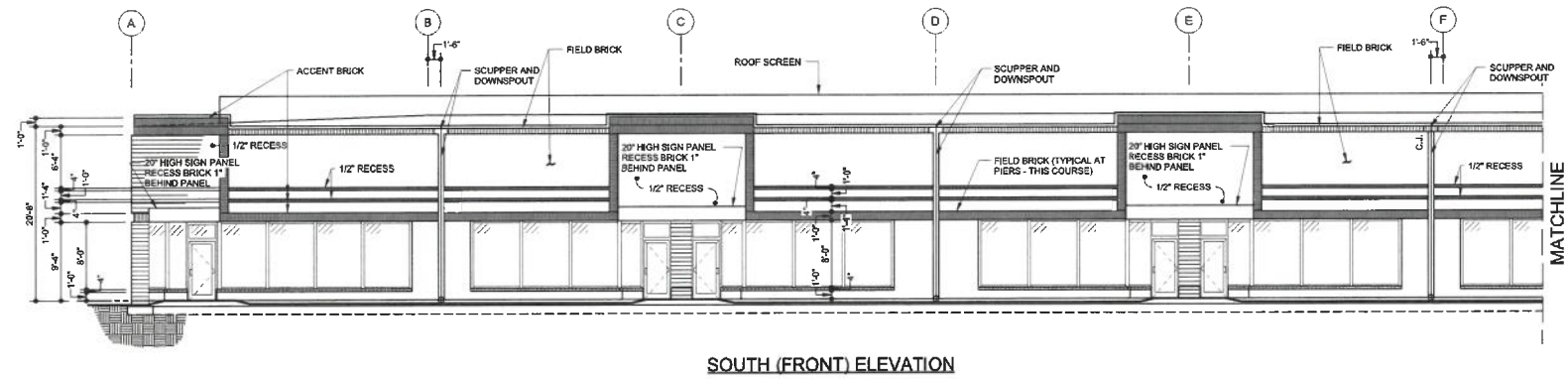
⑥ Bronze Glazing



NORTH ELEVATION



NORTH ELEVATION



- THIS FACADE 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 CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE 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.

LEGEND

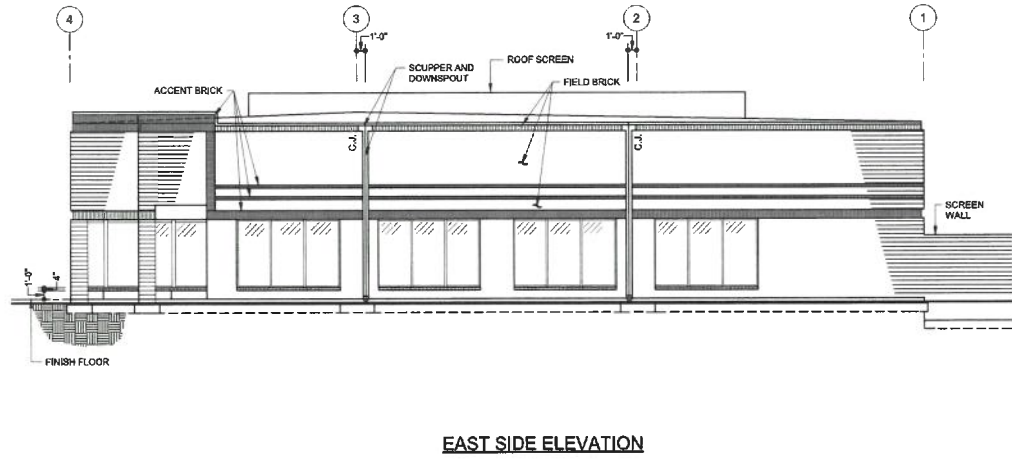
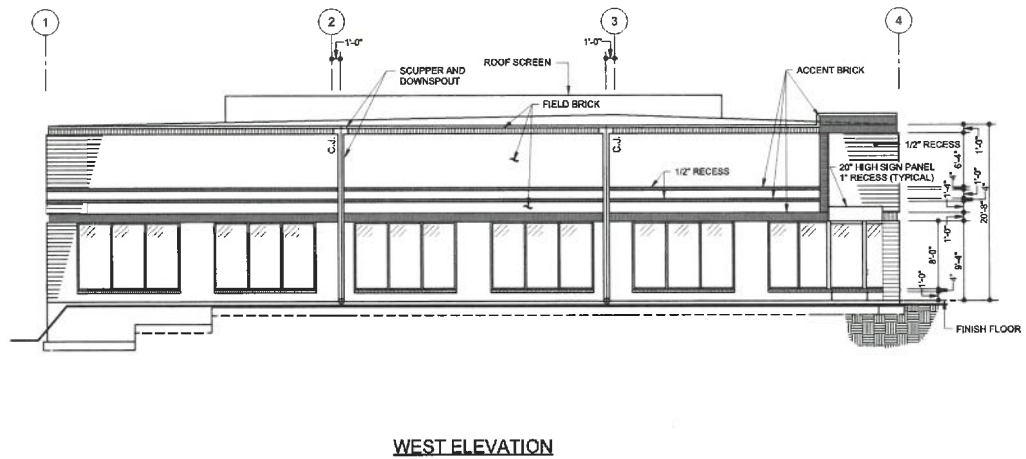
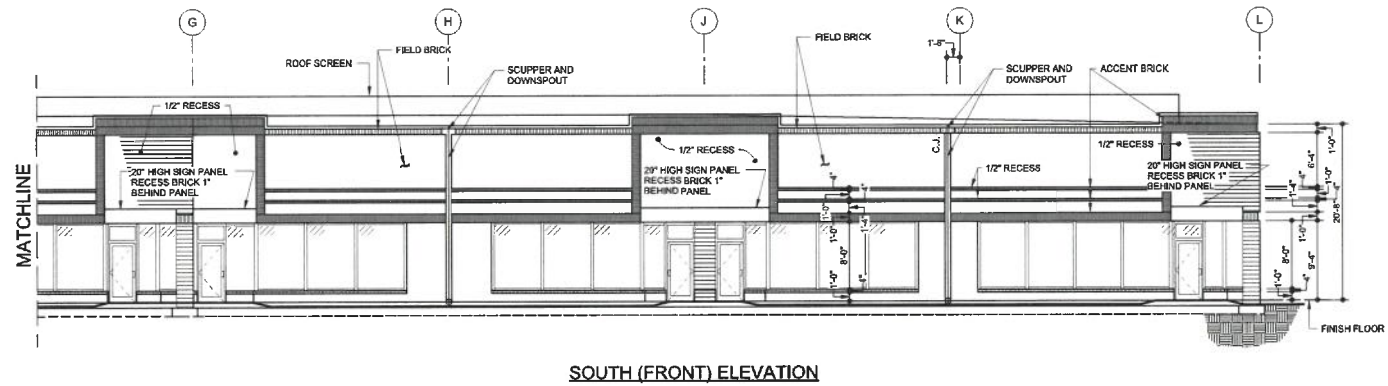
FIELD BRICK:

ACCENT BRICK:

MORTAR:

GLAZING COLOR:

GLASS FRAME COLOR:



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

Seal:
PRELIMINARY - NOT FOR
CONSTRUCTION

ST. JOHN
PROPERTIES

2560 LORD BALTIMORE DRIVE
BALTIMORE, MD. 21244
410-784-0100

WAB

architecture
interiors

morabito
consultants

Structural Engineers | Parking Consultants
953 Edgewood Ave | Suite 1700
Sparks, MD 21153-9472
410-682-2377 www.morabitoconsultants.com
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No.	Date	Revisions

DESIGNED	JGC	DRAWN	JGC
CHECKED	JAM	APPROVED	JAM

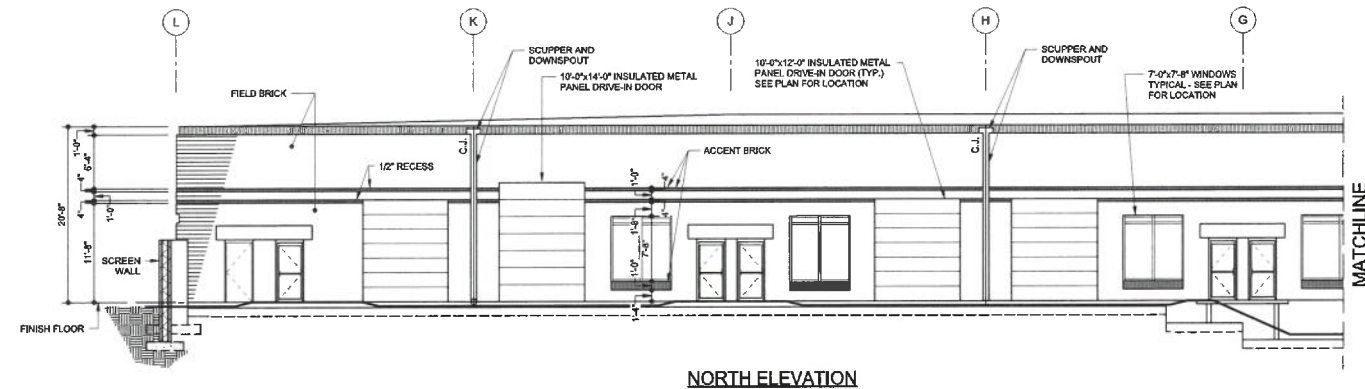
Project No.: 26239

Date: 05/05/2026

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

Sheet Title:
ARCHITECTURAL
ELEVATIONS
BUILDING 'A'

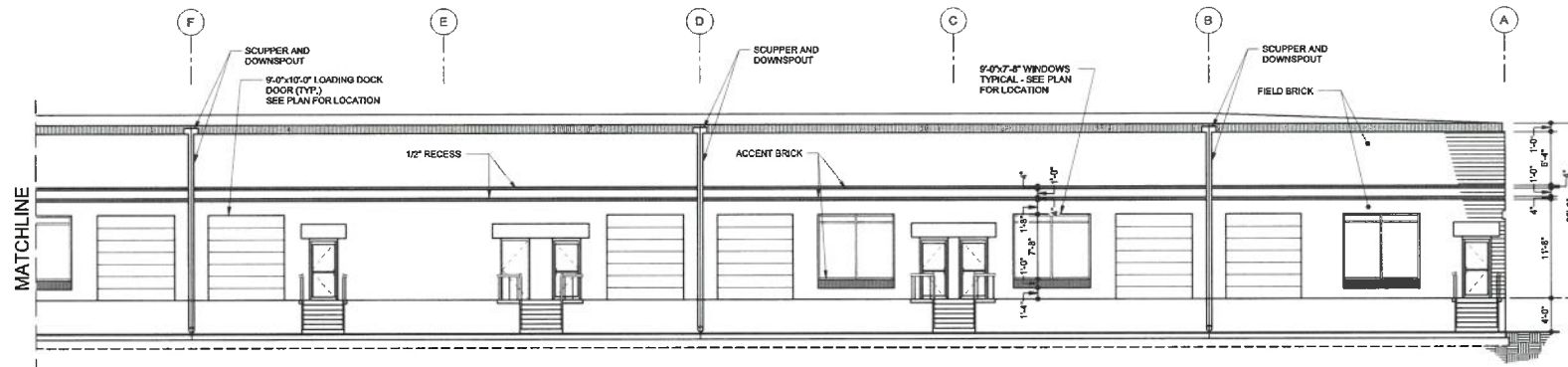
Sheet No.:
A-2



NORTH ELEVATION

LEGEND	
FIELD BRICK:	
ACCENT BRICK:	
MORTAR:	
GLAZING COLOR:	
GLASS FRAME COLOR:	

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NORTH ELEVATION

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

Seal:

PRELIMINARY, NOT FOR
CONSTRUCTION

ST. JOHN
PROPERTIES

2550 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
410-788-0100

WAB
architecture
interiors

morabito
consultants

Registered Engineers / Planning Consultants
912 Ridgeway Rd | Suite 1700
Sparks, MD 21152-9472
410-682-2277 | www.morabitoconsultants.com
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Scale: 1/8" = 1'-0"

Sheet Title:
ARCHITECTURAL
BUILDING
ELEVATIONS
BUILDING 'A'

Sheet No.:
A-3



Building Articulation Compliance

ELEVATION A



Representative design images only

Building Articulation Compliance

ELEVATIONS B/C



Representative design images only

Building Articulation Compliance

ELEVATION D



ARCHITECTURAL DESIGN REQUIREMENTS	
Building Materials	The front façade of buildings shall provide architectural elements in accordance with the Architectural Elevations to achieve varying façade geometry and articulation. No elevation or change in materials is required to differentiate pedestrian walkways from driving surfaces, except for pedestrian walkways contiguous with buildings.
Screening of Mechanical Equipment	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 minimum of 10 ft. from the building edge.
Service Courts	Service Courts are screened with 6 ft. high by 60 ft. long masonry walls 60 ft. as shown on the Site Plan.

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

PERMIT PLANS FOR LUCAS TECH PARK- LANDSCAPE PROPS LOTS 1-5, BLOCK A, SJP ADDITION CITY OF LUCAS, COLLIN COUNTY, TEXAS

INDEX OF DRAWINGS

	Cover
L1.01	LANDSCAPE MASTER PLAN
L1.02	LANDSCAPE PLANTING PLAN
L1.03	LANDSCAPE PLANTING PLAN
L1.04	LANDSCAPE PLANTING PLAN
L1.05	LANDSCAPE PLANTING PLAN
L1.06	LANDSCAPE PLANTING PLAN
L1.07	LANDSCAPE PLANTING DETAILS



Vicinity Map

- Notes:
1. Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the landscape architect 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:

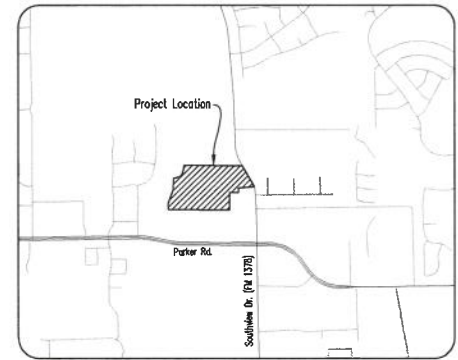
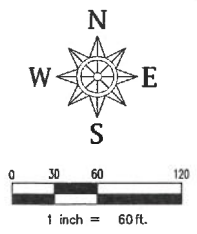
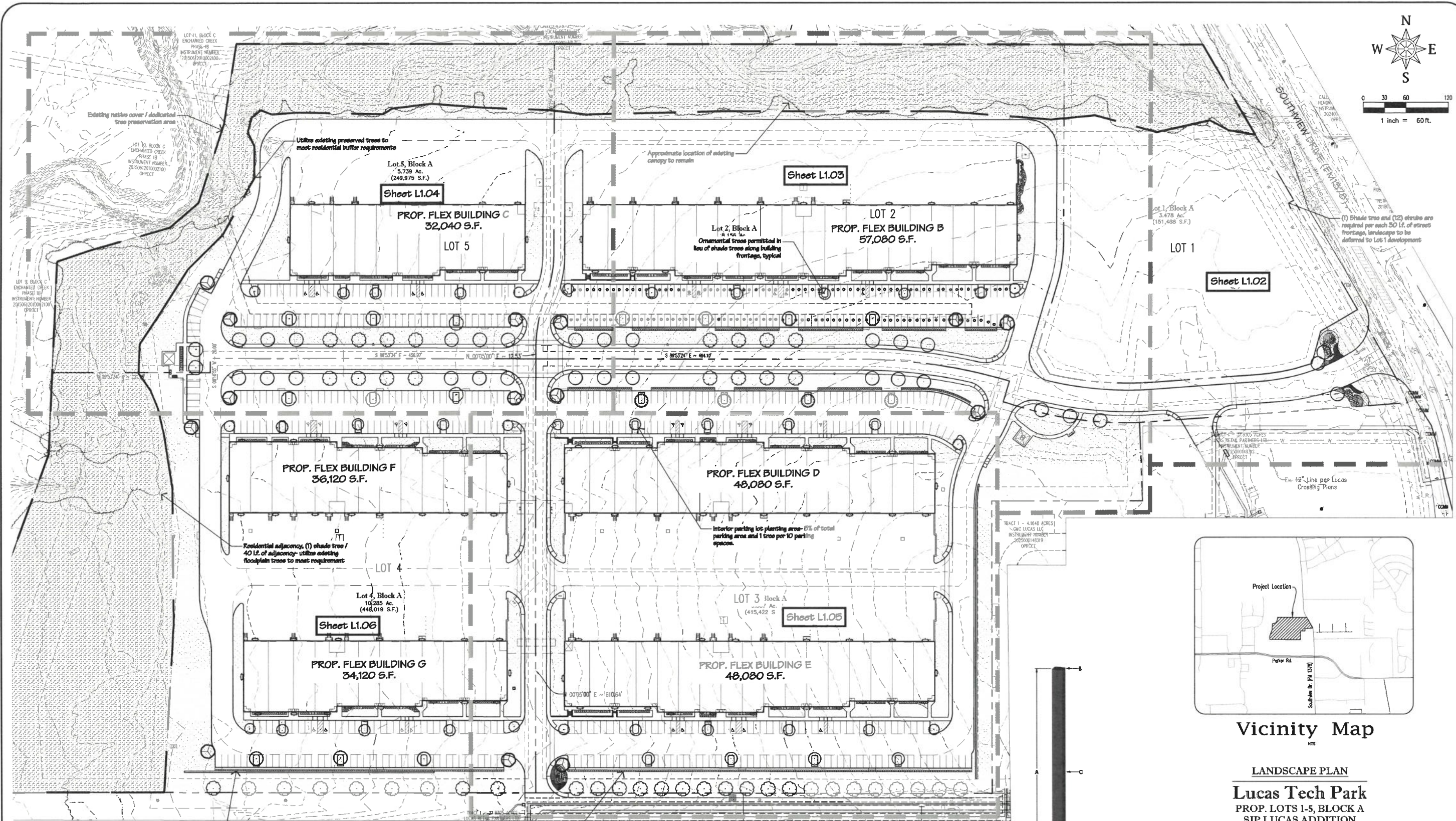
SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
469.395.0558 • TBAE No 2386 • www.spiarseng.com
Tony Stewart • Tony.Stewart@spiarsengineering.com

These plans are released for the purpose of interim review under the authority of Anthony Stewart

Date: 7/29/2026
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



Vicinity Map

LANDSCAPE 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

Material Legend

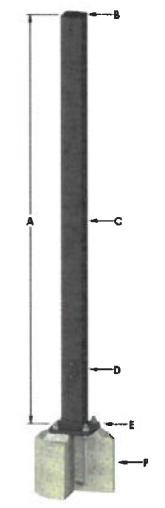
- (B) Mirada Medium Outdoor LED Area Light
- (145) Mirada Medium Wall Sconce (XWM)
- (6) Salebury Industries Cluster Box Unit, Model #3316



Mirada Medium Wall Sconce (XWM)



Mirada Medium Outdoor LED Area Light



24' Ht. KW Square Non-Tapered Steel Pole

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
489.395.0558 • TBAE No 2986 • www.spiarseng.com
Tony Stewart • Tony.Stewart@spiarsengineering.com

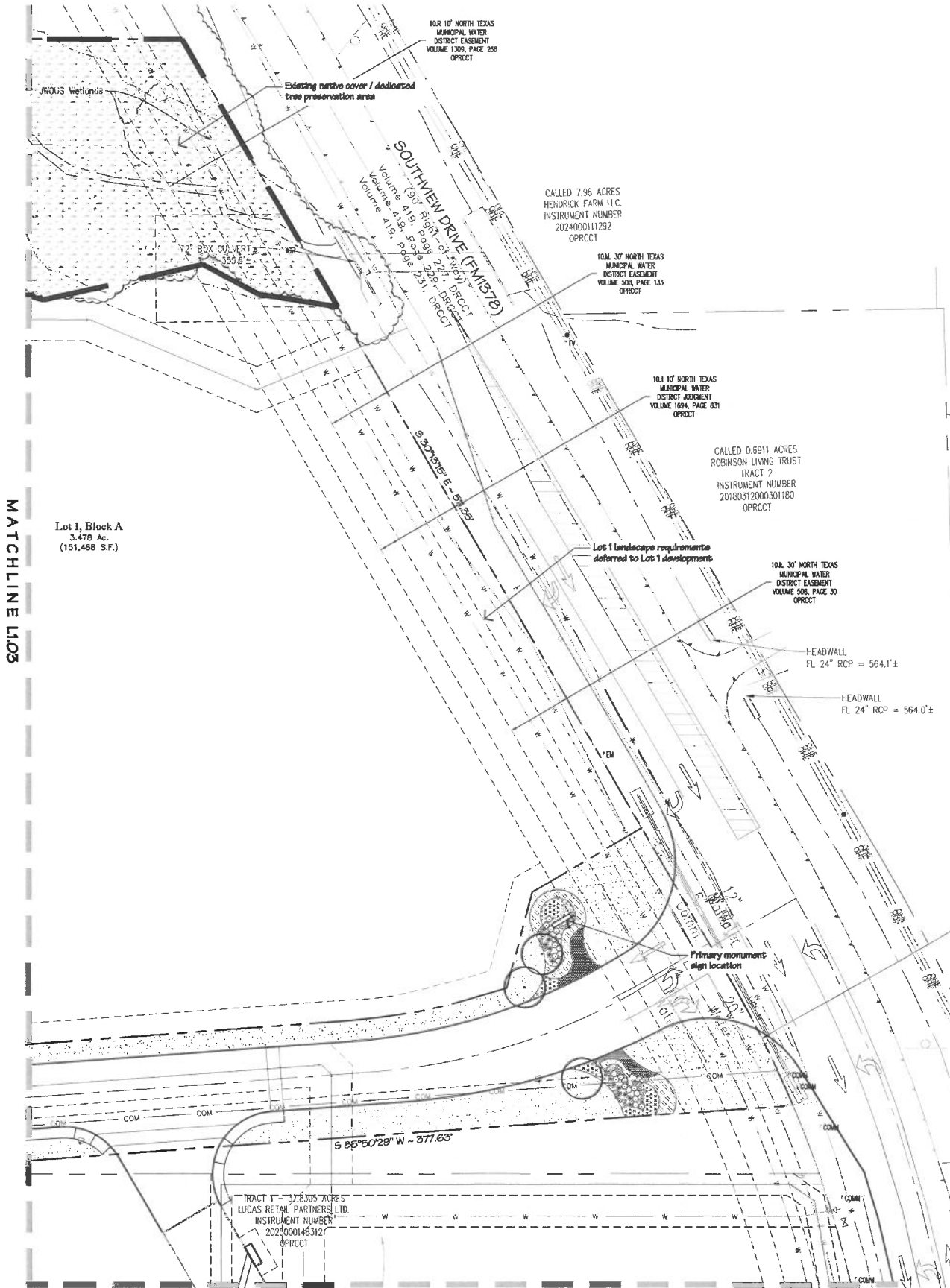
LANDSCAPE ARCHITECT
Spiars Engineering, Inc.
765 Center Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBAE No. 2986
Contact: Anthony Stewart, RLA

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Richardson, TX 75080
Telephone: (972) 422-0077
TBPES No. F-1121 And No. F-10643100
Contact: Mike Madeline

OWNER / APPLICANT
SJP DALLAS, LLC
7250 Dallas Parkway, Suite 400
Piano, TX 75024
Telephone: (214) 393-0100
Contact: Raychel Altman

Landscape Requirements Tabulation Chart	Required	Provided
Landscape Area		
At least (20) percent of gross lot shall be maintained as landscape area. Floodplain shall be considered landscape area - 1,620,182 s.f. x 20% = 324,037 s.f.		292,771 s.f. maintained lawn / landscape + 398,214 s.f. preserved native = 581,985 s.f.
Landscape Edge - Southview Drive		
The min. requirements for landscape edge (20) landscaping shall be one (1) shade tree and twelve (12) shrubs for each thirty (30) linear feet of frontage. 531 L.F. / 30 = 18	18 shade trees 216 shrubs	TBD with site plan for Lot 1
Screening		
No screening is required on the north and west property lines. Service courts to be screened with 6' ht. masonry walls at locations shown on site plan.	Required	Provided
Parking lot screening must be provided when adjacent to public right-of-way. Screening must be 3'1/2" higher than the paving for all surface parking lots on the site from all adjacent public streets. The screening must extend along the entire street frontage of the surface parking lot. Must use two (2) forms of screening.	Required along the length of Southview Drive only.	TBD with site plan for Lot 1
Parking lot perimeter landscaping		
The perimeter strip of surface parking lot along the southern perimeter of Lot 3 shall be at least five (5) feet in width. The min. requirements for perimeter landscaping shall be one (1) shade tree and (6) shrubs for each thirty (30) ft of perimeter. 568 L.F. / 30 = 19 trees, 152 shrubs	19 shade trees 152 shrubs	19 shade trees 227 shrubs
The perimeter strip of surface parking lot along the southern perimeter of Lot 4, adjacent to commercial, shall be at least five (5) feet in width. The min. requirements for perimeter landscaping shall be one (1) shade tree and (8) shrubs for each thirty (30) ft of perimeter. 406 L.F. / 30 = 9 trees, 66 shrubs	9 trees 66 shrubs	9 trees 162 shrubs
Parking lot interior landscaping		
The required percentage of interior parking lot landscaping shall be 5% of the parking area. (1) shade tree per 10 required parking spaces	9,928 sf 587 / 10 = 60 trees	11,895 sf 71 trees

Parking Lot Interior Landscaping	Area	Required (5%)	Provided
Lot 1	TBD	TBD sf	TBD sf
Lot 2	38,786 sf	1,939 sf	2,096 sf
Lot 3 north	34,530 sf	1,727 sf	1,780 sf
Lot 3 south	38,464 sf	1,923 sf	2,148 sf
Lot 4 north	30,636 sf	1,532 sf	2,080 sf
Lot 4 south	27,114 sf	1,356 sf	1,725 sf
Lot 5	29,123 sf	1,456 sf	1,828 sf



Plant Schedule

Trees				
Qty.	Symbol	Code	Common / Botanical Name	Cont. / Cal.
14		LO	Highrise Live Oak / Quercus virginiana 'Highrise'	100 gal.
4		BO	Bur Oak / Quercus macrocarpa	100 gal.
8		CP	Chinese Pistache / Pistacia chinensis	100 gal. / 3 1/2"
34		RO	Shumard Red Oak / Quercus shumardi	100 gal. / 3 1/2"
7		CE	Cedar Elm / Ulmus crassifolia	3" cal. / 3 1/2"
44		BC	Bald Cypress / Taxodium distichum	100 gal. / 3 1/2"
12		LE	Leocark Elm / Ulmus parvifolia	100 gal. / 3 1/2"
22		CM	Grape Myrtle / Lagerstroemia indica 'Watermelon Red'	45 gal. / 2"
12		CT	Chitalpa / Chitalpa x tashkentensis	45 gal. / 2"
Shrubs / Perennials				
Qty.	Symbol	Code	Common / Botanical Name	Cont.
8		TJ	Tam Juniper / Juniperus sabina var. tamariscifolia	3 gal.
28		LP	Purple Diamond Loropetalum / Loropetalum chinense	3 gal.
93		TS	Texas Sage / Leucophyllum frutescens	5 gal.
368		BW	Winter Gem Boxwood / Buxus microphylla japonica	3 gal.
389		DBH	Dwarf Burford Holly / Ilex cornuta 'Burfordii' nana	5 gal.
32		CL	Cherry Laurel / Prunus laurocerasus	5 gal.
307		CA	Carissa Holly / Ilex cornuta 'Carissa'	3 gal.
129		AB	Rose Creek Abelia / Abelia grandiflora 'Rose Creek'	3 gal.
41		MG	Maiden Grass / Miscanthus sinensis 'Gracillimus'	1 gal.
95		SG	Autumn Sage / Salvia greggii	1 gal.
Ground Cover				
Qty.	Symbol	Code	Common / Botanical Name	Cont.
65		NG	New Gold Lantana / Lantana camara 'New Gold'	6" pot
560		FG	Mexican Feather Grass / Nassella tenuisima	1 gal.
600		WC	Wintercreeper / Euonymus fortunei	4" pot
1,300		SC	Seasonal Color	flat
250,145 s.f.		SSB	Cyndon dactylon 'Tif 419' / Tif Bermuda '419'	sod
312,810 s.f.		NPC	Native preserved cover / dedicated tree preservation area	na

LANDSCAPE PLAN

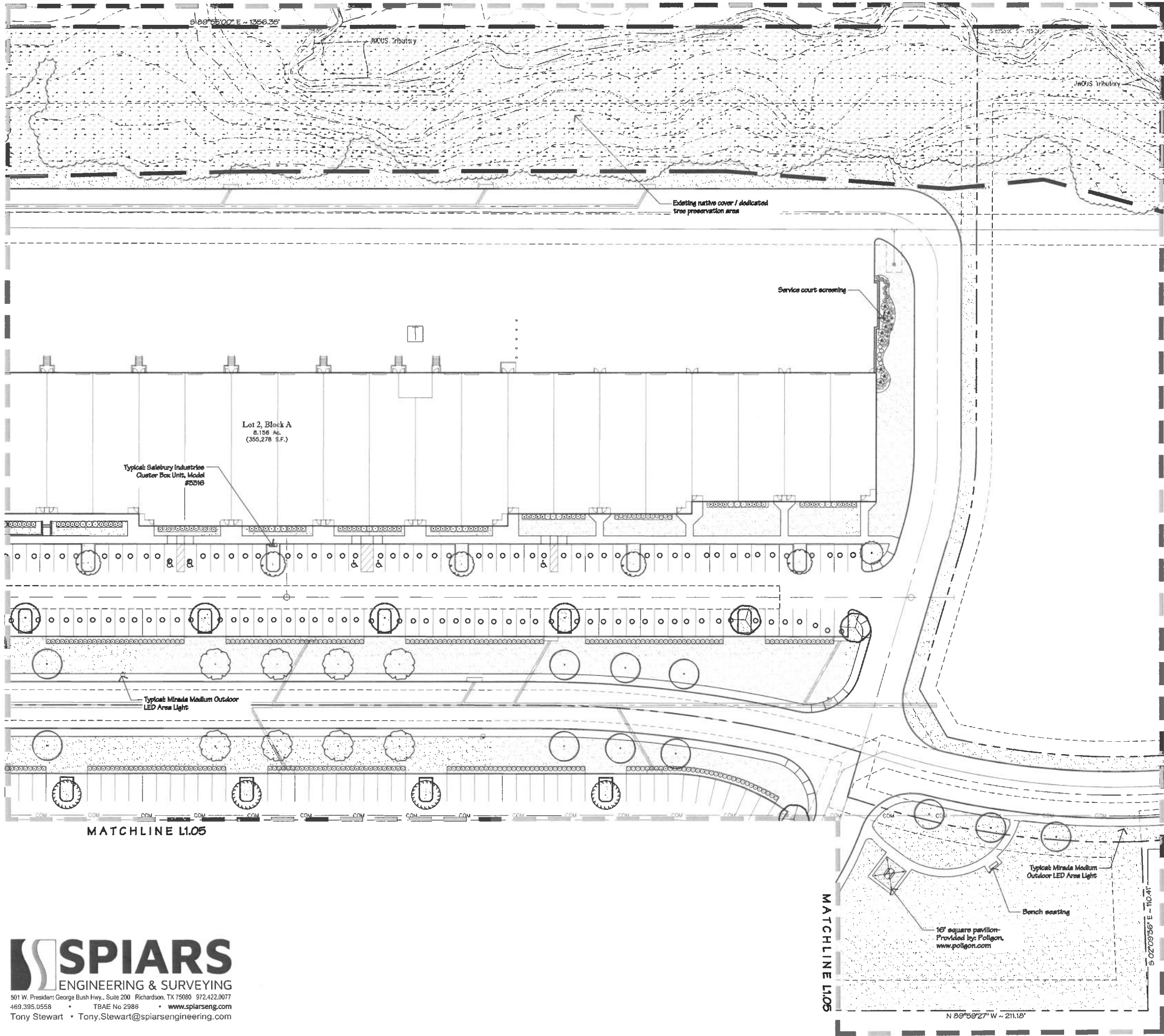
Lucas Tech Park
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PROP. ZONING: PD

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469.395.0558 • TBAE No 2988 • www.spiarseng.com
Tony Stewart • Tony.Stewart@spiarsengineering.com

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765 Custer Road, Suite 100
Richardson, TX 75080
Telephone: (972) 422-0077
TBAE No. 2986
Contact: Anthony Stewart, RLA

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Richardson, TX 75080
Telephone: (972) 422-0077
TBAE No. 2986
Contact: Mike Martin

OWNER / APPLICANT
SJP DALLAS, LLC
7250 Dallas Parkway, Suite 400
Plano, TX 75074
Telephone: (214) 383-0100
Contact: Raphael Aleman



Plant Schedule

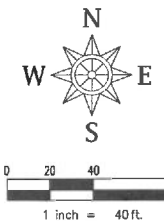
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7		CE	Cedar Elm / Ulmus crassifolia	3" cal. / 3 1/2"
44		BC	Bald Cypress / Taxodium distichum	100 gal. / 3 1/2"
12		LE	Lacebark Elm / Ulmus parvifolia	100 gal. / 3 1/2"
22		CM	Crape Myrtle / Lagerstroemia indica 'Watermelon Red'	45 gal. / 2"
12		CT	Chitalpa / Chitalpa x tashkentensis	45 gal. / 2"

Shrubs / Perennials				
Qty.	Symbol	Code	Common / Botanical Name	Cont.
8		TJ	Tam Juniper / Juniperus sabina var. lamarcifolia	3 gal.
28		LP	Purple Diamond Loropetalum / Loropetalum chinense	3 gal.
93		TS	Texas Sage / Leucophyllum frutescens	5 gal.
366		BW	Winter Gem Boxwood / Buxus microphylla japonica	3 gal.
389		DBH	Dwarf Burford Holly / Ilex cornuta 'Burfordii' nana	5 gal.
32		CL	Cherry Laurel / Prunus laurocerasus	5 gal.
307		CA	Carissa Holly / Ilex cornuta 'Carissa'	3 gal.
129		AB	Rose Creek Abelia / Abelia grandiflora 'Rose Creek'	3 gal.
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Lucas Tech Park
PROP. LOTS 1-5, BLOCK A
SJP LUCAS ADDITION
OUT OF THE
ANDERSON SURVEY ~ ABSTRACT NO. 17
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PROP. ZONING: PD

LANDSCAPE ARCHITECT Spiars Engineering, Inc. 765 Cedar Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBAE No. 2886 Contact: Anthony Stewart, RLA	ENGINEER / SURVEYOR Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPES No. F-2121 And No. F-10043100 Contact: Mike Marile	OWNER / APPLICANT SJP DALLAS, LLC 7250 Dallas Parkway, Suite 400 Plano, TX 75024 Telephone: (214) 353-0100 Contact: Raphael Altman
--	--	---



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129		AB	'Rose Creek' Abelia / Abelia grandiflora 'Rose Creek'	3 gal.
41		MG	Maiden Grass / Miscanthus sinensis 'Gracillimus'	1 gal.
95		SG	Autumn Sage / Salvia greggii	1 gal.

Ground Cover				
Qty.	Symbol	Code	Common / Botanical Name	Cont.
85		NG	New Gold Lantana / Lantana camara 'New Gold'	6" pot
660		FG	Mexican Feather Grass / Nassella tenuissima	1 gal.
600		WC	Wintercreeper / Euonymus fortunei	4" pot
1,300		SC	Seasonal Color	flat
250,145 s.f.		SSB	Cynodon dactylon 'TIF 419' / TIF Bermuda '419'	sod
312,810 s.f.		NPC	Native preserved cover / dedicated tree preservation area	na

LANDSCAPE PLAN

Lucas Tech Park

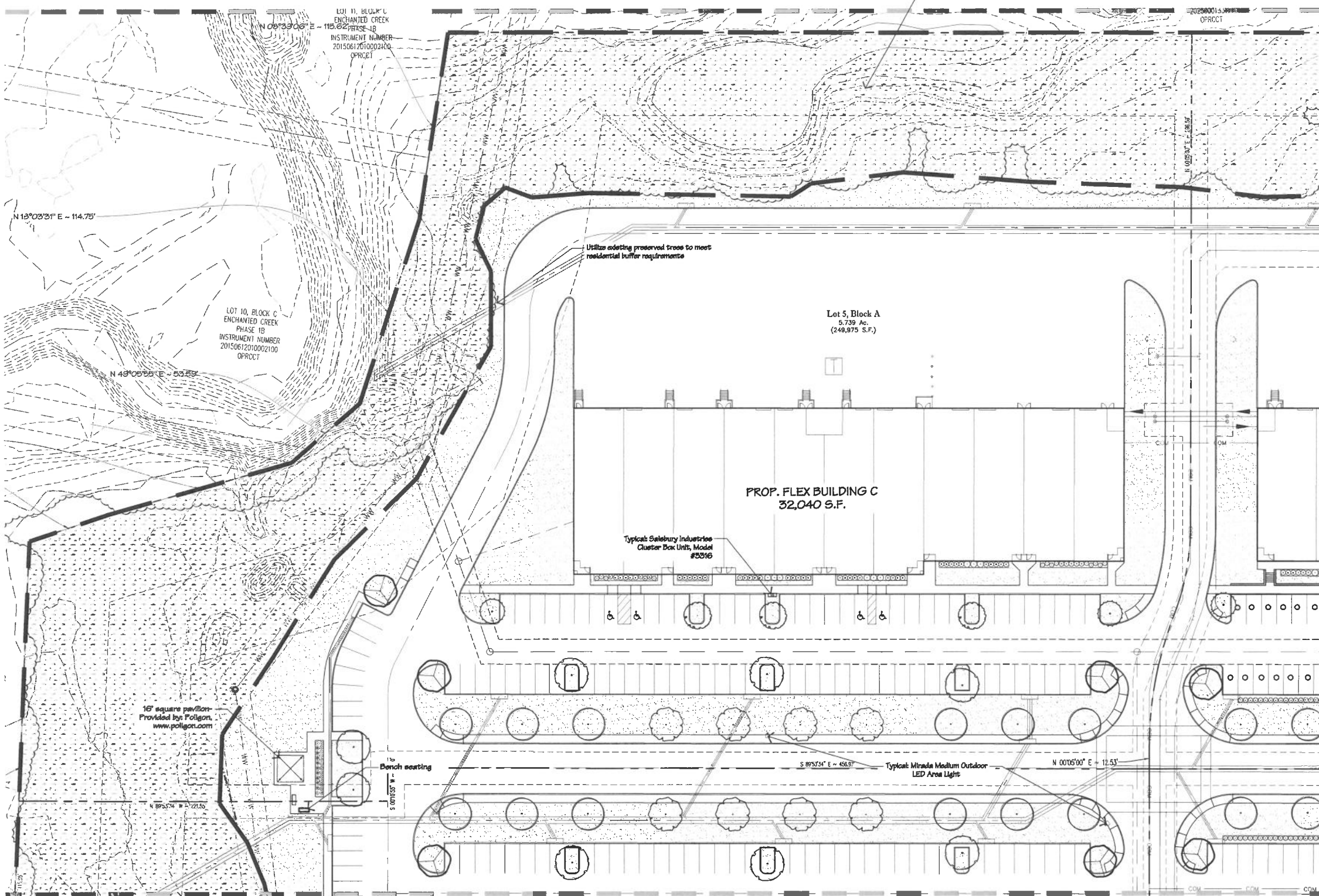
PROP. LOTS 1-5, BLOCK A
SJP LUCAS ADDITION

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

LANDSCAPE ARCHITECT
Spiars Engineering, Inc.
765 Cluster Road, Suite 100
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Contact: Anthony Stewart, RLA

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TBPELS No. F-2121 And No. F-10643100
Contact: Mike Martine

OWNER / APPLICANT
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Telephone: (214) 393-4100
Contact: Raphael Alteman



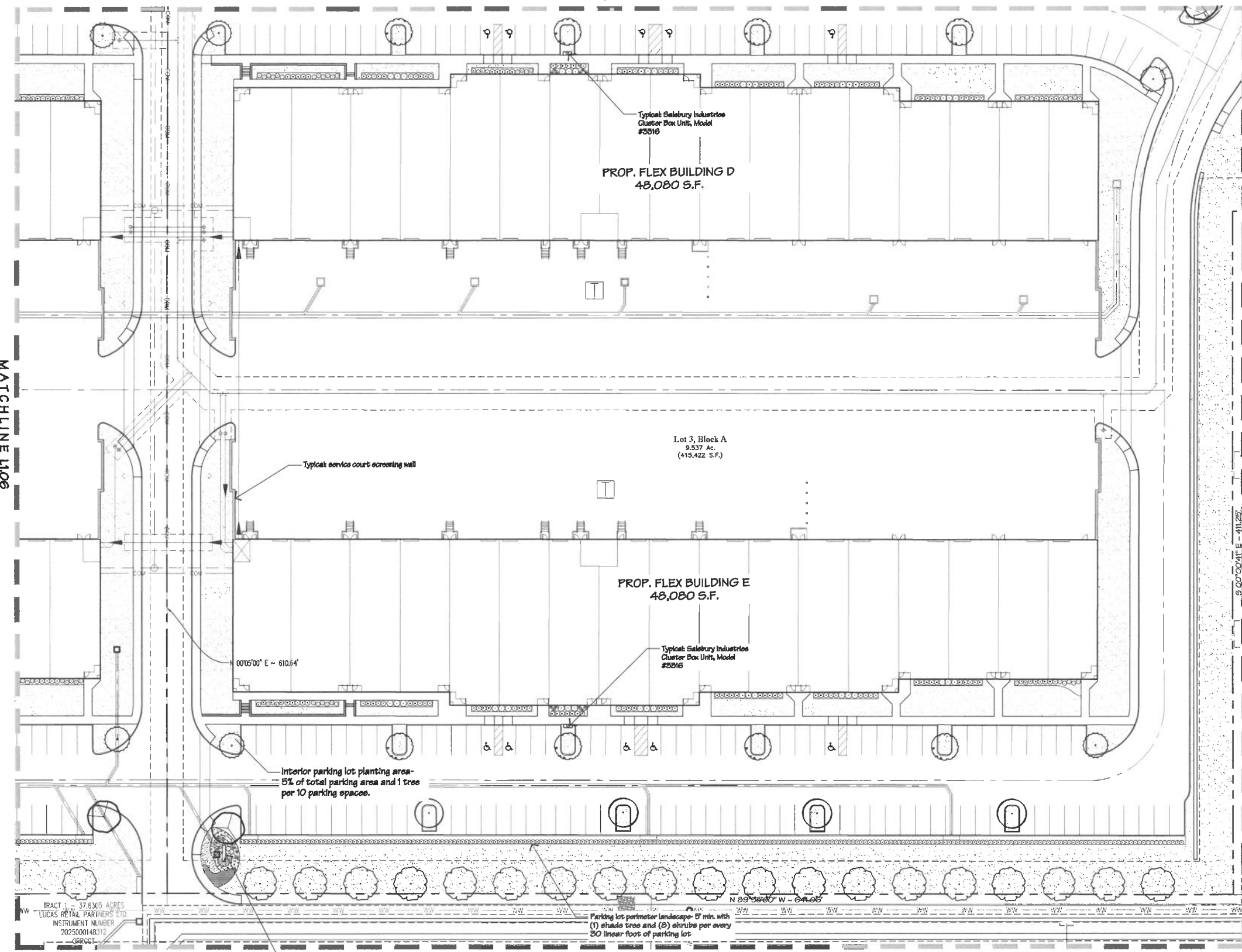
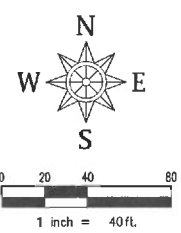
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MATCHLINE L106

MATCHLINE L103

MATCHLINE L103



Plant Schedule

Trees				
Qty.	Symbol	Code	Common / Botanical Name	Cont. / Cal.
14		LO	Highrise Live Oak / Quercus virginiana 'Highrise'	100 gal.
4		BO	Bur Oak / Quercus macrocarpa	100 gal.
8		CP	Chinese Pistache / Pistacia chinensis	100 gal. / 3 1/2"
34		RO	Shumard Red Oak / Quercus shumardii	100 gal. / 3 1/2"
7		CE	Cedar Elm / Ulmus crassifolia	3" cal. / 3 1/2"
44		BC	Bald Cypress / Taxodium distichum	100 gal. / 3 1/2"
12		LE	Lacebark Elm / Ulmus parvifolia	100 gal. / 3 1/2"
22		CM	Crape Myrtle / Lagerstroemia indica 'Watermelon Red'	45 gal. / 2"
12		CT	Chitalpa / Chitalpa x tashkentensis	45 gal. / 2"

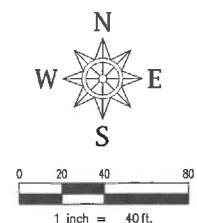
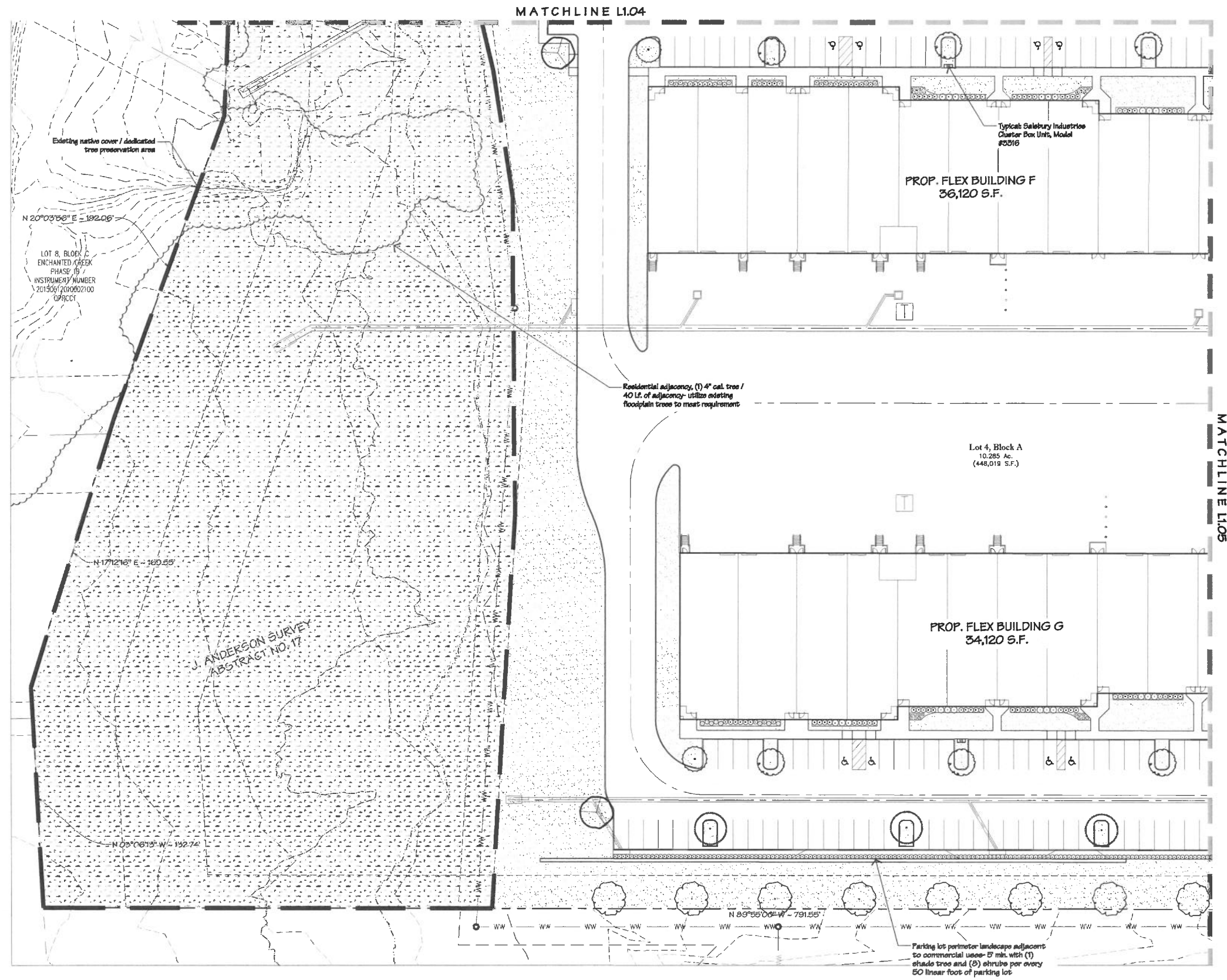
Shrubs / Perennials				
Qty.	Symbol	Code	Common / Botanical Name	Cont.
8		TJ	Tam Juniper / Juniperus sabina var. tamariscifolia	3 gal.
28		LP	Purple Diamond Loropetalum / Loropetalum chinense	3 gal.
93		TS	Texas Sage / Leucophyllum frutescens	5 gal.
366		BW	'Winter Gem' Boxwood / Buxus microphylla japonica	3 gal.
389		DBH	Dwarf Burford Holly / Ilex cornuta 'Burfordi' nana	5 gal.
32		CL	Cherry Laurel / Prunus laurocerasus	5 gal.
397		CA	Carissa Holly / Ilex cornuta 'Carissa'	3 gal.
129		AB	'Rose Creek' Abelia / Abelia grandiflora 'Rose Creek'	3 gal.
41		MG	Maiden Grass / Miscanthus sinensis 'Gracillimus'	1 gal.
95		SG	Autumn Sage / Salvia greggii	1 gal.

Ground Cover				
Qty.	Symbol	Code	Common / Botanical Name	Cont.
65		NG	New Gold Lantana / Lantana camara 'New Gold'	5" pot
960		FG	Mexican Feather Grass / Nassella tenuissima	1 gal.
600		WC	Wintercreeper / Euonymus fortunei	4" pot
1,300		SC	Seasonal Color	flat
250,145 s.f.		SSB	Cynodon dactylon 'Tif 419' / Tif Bermuda '419'	sod
312,810 s.f.		NPC	Native preserved cover / dedicated tree preservation area	na

LANDSCAPE 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

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469.395.0558 • TBAE No 2986 • www.spiarseng.com
Tony Stewart • Tony.Stewart@spiarsengineering.com

LANDSCAPE ARCHITECT Spiars Engineering, Inc. 765 Cluster Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBAE No. 2986 Contact: Anthony Stewart, RLA	ENGINEER / SURVEYOR Spiars Engineering, Inc. 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBAE No. 2986 Contact: Mike Martin	OWNER / APPLICANT SJP DALLAS, LLC 7250 Dallas Parkway, Suite 400 Plano, TX 75024 Telephone: (214) 393-0100 Contact: Raphael Altman
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Plant Schedule

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Qty.	Symbol	Code	Common / Botanical Name	Cont. / Cal.
14		LO	Highrise Live Oak / Quercus virginiana 'Highrise'	100 gal.
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32		CL	Cherry Laurel / Prunus laurocerasus	5 gal.
307		CA	Carissa Holly / Ilex cornuta 'Carissa'	3 gal.
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95		SG	Autumn Sage / Salvia greggii	1 gal.

Ground Cover				
Qty.	Symbol	Code	Common / Botanical Name	Cont.
65		NG	New Gold Lantana / Lantana canariensis 'New Gold'	6" pot
560		FG	Mexican Feather Grass / Nassella tenuissima	1 gal.
600		WC	Wintercreeper / Euonymus fortunei	4" pot
1,300		SC	Seasonal Color	flat
250,145 s.f.		SSB	Cynodon dactylon 'Tif 419' / Tif Bermuda '419'	sod
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SECTION 02900 LANDSCAPE

GENERAL

1.1 REFERENCED DOCUMENTS

- Refer to bidding requirements, special provisions, general provisions, and schedules for additional requirements as applicable. This section, 02900, covers Landscape Technical Specifications only.

1.2 DESCRIPTION OF WORK

- Work included: Furnish of supervision, labor, materials, services, equipment, and appliances required to complete the work shown in conjunction with the landscaping covered in these specifications and landscape plan, including:
 - Tree Protection
 - Planting (trees, shrubs, and grass)
 - Bed preparation and fertilization
 - Installation of source
 - Water and maintenance until final acceptance
 - Guarantee

1.3 QUALITY ASSURANCE

- Plant quality is to comply with the standards as outlined by the American Standard for Nursery Stock, 2014 edition (ANS Z60.1)
- Plant names are to comply with the standards of Hortus Third, 1976 - Cornell University
- Landscape Contractor to submit digital photographs of all trees, plants, perennials/grasses, ground cover, and seasonal color to Landscape Architect for approval.
- Physical samples of topsoil, bed preparation, and mulch with accompanying lab analysis to be provided to Landscape Architect for approval.

1.4 NOTIFICATION OF SOURCES

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Owner and/or Owner Representative of the sources of plant material and bed preparation required for project.

PART 2 - PRODUCTS

2.1 MATERIALS

- Plants:
 - Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule, when shown on plans, is an aid to bidders only. Confirm all quantities on plan.
 - Quality and Size: Plant materials shall conform to the size given on the plan, and shall be sound, healthy, vigorous, with well-formed tops and good healthy root systems. The plants shall be free from various insects, diseases, injuries to the bark or roots, broken branches and objectionable deformations, and are to be of specimen quality. Landscape Contractor to provide representative digital photographs of all trees, plants, ground cover, and seasonal color prior to ordering material. Approval of digital photographs does not remove the right of Owner to reject plant material on job site.
 - Approval: All plant materials shall be subject to the approval of the Owner and/or Owner Representative. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Owner and/or Owner Representative, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
 - Trees shall be healthy, vigorous, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Bolls shall be firm, neat, slightly tapered, and well burrapped. Any tree loose in the ball or with broken ball at time of planting will be rejected. Bolls shall be ten inches (10") in diameter for each one inch (1") of trunk diameter, measured six inches (6") above ball.
 - Nonconformance conforms to customary nursery usage; for clarification, the term "multi-trunk" denotes a plant having three (3) or more trunks of nearly equal diameter.
 - Pruning: All pruning of trees and shrubs, as directed by Owner and/or Owner Representative, shall be executed by Landscape Contractor at no additional cost to the Owner.
- Planting Bed Soil Preparation Material: Planting bed soil is a "specialty planting mix" consisting of approx. 35% compost, approx. 35% decomposed pine bark, approx. 10% screened fine sand, approx. 10% expanded shale, and approx. 10% peat moss.
- Biofertilizer Soil Mixture for Biofertilizer: Biofertilizer Soil Mixture (BSM) is a mixture of topsoil, mulch, and sand consisting of 30% topsoil (sandy loam, see Section 2.1.6), 20% double shredded hardwood mulch, and 50% sand. It is to be used for biofertilizer as indicated on plans.

1.5 JOB CONDITIONS / TREE PROTECTION

- Take all measures necessary to protect trees from construction damage and keep them healthy during the construction process. This includes trees inside construction fences and adjacent to any construction activities.
- If topsoil is found on site, it cannot be reused unless it is approved by the Owner. Site topsoil, if approved by Owner, can only be utilized in lawn areas. To be approved, site topsoil must comply with Section 2.1.6.
- Fill any depression caused by clearing and grubbing operations; removing any improvements over or underground, as necessary to facilitate new construction.
- General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor to leave planting bed areas eight inches (8") below finish grade of sidewalks, drives, and curbs as shown on drawings. General Contractor to leave lawn areas six inches (6") below finish grade of sidewalks, drives, and curbs as shown on drawings. All construction debris, including rocks and debris over two inch (2") diameter, shall be removed by General Contractor prior to Landscape Contractor beginning any work. Landscape Contractor cannot commence work until General Contractor has prepared the site as indicated above and the site has been inspected by the Owner.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner and/or Owner Representative. No trees, ground cover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging and pruning of trees, mowing of grass, cleaning up and all other necessary work of maintenance.
 - The Landscape Contractor shall submit a written notice requesting final inspection and acceptance to the Owner at least seven (7) days prior to completion. An onsite inspection by Owner and/or Owner Representative will be completed and written punch list issued.
 - When Landscape Contractor has completed all items on written punch list and Owner has given final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance.

Shrubs and ground covers shall be guaranteed for ninety (90) days after final acceptance. The Landscape Contractor shall replace all dead materials not in a vigorous, thriving condition, as soon as weather permits and upon notification by the Owner and/or Owner Representative. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner and/or Owner Representative shall be final.

- Plants used for replacement shall be of the same kind and size as those originally planted, and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall be at no cost to the Owner. Replacement plants shall carry same guarantee as listed in 1.6.1. Any damage, including ruts in lawn or bed areas, incurred in making replacements shall be immediately reported.
 - All the direction of the Owner and/or Owner Representative, plants may be replaced at the start of the next year planting season but in such cases, dead plants shall be removed from the premises.
 - When plant replacements are made, plants, plant soil mix, fertilizer and mulch, etc. to be replaced to original specified plans and re-inspected for full compliance with Contract requirements. All replacement to be included under "Work" of this section.
- The Owner agrees that for the guarantee to be effective, they will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
 - The above guarantee shall not apply where plants die after acceptance because of injury by storms, drowning, hail, freeze, insects, disease, injury by humans, machines or theft.
 - Acceptance for all landscape work shall be given after final inspection by the Owner and/or Owner Representative, provided the job is in a completed, undamaged condition, and there is a stand of grass (substantial coverage) in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

Repairs:

- Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

square feet. The finished subsoil should be totally friable and non-compacted. Then place four inches (4") of sandy loam and a four inch (4") deep layer of "Specialty Planting Mix", covering the beds. This bed prep to be used for all-grade planting only.

- All planting bed areas shall receive a three inch (3") layer of double shredded Hardwood Bark mulch, dark brown fine textured appearance. Mulch for all-grade planting only.
- Backfill for tree pits shall be as follows: Use topsoil as directed in 2.1.6, free from debris placed in layers and watered in thoroughly. Backfill for tree pits for all-grade planting only.
- Biofertilizer Soil Mixture to be utilized in biofertilizer recharge zones only. Depth of Biofertilizer Soil Mixture as indicated on plans. Mulch same as for planting beds.
- Calculation for Hydro-Tech Lite Soil or equal to be given to structural engineer before ordering soil for planters on structural deck.

2.2 GRASS INSTALLATION

- All lawn areas, whether hydromulch or solid sod, to have minimum of five inches (5") of sandy loam, as defined in Section 2.1.6, placed by Landscape Contractor prior to laying sod.
- If lawn areas are to be hydromulched, use a 4" x 8" better board against bed areas.
- All seed beds for hydromulch to be rolled and raked smooth, removing any lumps or rocks over one inch (1") diameter that re-appear in seed bed.
- All solid sod lawn areas are to be rolled and raked smooth, removing any lumps or rocks over one inch (1") diameter that re-appear in lawn area. NOTE: Do not disturb grade around existing trees to remain. Handpick any lumps or clods greater than one inch (1") diameter.
- All solid sod lawns are to be laid with tight joints and rolled to achieve a smooth surface.

2.3 INSTALLATION OF PLANT MATERIAL

- Maintenance of plant materials shall begin immediately after each plant is delivered to site and shall continue until all construction has been satisfactorily accomplished.

3.1 BED PREPARATION & FERTILIZING

- Landscape Contractor is to inspect all existing conditions and report any deficiencies or discrepancies to the Owner and/or Owner Representative.
- All planting areas shall be conditioned by Landscape Contractor as follows:
 - They shall receive a four inch (4") layer of sandy loam as referenced in Section 2.1.6 and a four inch (4") layer of "Specialty Planting Mix", reference Section 2.1.6. Before placing four inches (4") of sandy loam, contractor will roll and fertilize existing subsoil to remain leaving a thoroughly rolled and friable natural condition. General Contractor will have left planting beds eight inches (8") down from adjacent board surfaces with the exception of soil in root zones of protected trees to remain. Landscape Contractor to fertilize and cultivate existing subsoil, breaking it up on additional four inches (4") down leaving no lumps or clods greater than one inch (1") diameter. Utilize fertilizer customized to soils report at the rate of thirty (30) pounds per one thousand (1,000)

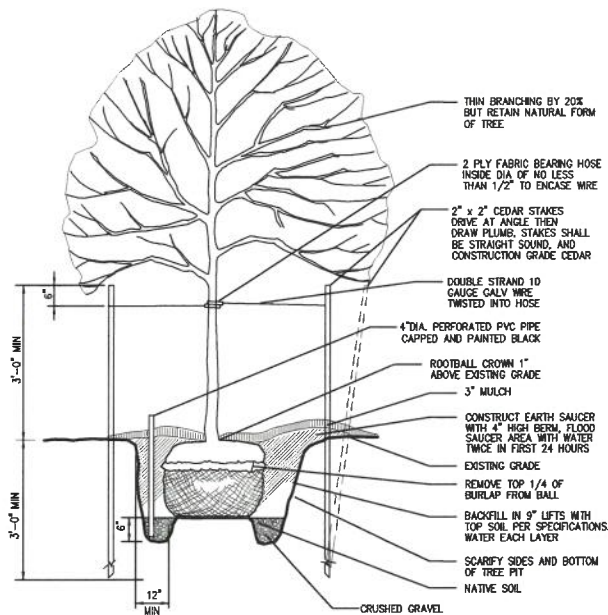
- Plant materials shall be delivered to the site only after the beds are prepared and area is ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to site, shall be well protected against the possibility of drying by wind and sun. Bolls of earth of B&B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Landscape Contractor until final acceptance.

- Position the trees and shrubs or stake their intended locations as per the plans.
- Notify the Owner and/or Owner Representative for their option to inspect and approve or positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to bolls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relation to finish grade that it did to soil surface in place of growth.

- Shrub and tree pits shall be no less than twelve inches (12") wider than lateral dimension of rootball. Remove and haul from site all rocks or stones over one inch (1") in diameter.
- Plants are to be set vertically and soil backfill placed to half the depth of pit, then tamped and thoroughly watered. Remaining backfill around plant bolls to be loosened and spread out away from plants or, if too bulky, cut away and removed some day of planting. Watering means thorough saturation of all backfill in pits, applied only by open hose at very low pressure. On all slopes, soil to be formed into an adequate compacted shoulder on downhill side, with slope on uphill side re-graded to form water retaining saucer. Blend source into surrounding grade.

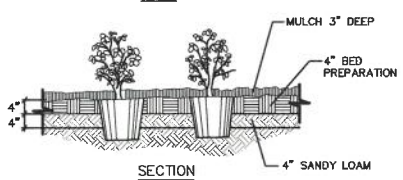
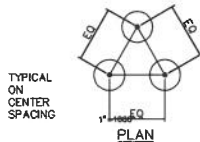
- All plant beds and trees to be mulched with double shredded Hardwood Bark mulch, dark brown fine textured appearance, spread to minimum settled thickness of three inches (3") over entire area of bed or pit, then to be rolled to even surface.

- All trees shall be staked according to detail on plan.
- Obstruction below ground: In the event rock or underground obstructions are encountered in any shrub or tree pit excavation, alternative locations may be selected by the Owner and/or Owner Representative. Where locations cannot be changed, the obstructions shall be removed to a depth to allow planting that is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered.



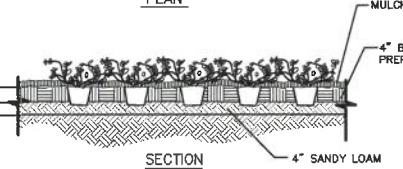
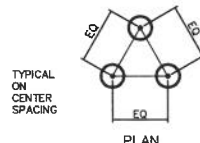
1 TREE STAKING/PLANTING PROCEDURE DETAIL

NOTE: THIS DETAIL FOR ALL ORNAMENTALS AND TREES 4" CALIPER AND LESS. PLANTING PROCEDURE UTILIZED FOR ALL TREES.



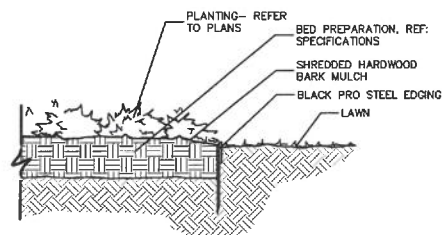
2 TYPICAL SHRUB PLANTING DETAIL

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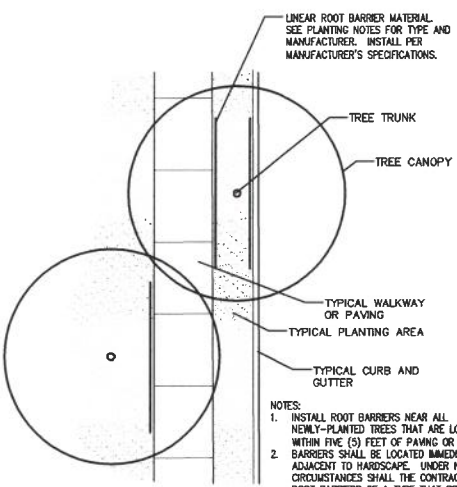
3 TYPICAL GROUND COVER PLANTING DETAIL

SCALE: NTS



4 STEEL EDGING DETAIL

SCALE: NTS



5 ROOT BARRIER - PLAN VIEW

SCALE: NTS

- NOTES:
- INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSES THE ROOTBALL.

General Lawn Notes

- Lawn areas to be fine graded to remove all rocks or clods greater than 3/4", achieve a smooth transition at the top and bottom of slopes, and fill in any low points where water may stand.
- Lawn areas to receive soil to be left down from adjacent landscape 1'.
- Hydrogen or compressed soil shall be installed to a depth of 10" before grading.
- All lawn areas to receive 1" of lawn prep, per planting specifications.

Soil Sod Notes

- Soil to be placed by hand ensuring edges are touching and joints to be top dressed with lawn prep to fill the joints.
- Sod to completely cover area specified on plans.
- Sod to be continuously water during installation.
- If the contractor responsible to maintain, including mowing, watering, weeding, and replacing dead sod, until final acceptance.
- Lawn areas will need to be lush, thriving, and free of weeds and debris before final acceptance.

General Notes

- Contractor to locate all utilities.
- Contractor to notify owner of any conflicts.
- Contractor responsible for obtaining all permits.
- Contractor responsible for setting grade in planting areas outside of building a min. of 4'-6" below finish floor and providing a min. 2% slope away from structure for a distance of 10'-12'. Any hardscape adjacent to building must slope a min. of 1.5%-2% away from building.
- Landscape contractor to ensure trees planted adjacent to accessible rooms and accessible areas do not have limbs below 6'6" all.
- Reference specifications for all product / installation procedures.
- No plant substitutions, sizes or species, shall be permitted without written permission of the landscape architect.
- Contractor responsible for contacting landscape architect prior to planting for bed layout approval.
- All plant material to be entered by a fully automatic underground irrigation system with rain and freeze sensors. System to be installed by a licensed irrigator. No drip irrigation is allowed.
- Contractor responsible for supplying digital photographs of all trees and plant material for landscape architect's approval.

Maintenance Notes

- All plant material shall be maintained in a healthy and growing condition, as is appropriate for the season, and must be replaced with plant material of similar variety and size, if damaged, destroyed or removed.
- Landscape areas shall be kept free of trash, litter, weeds, and other plants and materials that are not listed on this plan.
- All landscape areas shall be maintained in a orderly manner at all times. This shall include watering of trees and plants, cultivation, weeding, spraying, edging and pruning of trees, mowing of grass, cleaning up and all other necessary work of maintenance.

PLANTING DETAILS

Lucas Tech Park

PROP. LOTS 1-5, BLOCK A
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Call before you dig - (800) 344-8377

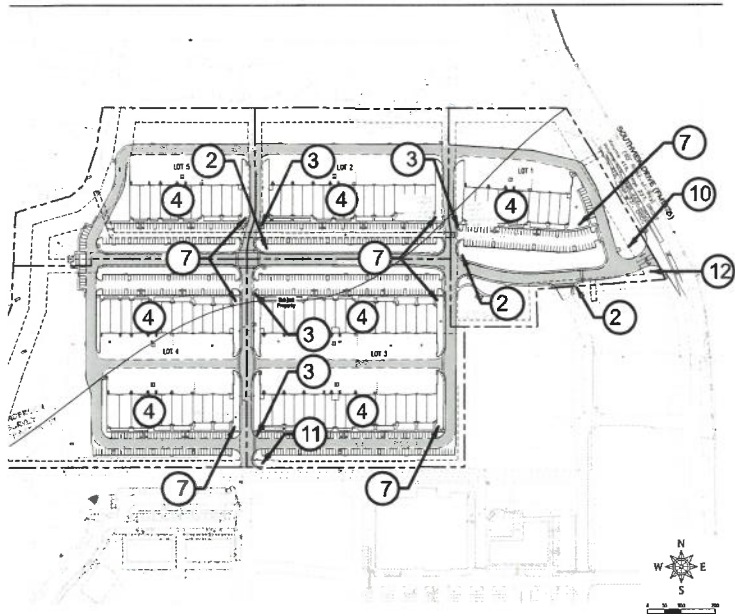
Sheet 7 of 7

Scale: as noted

SE Job No: 25-341

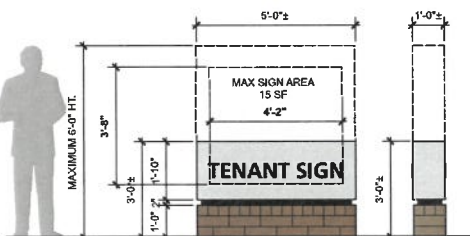
L1.07

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 972.422.0077
469.395.0558 • TBAE No. 2298 • www.sparseng.com
Tony Stewart • Tony.Stewart@sparsengineering.com



- 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.

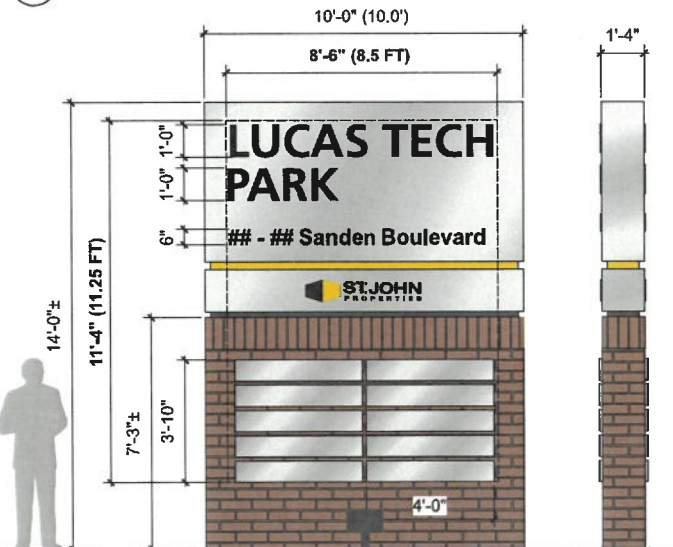
1 SITE PLAN
Scale: Not to Scale



7 TENANT MONUMENT SIGN
Scale: 3/8" = 1'-0"

TENANT MONUMENT SIGNS

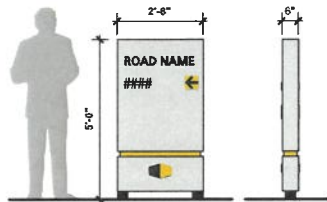
- Sign Area: 15 SF Max
- Quantity: 2 Signs per building
- Sign Height: 6' Max
- Sign materials will be the same or complement the main entry sign for a unified appearance.
- Signs should be located proximate to building entrance as shown on plan.
- Signs may be single or double-sided.
- Signs to be non-illuminated.



10 MAIN ENTRY SIGN
Scale: 3/8" = 1'-0"

MAIN ENTRY SIGN

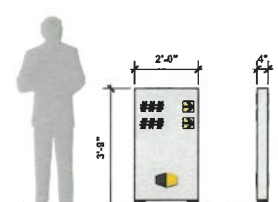
- Sign Area: 100 SF Max.
- Quantity: 1 Sign per vehicular entrance.
- Sign Height: 15' Max.
- Signs to be double-sided and located at the main entrances to the development identifying the park name.
- Sign materials will be the same as, or complement the directional signs for a unified appearance.
- 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.



2 DIRECTIONAL SIGN - TYPE 1
Scale: 3/8" = 1'-0"

DIRECTIONAL SIGN - TYPE 1

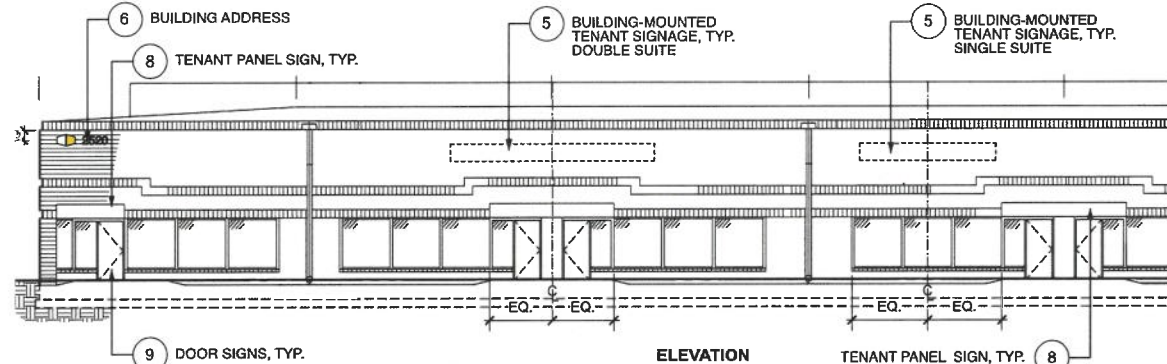
- Sign Area: 11 SF Max
- Quantity: As Needed
- Sign Height: 6' Max
- Type 1 signs are to be used at decision making points throughout the park and are intended to reinforce standard traffic and road identification signage. Content to shall not include suite numbers.
- Sign materials will be the same 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.



3 DIRECTIONAL SIGN - TYPE 2
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.



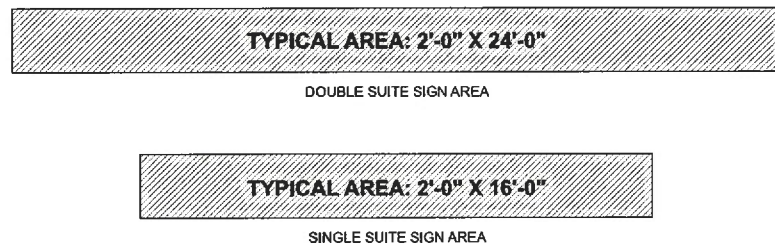
4 BUILDING SIGNS
Not to scale

BUILDING SIGNS

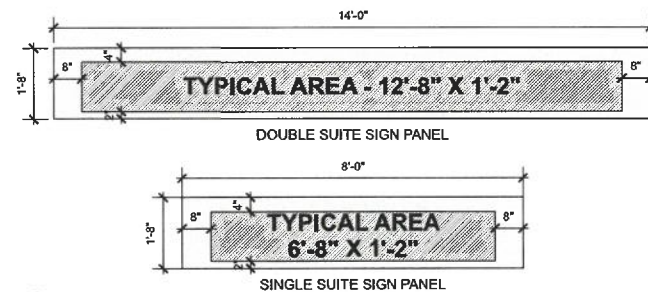
- Tenants to be allowed building-mounted tenant sign or a tenant panel sign.
- End unit tenants have the option to install building-mounted tenant sign on side of building.
- Sign type may include but is not limited to channel letters installed on a raceway, vinyl or acrylic on tenant panel, or additional 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-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.



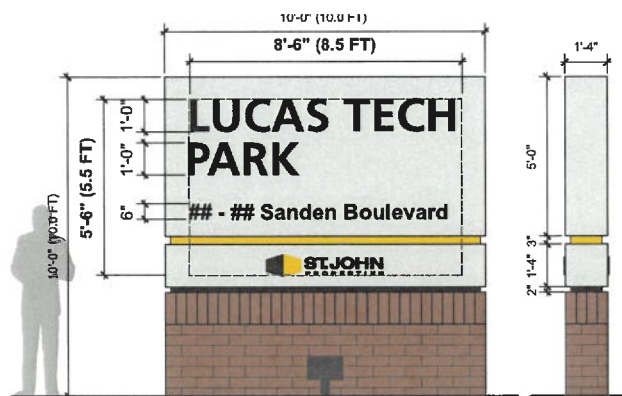
5 BUILDING-MOUNTED TENANT SIGNS
Scale: 3/8" = 1'-0"



8 TENANT PANEL SIGNS
Scale: 1/2" = 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.



11 MONUMENT SIGN
Scale: 3/8" = 1'-0"

TEMPORARY LEASE SIGNAGE

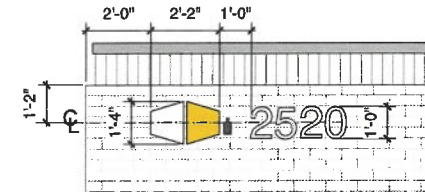
- Quantity: 1 Sign per building and per parcel
- Temporary Lease signage is a non-illuminated sign and/or banner used to advertise space for rent or lease until 100% occupancy is achieved.
- Ground lease signs shall be a maximum of 50 square feet and shall not have orientation requirements. The sign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

BUILDING ADDRESS

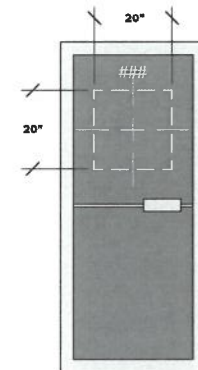
- Location to be on front, side or rear corner as necessary. See elevation for details.
- Logo and address to be non-illuminated or illuminated.
- Building address numbers to be visible facing fire lanes on all sides of building, have a contrasting background color and match number assigned by GIS.



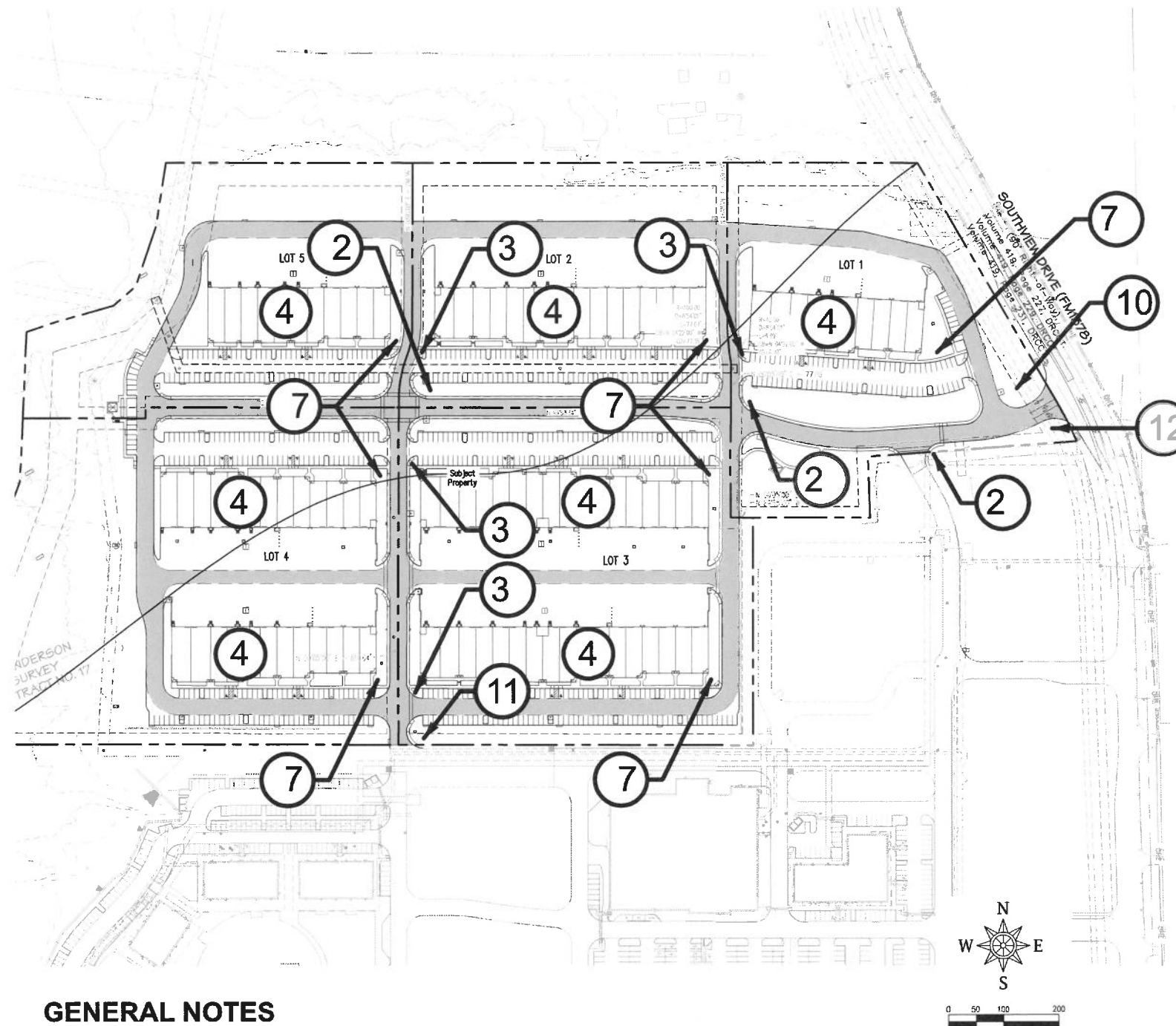
6 BUILDING ADDRESS
Scale: 3/8" = 1'-0"

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.



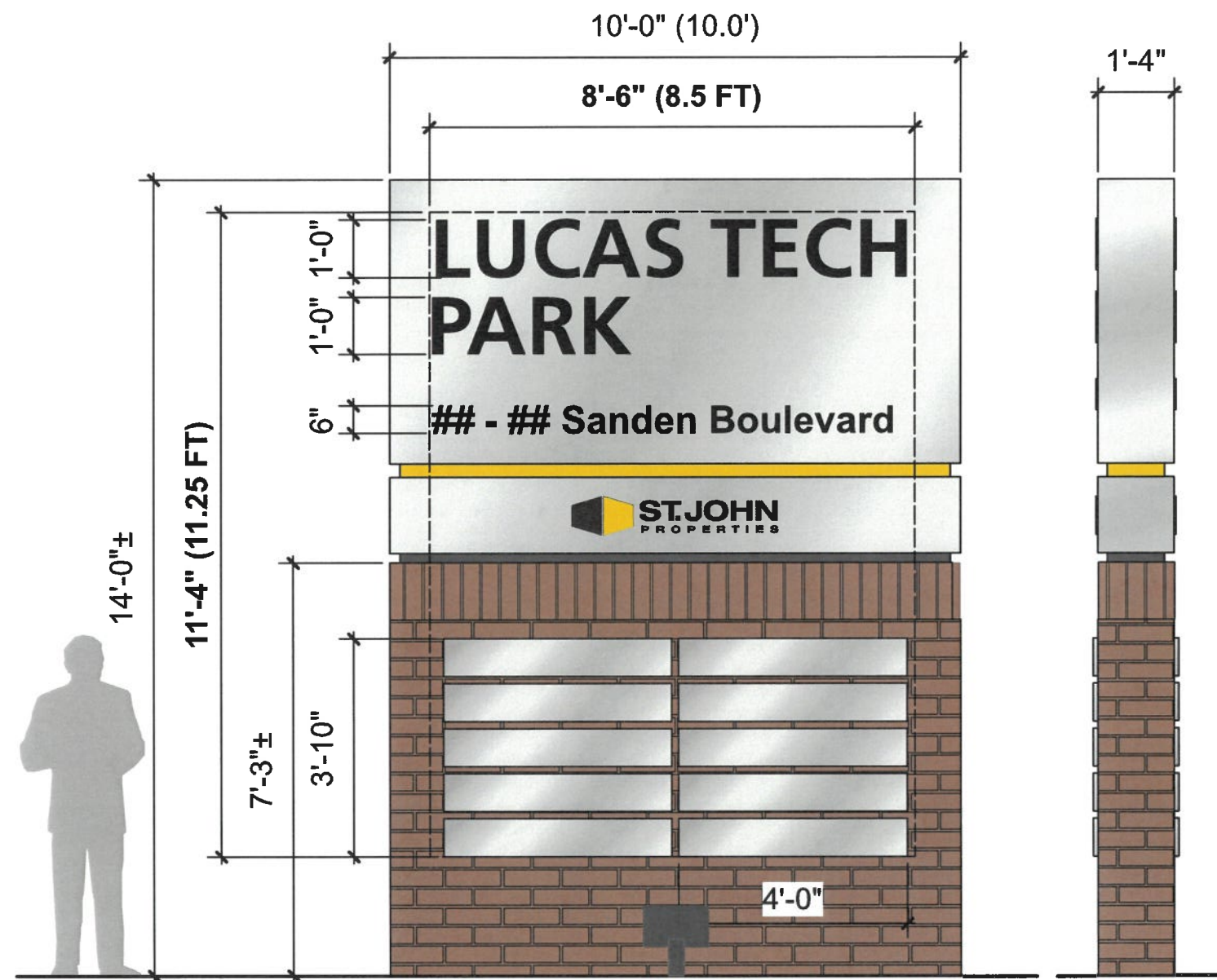
9 DOOR SIGNS
Scale: Not to scale



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



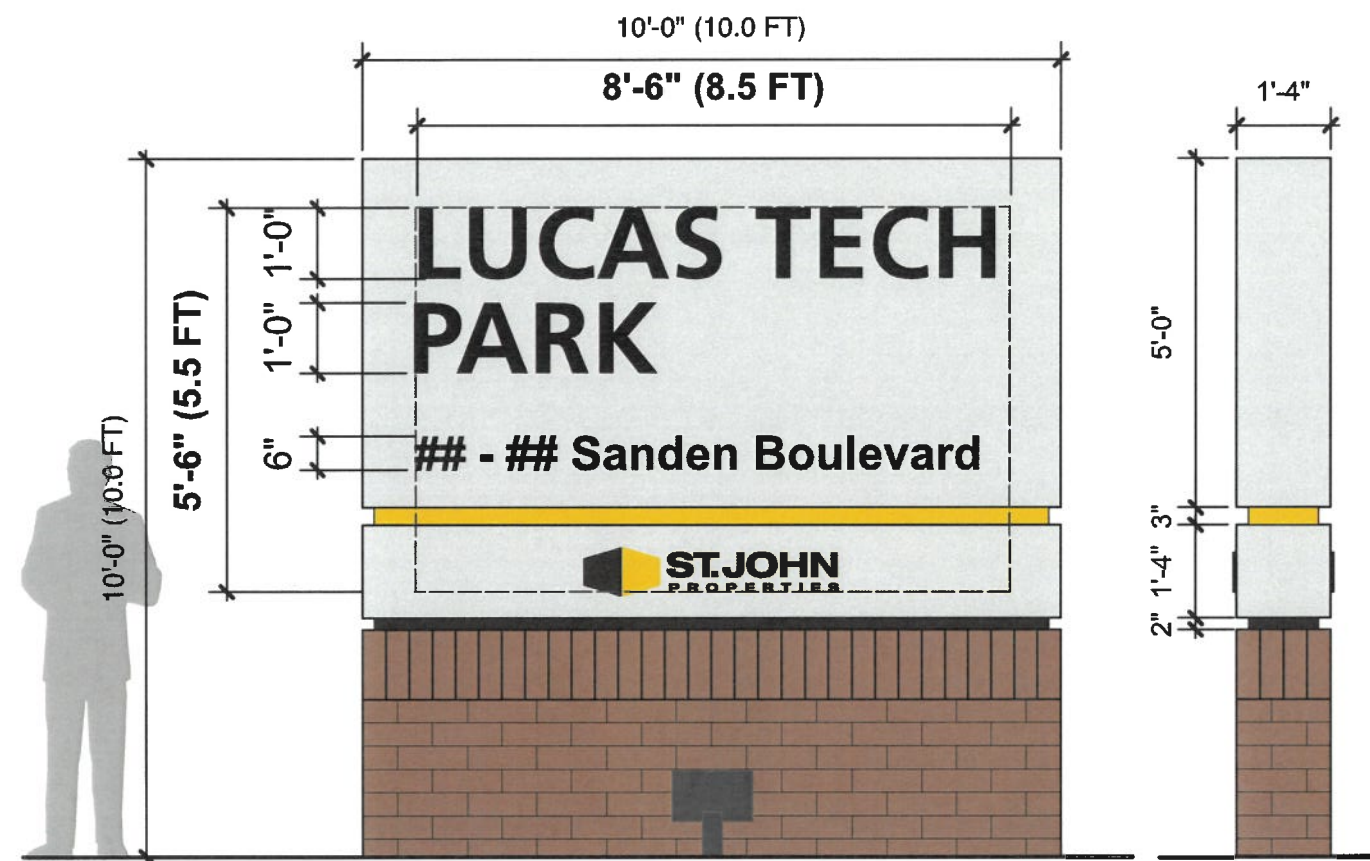
MAIN ENTRY SIGN

- 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.
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- 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 compliment 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"

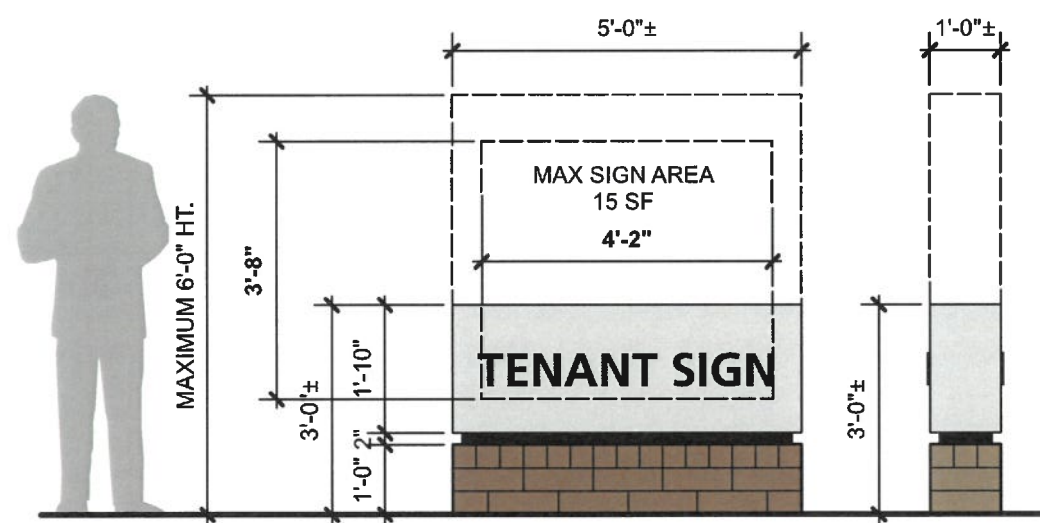
DIRECTIONAL SIGN - TYPE 2

- 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 compliment 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"

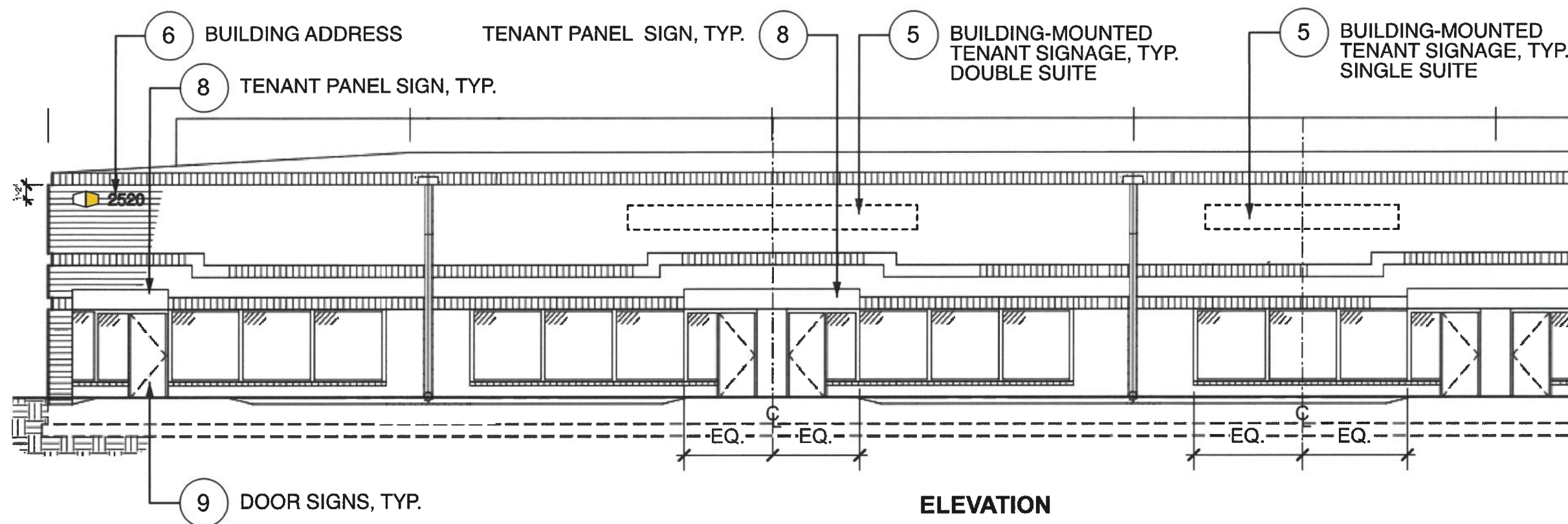


TENANT MONUMENT SIGNS

- 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"



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.

4

BUILDING SIGNS

Not to scale

TYPICAL AREA: 2'-0" X 24'-0"

DOUBLE SUITE SIGN AREA

TYPICAL AREA: 2'-0" X 16'-0"

SINGLE SUITE SIGN AREA

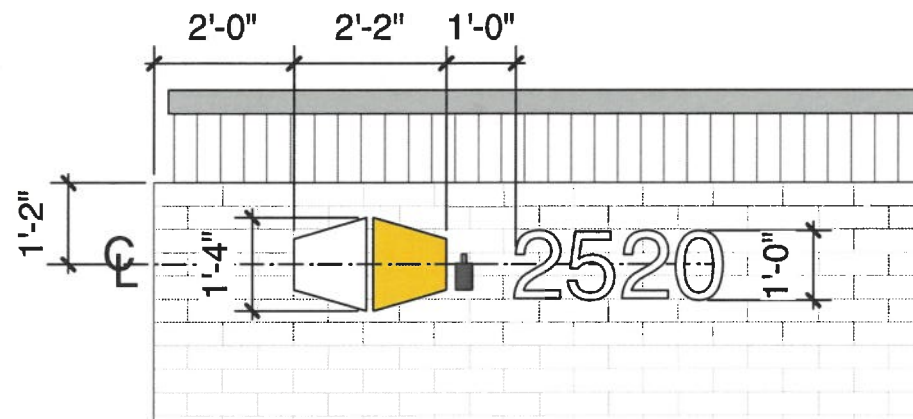
BUILDING-MOUNTED TENANT SIGNS

- 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.

5

BUILDING-MOUNTED TENANT SIGNS

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



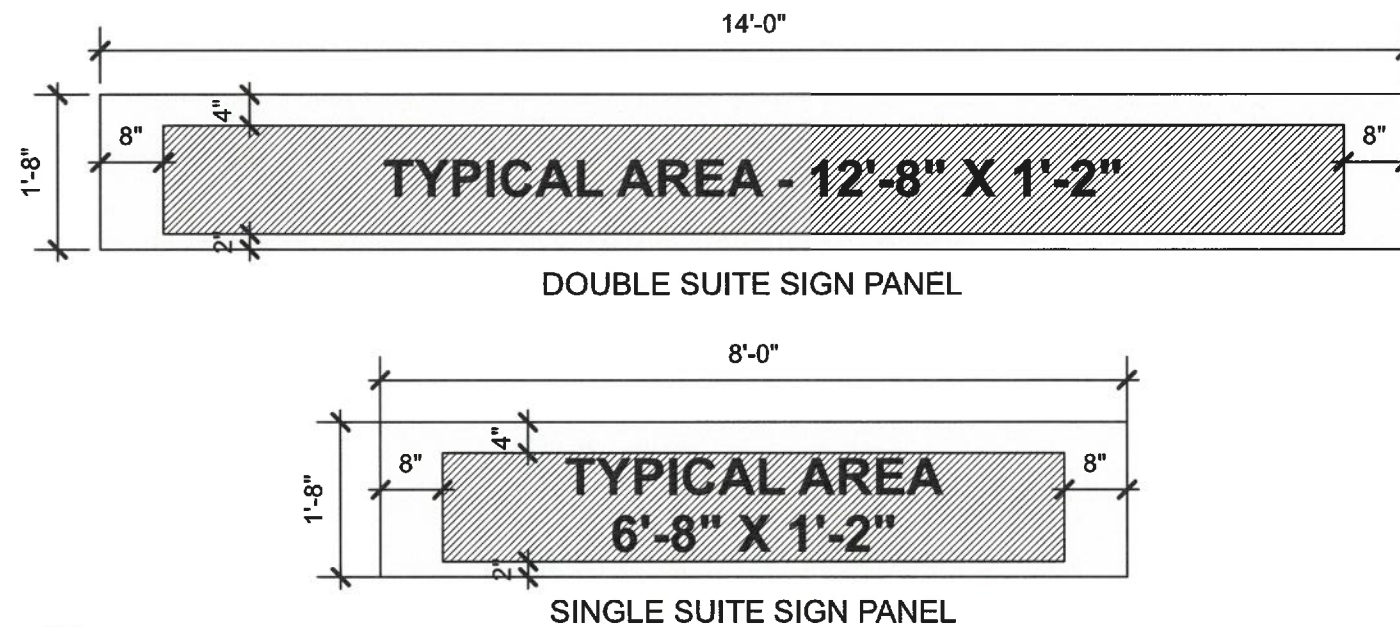
BUILDING ADDRESS

- 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"



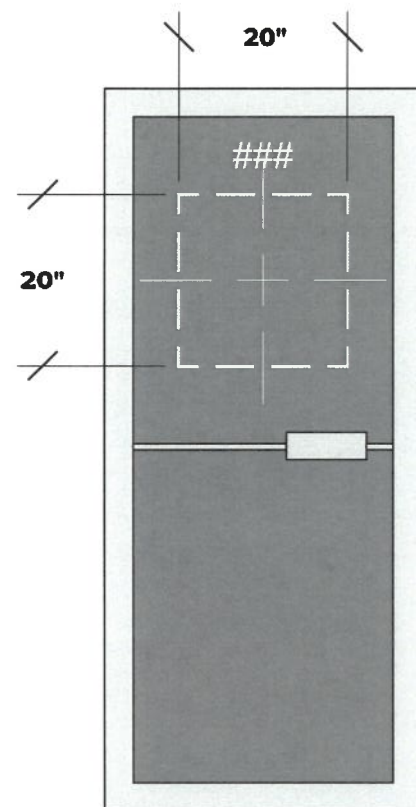
TENANT PANEL SIGNS

- 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

Exhibit F
Alternate Use and Development Standards

A. General.

If selected, these alternate use and development standards shall apply to Lot 1. Unless otherwise provided herein, development of Lot 1 shall be in accordance with the City of Lucas's (the "City") Code of Ordinances (the "Code"), as may be amended.

B. Site Plan.

If selected, these alternate use and development standards shall apply to Lot 1, including for a Site Plan which shall be developed in accordance with these Exhibit F standards and shall be approved by the Planning Director consistent with the provisions contained herein. In the event of a conflict between the Site Plan and these development standards set forth herein, these development standards shall apply.

C. Use Regulations.

If selected, these alternate uses shall apply to Lot 1. In addition to those specified below, all uses permitted in the Commercial Business (CB) District are permitted by right, subject to any use specific restrictions provided below.

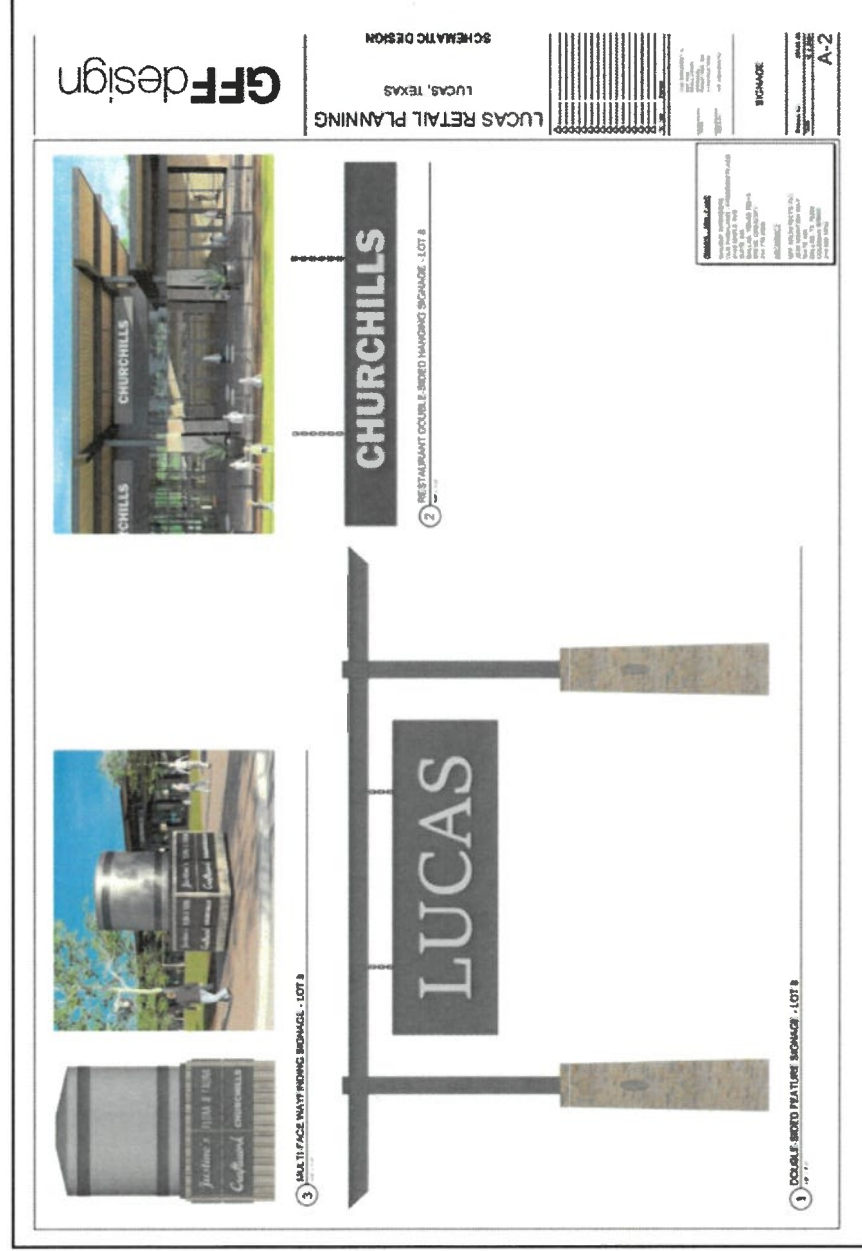
1. Automobile repair minor; only permitted as may be approved by SUP
2. Department store (retail);
3. Farmer's market;
4. Hobby or toy store;
5. Medical minor emergency clinic;
6. Paint store;
7. Pharmacist or drug store (with a drive through);
8. Refueling station:
 - a. Only permitted as may be approved by SUP
 - b. Electric automobile refueling station only permitted as may be approved by SUP and require a main exterior disconnect
12. Restaurant drive in;
13. Restaurant drive-through; permitted subject to Development Review Committee ("DRC") review and approval of stacking for drive-through services which shall not extend into roadways, driveways, or other lots.
14. Used clothing store; and
15. Vehicle wash.

D. Development Regulations.

If selected, these alternate development standards shall apply to Lot 1. Unless otherwise stated herein, the general provisions set forth in the Code, including the City's Zoning Ordinance (the

"Zoning Ordinance"), as amended, apply. Lot 1 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 set forth herein, these development standards shall apply.

1. Building Height.
 - a. Maximum height.
 - i. Shall comply with the CB District standards.
2. Setbacks.
 - a. Side yard: minimum side setback of 10 feet (10') between interior lot lines.
 - b. Rear yard: minimum rear setback of ten 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.
3. Business operations.
 - a. Outside dining is permitted.
 - b. Outside music prohibited, except by permit issued by DRC.
 - c. Office uses shall be considered service type uses.
4. Off-street parking and loading.
5. Off-street parking and loading shall be provided in Section E of these standards.
6. Impervious coverage.
 - a. Maximum impervious coverage for Retail Lot 1 is 70% with an additional allowance of up to 10% for pervious coverage.
6. 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 Retail Lot 1 (excluding right of way) shall be maintained as landscaped area.
 - v. A minimum of 5 percent of each individual lot (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.
 - vii. Floodplain area shall be considered landscape area subject to the following: A. Floodplain area shall be maintained in a state of good repair and neat appearance so as to not interfere with use of the floodplain area as landscape area.
 - b. Tree Conservation.
 - i. Mature trees within the area identified as "tree preservation zone" on the Site Plan may not be voluntarily removed by the property owner.
7. Signs. Signage must be provided in accordance with the following and consistent with the Sign Elevations as seen Signage A-2, below.



- a. Maximum height of a freestanding sign shall be 24 feet.
- b. Monument Signs.
 - i. Maximum height of a sign shall be 15 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. Shall incorporate the following City of Lucas logo.



- c. 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 façade of a building. Additional signs may be placed on any other facade of a building if such façade faces an abutting drive or parking lot. Attached signs may be a maximum of 10 percent of the total area of the front façade 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 façade area. The total area of signs located on secondary facades shall not exceed 5 percent of the secondary façade 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.
 - v. 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.
 - vi. All other signs related to a grocery use must extinguish illumination at 12:00am.
 - vii. Animation is prohibited on all signage.
8. Miscellaneous.
- a. A specific use permit shall be required when the total square footage of a single use exceeds 66,000 square feet.
 - b. No screening shall be required along the western property line.
 - c. Off-street loading areas are not required. However, if off-street loading area is provided it must be located at the rear or the side of a building and are not required to be screened from adjacent single-family residential use.
 - i. Customer pickup is not considered off-street loading for the purposes of this sub-paragraph.
 - d. "Strip-type" commercial development is.
 - e. Screening is not required for transformers, utility meters, and other machinery.
 - f. The City of Lucas wastewater lift station providing service to Lot 1 shall be screened with wrought-iron fencing.
 - g. Transformers, lift stations, utility meters, and other machinery are not required to be located at the rear property line, drive, or alley.
 - h. Storefronts or faces of buildings shall provide architectural elements in order to achieve varying façade geometry and articulation.
 - i. 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.
 - j. Bays for automobile repair uses may not face a public thoroughfare.
 - k. Outdoor storage, display and use by SUP only.
- E. Major Development Standards.

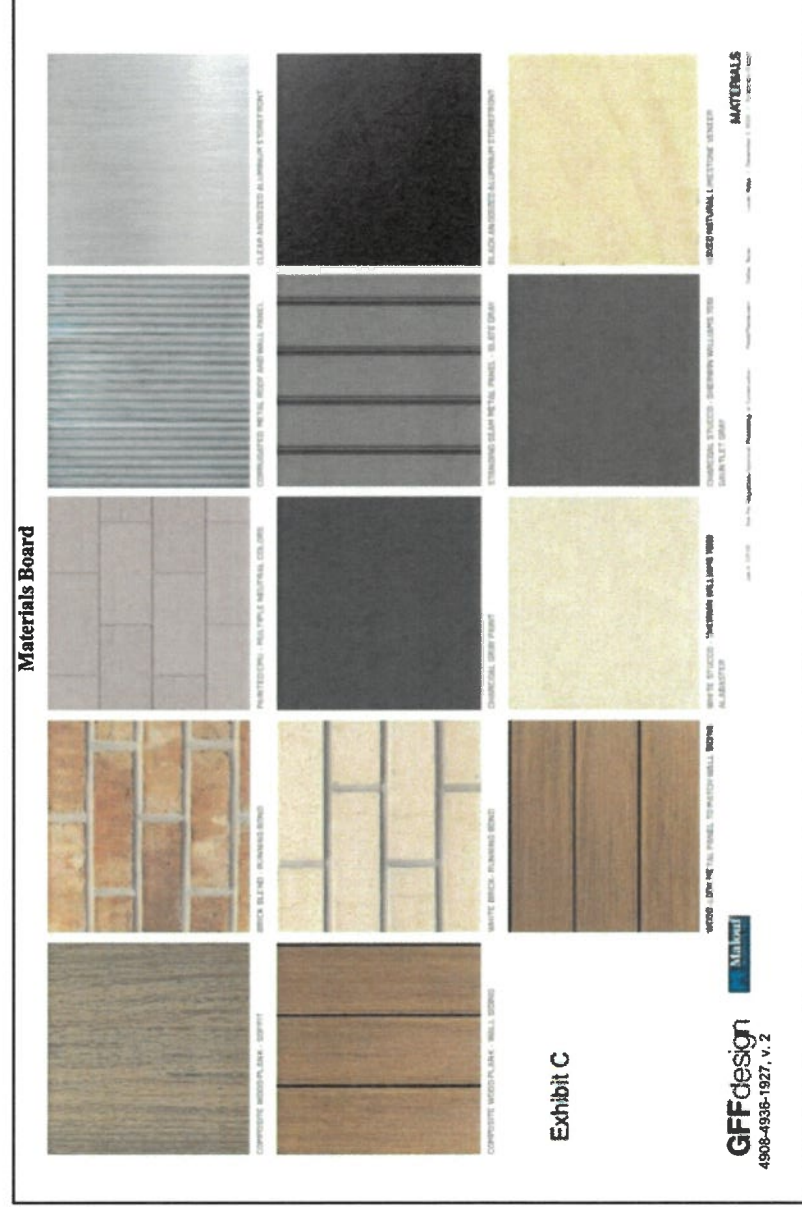
Except as provided herein, the major development standards in section 14.03.355 of the Zoning Ordinance shall apply.

1. No landscape area, including a landscaped street or landscaped pedestrian way, or other appropriate landscape or hardscape features is required to separate lots 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 Lot 1.

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 reader boards having changeable copy, electronic or otherwise, are allowed except for any signs related to a refueling station or a convenience store with refueling station.
 - a. Reader boards related to a refueling station having a changeable copy, electronic, or otherwise may be located on a:
 - i. Monument sign;
 - ii. Canopy sign; or
 - iii. Any other sign permitted by these standards or the Code to display fuel pricing.

F. Site plan, landscape plan, and building design.

1. Site plans and amendments to the Site Plan that conform to the requirements of this planned development shall be reviewed by Planning and Zoning Commission but do not require public hearings. Non-conforming site plans and amendments to non-conforming site plans require review and approval by the Planning and Zoning Commission after a public hearing. Amendments to the Site Plan may not increase maximum height or density, decrease maximum impervious coverage, or decrease minimum setbacks.
2. Landscape plans and amendments to landscape plans that conform to the requirements of this planned development shall be reviewed by the Planning and Zoning Commission but do not require a public hearing. Non-conforming landscape plans and amendments to non-conforming landscape plans require review and approval by the Planning and Zoning Commission after a public hearing. Minor amendments to the approved landscape plan may be approved administratively by the DRC.
3. Building design and materials. Retail Lot shall provide building design, materials, and appearance generally consistent with the Materials Board.



4. Development of the Property shall be consistent with the Site Plan, architectural renderings, material boards, landscape plan and sign elevations and schematic designs.
- G. Interpretations.
1. The Director of Planning may, as may be needed from time to time, approve minor deviations to these Exhibit F provisions that are consistent with the provisions herein or consistent with the provisions of the retail center to the south in order to provide for a more unified and consistent retail development. If the Director of Planning is not able to approve the minor deviations, the Director of Planning may send the deviations to the Planning and Zoning Commission for consideration. Such consideration by the Planning and Zoning Commission shall not be considered a zoning event and no public hearing shall be required.

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.

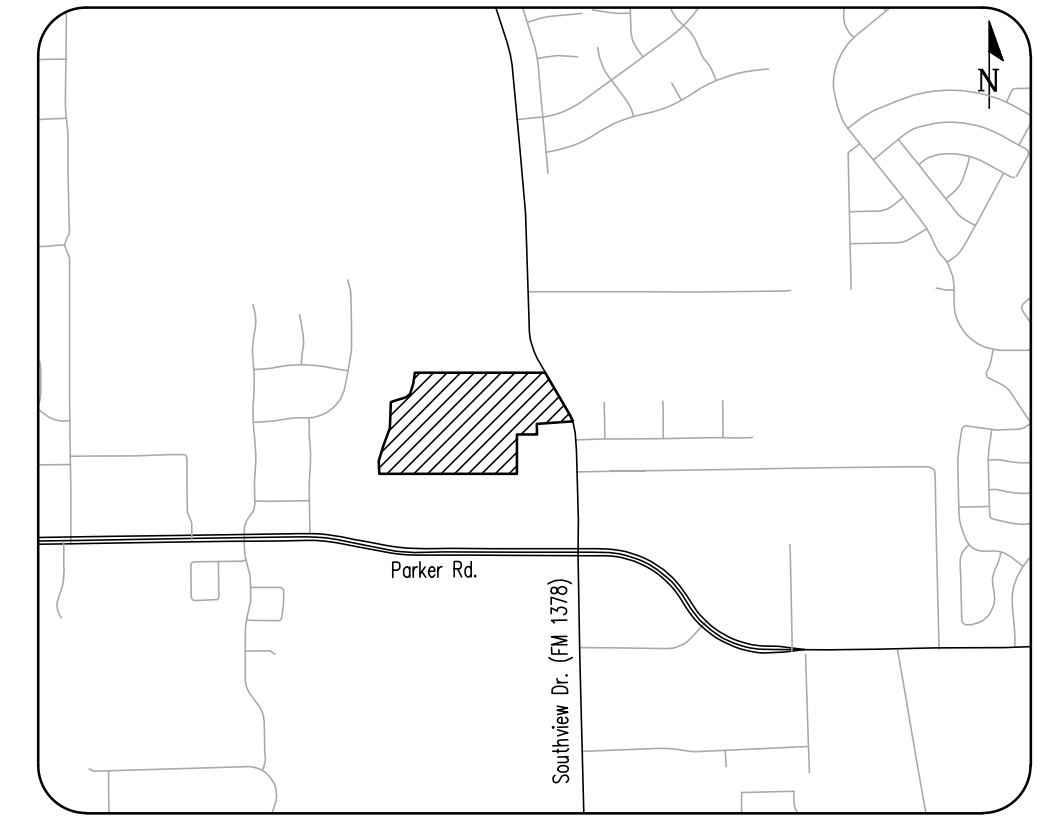
Sincerely,



Mike Martinie, P.E.

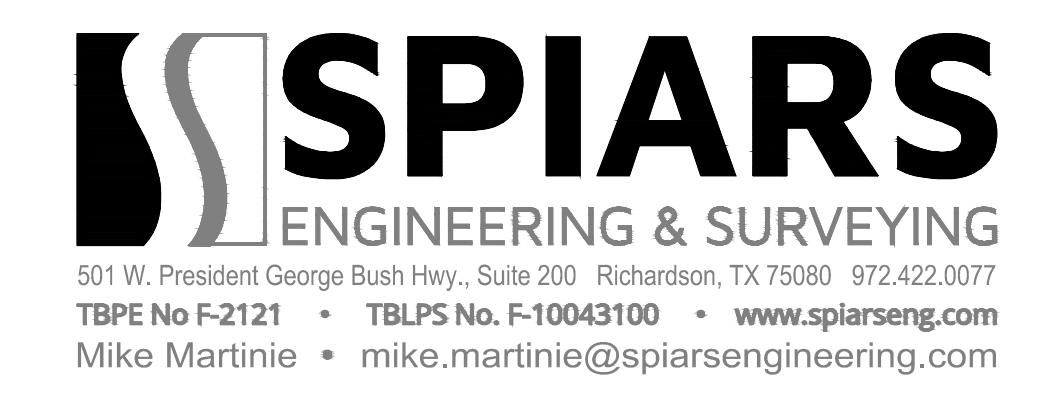
mike.martinie@spiarsengineering.com

SPIARS ENGINEERING, INC.



Vicinity Map

NTS



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)
(Piano, TX, 75024)
Telephone: (214) 393-0100
Contact: Raphael Alterman

PARKER RD.
(F.M. NO. 2514)
(VARIABLE WIDTH ROW)



**City of Lucas
Planning and Zoning Commission
Agenda Request
August 13, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider a request for a Planned Development (PD) submitted by Lexi Cassels on behalf of Toll Brothers Homes and the Paxton Family Trust for approximately 153.633 acres, generally located at the southeast corner of South Angel Parkway and Estates Parkway, known as Lucas Farm. The proposed PD includes approximately 117.003 acres for single-family residential development and 36.630 acres for commercial development.

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

Background Information:

The proposed Planned Development includes approximately 89 single-family residential lots on one-acre minimum lots and a neighborhood-serving commercial tract. Residential lots will utilize individual On-Site Sewage Facilities (OSSFs), and additional stormwater detention is proposed to address existing drainage patterns.

The commercial area generally follows the Commercial Business (CB) District while restricting or requiring a Specific Use Permit (SUP) for certain uses. A sign plan identifying the proposed commercial signage including pylon signs is as part of the Planned Development exhibits.

A Facilities Agreement and an amended Development Agreement will be presented to the City Council.

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

Attachments/Supporting Documentation:

1. Public Notice ~ Lucas Farm PD
2. Planned Development Standards with Exhibits and comments
3. Lucas Farm Corner Sign and Pylon Sign

Budget/Financial Impact:

N/A

Recommendation:

This request meets the City's requirements for Planned Development.

Motion:

I make a motion to approve/deny a request for a Planned Development (PD) submitted by Lexi Cassels on behalf of Toll Brothers Homes and the Paxton Family Trust for approximately 153.633 acres, generally located at the southeast corner of South Angel Parkway and Estates Parkway, known as Lucas Farm. The proposed PD includes approximately 117.003 acres for single-family residential development and 36.630 acres for commercial development.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, August 13, 2026 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, September 3, 2026 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request by Lexi Cassels with Toll Brothers Homes on behalf of Paxton Family Trust for a Planned Development (PD) on a tract generally located at the southeast corner of South Angel Parkway and Estates Parkway, of approximately 117.003 acres designated for single-family residential development and 36.630 acres designated for commercial development, and being more particularly described as follows:

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.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.

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 when it is outlined in this document; otherwise, the district requirements 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 Site Plans and other exhibits 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 **eight (8)** 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 and measured by horizontal and vertical measurements.

- 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; each residential lot shall be served by a **site-specific** 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 or designee 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 or designee 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; by SUP only
 - e. Massage studio; by SUP only
 - f. Medical minor emergency clinic; by SUP only

- 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); by SUP only
 - 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); by SUP only
 - 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); by SUP only
 - l. Pharmacist or drug store (with a drive through);
 - m. Restaurant drive in;
 - n. Restaurant drive-through; up to 3 by right; all others by SUP
 - o. Restaurant (food smoked on site); 1 Grocer by right; all others by SUP
 - p. Automotive repair minor; 1 by right all others by SUP
 - m. Convenience store with refueling station; By SUP only
 - n. Refueling station (permitted only as associated with a grocery store use on the same lot);
 - o. Home improvement center; 1 by right all others by SUP
 - 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); by SUP only
 - 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).
 - r. Electrical substation by SUP only
 - s. Meat market (retail);
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.
 - b. There shall be sixty-five (65) percent angled parking.
- 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.

NOTE WE NEED A DEPICTION AND LOCATION FOR A PYLON SIGN, AND WE NEED A DEPICTION/RENDERING FOR THE ENTRANCE SIGN AROUND THE LIFT/PUMP STATION

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).

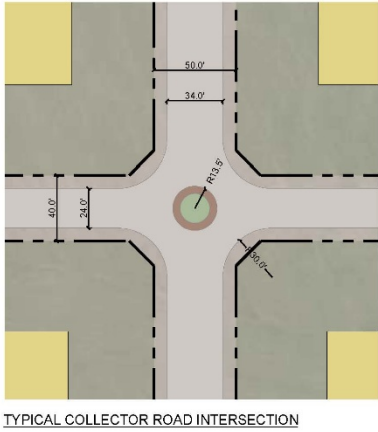
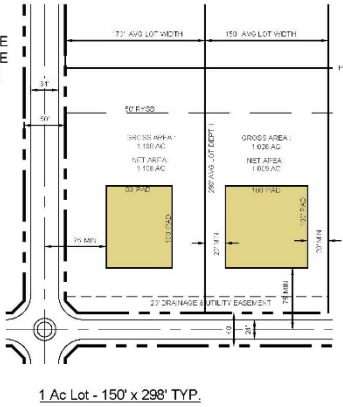
Exhibit B-1
Single-Family Tract Site Plan

[see attached]



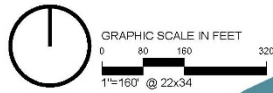
SINGLE FAMILY RESIDENTIAL ZONING CHECKLIST

- * MINIMUM LOT AREA - 43,560 SQUARE FEET
- * MINIMUM LOT WIDTH - 140 FEET
- * MINIMUM LOT DEPTH - 180 FEET
- * MINIMUM DWELLING SIZE - 1,800 SQUARE FEET
- * MINIMUM FRONT YARD SETBACK - 75 FEET FROM THE CENTERLINE
- * MINIMUM STREET SIDE YARD SETBACK - 75 FEET FROM THE CENTERLINE
- * MINIMUM SIDE YARD SETBACK - 20 FEET OR 10% OF LOT WIDTH
- * MINIMUM REAR YARD SETBACK - 50 FEET
- * MAXIMUM BUILDING HEIGHT - 35 FEET
- * MAXIMUM LOT COVERAGE - 30%



Lot Summary		
1 AC Lots	89	100.0%
Total Lots	89	

Density Summary	
Gross	0.6
Net of ROW, Buffers & Commercial	0.8



ZONING EXHIBIT - EXHIBIT C

Lucas Farm

Lucas, Texas
June 2026

DATE: 06/15/2025
LAST SAVED: 06/15/2025
CITY: LUCAS, TEXAS
COUNTY: DEWITT, TEXAS
PROJECT: LUCAS FARM
SUBJECT: ZONING EXHIBIT C

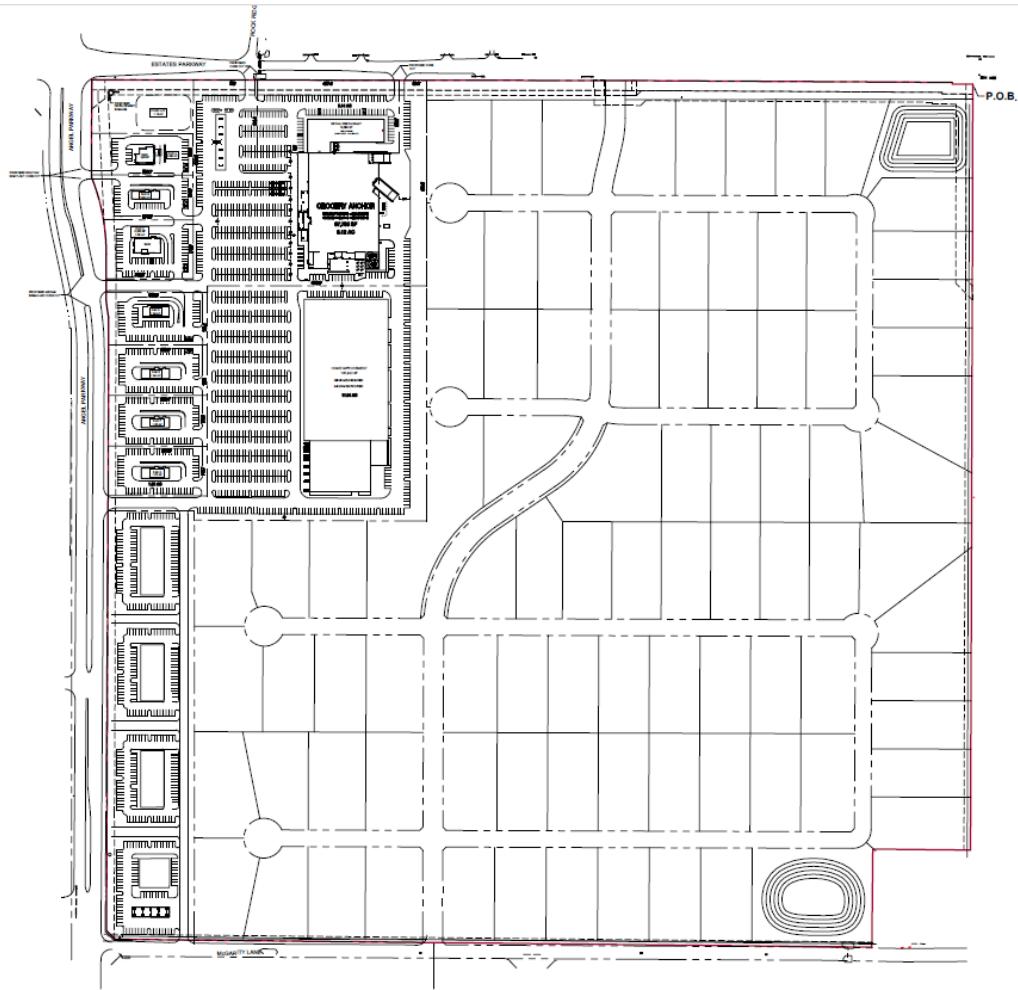
Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL. ALL DIMENSIONS AND LOCATIONS ARE SUBJECT TO FIELD VERIFICATION AND MAY BE MODIFIED WITHOUT NOTICE.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS ZONING ACT AND THE TEXAS SUBDIVISION ACT.
4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

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

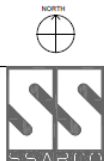


Exhibit B-2

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]

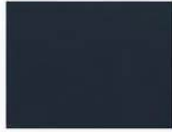
MATERIALS BOARD

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

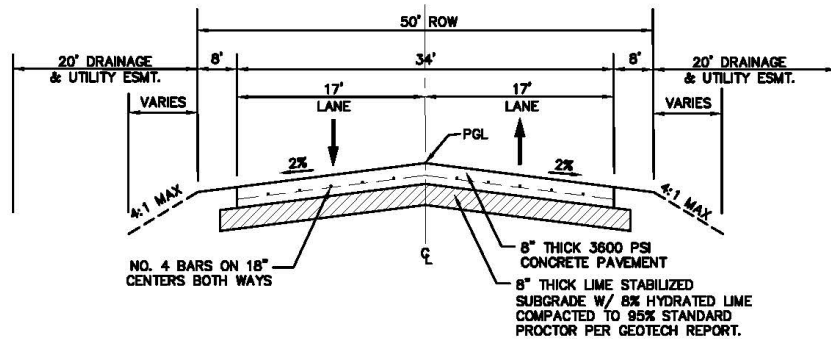
Lucas Farm
Pavilion

SIGNAGE PACKAGE
LUCAS, TEXAS

SCHEMATIC DESIGN
JUNE 26, 2026

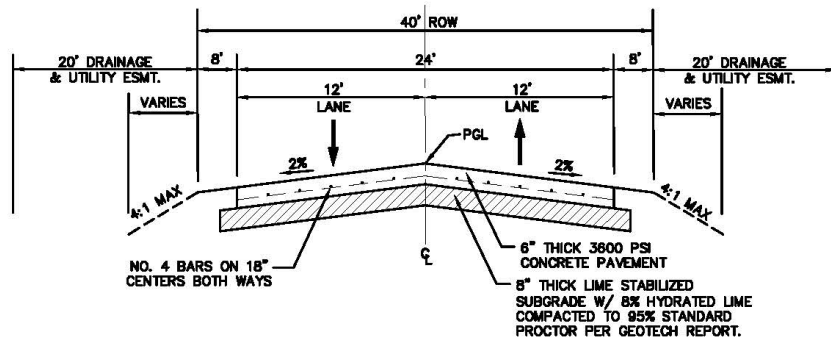
Exhibit E
Street Sections

[see attached]



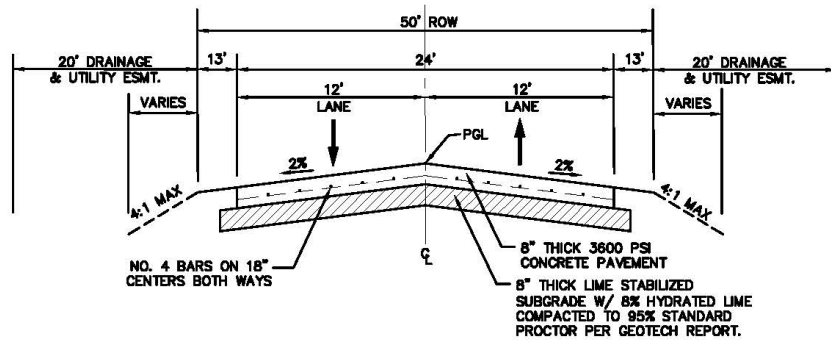
ALLISON LANE TYPICAL SECTION

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

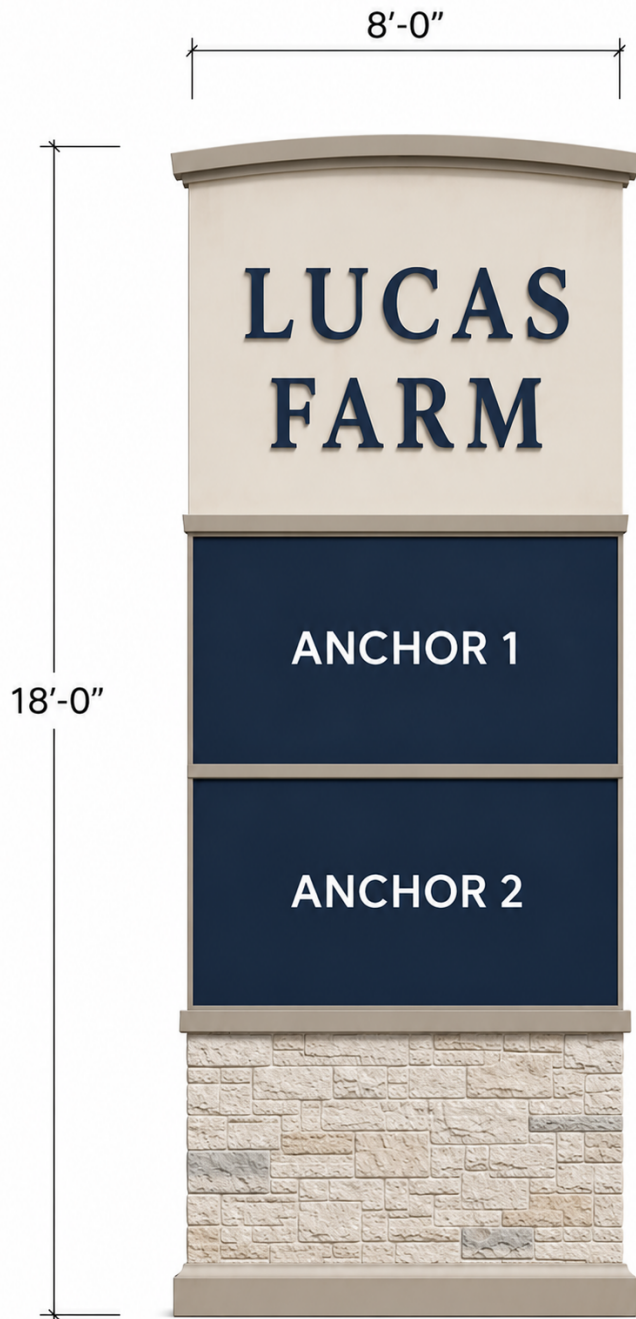


Exhibit F

LUCAS FARM CORNER SIGN



LUCAS FARM PYLON SIGN





**City of Lucas
Planning and Zoning Commission
Agenda Request
August 13, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Consider approving a request by BGE, on behalf of Lucas Retail Partners Ltd., at Lot 16, Block A of Lucas Town Center, Lucas, Texas 75002; for a site plan, elevations, landscape plan, and irrigation plan.

Background Information:

Development Overlay

The subject property consists of approximately 1.09 acres. The proposed bank structure will contain 2,400 square feet with a drive-thru. The parking will consist of fifteen (15) space, eight (8) spaces of which are required and one (1) required ADA parking required.

Elevation Plan

The elevation plan includes elevations of bank with drive-thru area and trash enclosure. Wall and door signage is clearly presented. The highest parapet of the bank structure is eighteen feet and eight inches (18' 8").

Landscape Plan

The overall landscaping is required at 15% of gross lot area or 7,148 square feet and 17,496 square feet is provided.

The total summary of 4 foot shade trees required are 20 which includes 9 street frontage trees, 9 parking perimeter trees, and 2 interior parking trees; 22 total trees are provided.

The total required 5 gallon shrubs are 216 which includes 144 street frontage and 72 at the parking perimeter. A total of 230 5-gallon shrubs are provided.

Civil drawings have been reviewed, the site engineering has been approved as part of the PD. There is an approved tree survey, flood study, and Traffic impact analysis.

Attachments/Supporting Documentation:

1. Application_Redacted
2. Site Plan
3. Elevations
4. Landscape Plan

5. Irrigation Plan

Budget/Financial Impact:

N/A

Recommendation:

This request meets the City's requirements and the terms of the approved planned development regulations.

Motion:

I make a motion to approve/deny the request by BGE, on behalf of Lucas Retail Partners Ltd., at Lot 16, Block A of Lucas Town Center, Lucas, Texas 75002; for a site plan, elevations, landscape plan, and irrigation plan.



DEVELOPMENT PLAN SUBMISSION REQUIREMENTS

1st or initial submittal:

- 2 (two) - 24" x 36" copies of each Plan herein, folded to approximately 8" x 12"
- An electronic copy of the Site Plan, Tree Survey/Preservation Plan and Facade/Elevation Plan, as applicable, in pdf format.
- 6 (six) - 8½" x 11" hardcopy reductions of the Site Plan and Landscape Plan
- The completed checklist for the respective Plan
- A completed application, including CCAD account numbers
- A letter requesting any exception or why an issue was not addressed
- A fee as required herein for each Plan
- 3 (three) - sets of final engineering plans (to include a copy of recorded Plat, proposed Plat, or Replat as applicable)

CORRECTED/ REVISED PLAN RESUBMITTAL

2nd and 3rd submittals to address requirements staff comments:

- 2 (two) - 24" x 36" copies of each Plan requiring corrections, folded to approximately 8" x 12"
- 6 (six) - 11" x 17" hardcopy reductions of the Site Plan and Landscape Plan
- An electronic copy of all Plans in pdf format.

4th and subsequent submittal(s):

- A fee equal to the original submission fee
- 2 (two) - 24" x 36" copies of each Plan requiring corrections, folded to approximately 8" x 12"
- 6 (six) - 11" x 17" hardcopy reductions of the Site Plan and Landscape Plan
- An electronic copy of all Plans in pdf. format.

When staff has determined the application as complete and accepted for final approval:

- 4 (four) - 24" x 36" copies of each Plan, folded to approximately 8" x 12"
- 4 (four) - 11" x 17" reductions of each plan Tri or Z-folded.
- An electronic copy of all Plans in pdf format.
- Any changes made after Planning & Zoning review and before City Council review will require:
 - 4 (four) - 11" x 17" or "12 x 18" reductions of each plan Tri or Z-folded.
 - An electronic copy of all Plans in pdf format.

NOTE: for Building Elevations/Façade Plans, the following is required once all staff comments are addressed:

- 2 (two) - 11" x 17" colored-renderings folded to approximately 8" x 12".
- 2 (two) - 11" x 17" or 12" x 18" colored-renderings of each sheet Tri or Z-folded.



DEVELOPMENT APPLICATION

City of Lucas, Texas

NAME OF SUBDIVISION AND/OR PROJECT: Fifth Third Bank - Lucas Crossing BC

ITEM SUBMITTED	APPLICANT NOTE	APPLICATION FEE
Site Plan \$300 + \$10 per acre (i.e. \$500 for a 20 acre site plan)	1.09 Acres	\$310
Tree Survey/Conservation Plan	Not Applicable - No Existing Trees	N/A
Tree Removal & Site Clearing Permit \$250	Site Clearing only	\$250
Architectural Plan \$250 + \$50 for any reviews or presentations of amended plans		\$250
Landscape Plan \$200 + \$50 for any reviews or presentations of amended plans		\$250
Park Site Dedication \$1,000 per lot or land dedication per Lucas City Ordinance Sec. 10.03.122	Not Applicable	----
TOTAL FEES SUBMITTED		\$1,060

Collin County Appraisal District Short Account Number(s): 2962447

Physical Location of Property: Lot 16 of the new development on the NE corner of E Parker Rd and Southview Dr
(Address and General Location – approximate distance to nearest existing street corner)

Brief Legal Description of Property (must also attach accurate metes and bounds description):
Lot 16, Block A of Lucas Town Center

(Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block)

Acreage: 1.09 Existing # of Lots/Tracts: 1 Existing Zoning: CB W/ PD Overlay

OWNER'S NAME: Lucas Retail Partners Ltd. Contact Phone: [REDACTED]

Applicant/Contact Person: [REDACTED] Title: Vice President

Company Name: Malouf Interests Inc.

Street/Mailing Address: 4020 Maple Ave, #475

City: Dallas State: Texas Zip code: 75219

Phone: [REDACTED] Fax: () Email Address: [REDACTED]

ENGINEER/REPRESENTATIVE'S NAME: BGE, Inc.

Contact Person: Matthew D. Korte Title: Director

Street/Mailing Address: 2595 Dallas Parkway

City: Frisco State: Texas Zip code: 75034

Phone: [REDACTED] Fax: () Email Address: [REDACTED]



NAME OF SUBDIVISION and/or PROJECT: Fifth Third Bank - Lucas Crossing BC

****READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal)

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED WITH NO AMBIGUITY.
SUBMISSIONS: Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

Applicant agrees to pay any and all monies due to the City including but not limited to park pro rata fee, Tree Removal Permit fee, 3% of construction cost (developer to provide contracts for verification) and including but not limited to other fees that may be required prior to final plat approval.

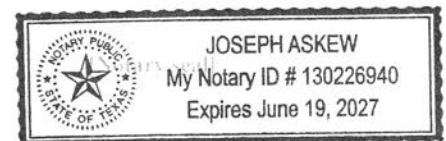
STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Steve Gregory the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

****Owner / Agent (circle one)**

SUBSCRIBED AND SWORN TO before me, this the 27 day of July, 2026.

Notary Public in and for the State of Texas: [Signature]



Official Use Only:

Action Taken

Planning & Zoning: _____ **Date:** _____

City Council: _____ **Date:** _____

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



Site Plan Minimum Requirements

Project Name Fifth Third Bank - Lucas Crossing BC Preparer Matthew D. Korte

This checklist is provided to assist you in addressing the minimum requirements for Site Plan submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by checking the box next to the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate an "N/A" next to the box. Return this completed form at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided directly on the plan and on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement/s.

Plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed. Please keep in mind that changes/additions to previously incomplete or inaccurate plans may generate additional comments at re-submittal of corrected Plans. Therefore, diligence to the initial submittal is paramount to expediting the review process.

Included

- ☒ Site boundary is indicated by a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances; indicate and label lot lines, setback lines, and distance to the nearest cross street.
- ☒ Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.
- ☒ A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.
- ☒ A written and bar scale is provided.
- ☒ A title block is in the lower right corner that includes large, boldly printed "SITE PLAN", owner and engineer's names, addresses and phone numbers, subdivision name, lot number/s, block number or letter, original submission date, and a log of resubmittal/revision dates since submitted to the City.
- ☒ Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.
- ☒ Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.
- ☒ Existing topography lines are shown with a light dashed line and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.
- ☒ Accurately located, labeled and dimensioned footprint of proposed structure(s) is/are shown by a solid heavy line.

- X Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.
- X Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.
- X Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.
- X Adjacent property lines within 500 feet of the subject property lines are shown by a light dashed line.
- X Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 500 feet of the property line is indicated.
- X Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.
- X Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.
- X Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.
- X Driveways within 200 feet of the property line:
 - o Are accurately located and dimensioned.
 - o Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.
 - o Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.
 - o Typical radii are shown.
- X Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.
- X Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.
- X Off-site streets and roads:
 - o Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.
 - o Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.
 - o Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.
- X All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.
- X Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.
- X Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.
- X Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.
- X Paving materials, boundaries and type are indicated.
- X Access easements are accurately located/ tied down, labeled and dimensioned.
- X Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.
- X Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.

- X Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.
- X Screening walls are shown with dimensions and materials. An inset is provided that shows the wall details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.
- X The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing.
- X A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack), maximum height, those requiring shielding, those requiring skirting, wattage and foot-candles of each fixture. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.
- X Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.
- X Boundaries of detention areas are located. Indicate above and/or below ground detention.
- X Monument signage location is indicated. Details of construction materials and architecture are shown on required Building Elevation/Façade Plan. Color, type and texture are to match that of the building.
- X Communication towers are shown and a fall distance/collapse zone is indicated.
- X Provide Site Data Summary Table that references distinct numbers for each lot and all buildings (existing and proposed) that includes, where applicable:
 - o Existing Zoning
 - o Proposed use(s) for each structure
 - o Total lot area less right-of-way dedications by square feet and acres
 - o Square footage of building(s)
 - o Building height (stories and feet)
 - o Percent of lot coverage (building footprint square footage/lot square footage).
 - o For apartment developments, number of living units broken down by number of bedrooms and minimum square footage for each dwelling unit.
 - o Parking required by use with applicable parking ratios indicated for each use
 - o Parking provided indicated
 - o Handicap parking required as per Code of Ordinances and TAS/ADA requirements
 - o List of exceptions and/or variance/s requested or previously granted, including dates and approving authority
- X Improvements are proposed in TXDOT Right-of-Way and one (1) full set of civil engineering plans has been submitted to: Mohammad Khoshkar, TXDOT Office, P.O.Box 90 McKinney, Texas 75069-0090, phone (972)547-2237



Tree Survey and Conservation Plan Minimum Requirements

Project Name Fifth Third Bank - Lucas Crossing BC Preparer Matthew D. Korte

This checklist is provided to assist you in addressing the minimum requirements for Tree Survey/Preservation Plan submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by checking the box next to the required information.

Initialing the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate an "N/A" next to the box. Return this completed form at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead and directly on the plans with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement.

Plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed. Please keep in mind that changes to previously incomplete or inaccurate plans may generate additional comments at re-submittal of corrected Plans. Therefore, diligence to the initial submittal is paramount to expediting the review process.

For the purpose of preparing this Plan, a facade will be each building face (including the face of a parapet roof); the elevation will be that area from just above the roof to the ground.

Sec. 3.18.015 Tree replacement requirements

- (a) Replacement of protected trees required. In the event that it is necessary to remove a protected tree, the applicant shall be required to replace the protected tree being removed with an approved replacement tree, as defined herein.
- (b) Restrictions. Any required replacement tree shall not be planted within an area such that the mature canopy of the tree will interfere with overhead utility lines, or that the mature root zone of the tree interferes with wastewater lines, water and all other utility easements, or where the tree will obstruct sidewalks or present hazards to the safe use of the roadway by way of visual impairment.
- (c) Trees required by zoning ordinance or deed restrictions. Trees required to be added per the landscaping requirements in the zoning ordinance or by virtue of deed restrictions shall not be considered as replacement trees.
- (d) Alternate location. Should a lot or parcel of land requesting the removal of trees not be large enough to accommodate the replacement of the caliper inches removed, the planning staff may require an alternate location(s) within the city to place the total caliper inches removed.
- (e) Number of replacement trees. Trees shall be replaced 1 for 1 in measured DBH of the trees removed.

Sec. 3.18.016 Tree protection during construction

- (a) Generally. A major purpose of this article is to protect all protected trees that are not required to be removed to allow approved construction to occur.....

- X Location/vicinity map is provided identifying the location with cross streets labeled.
- X Existing tree canopy/masses are accurately shown to determine critical root zone and what effects paving will have in those areas.
- X Flood plain boundary indicating F.I.R.M. Community Panel number and date, and flow line of drainage ways/creeks, as applicable.
- X Tree Measurement:
 - See Code of Ordinance – Tree Conservation, Chapter 3, Article 3.18.001, page 3-111
- X Trees proposed for removal shall be painted with a luminescent orange 'X' (or colored flags in lieu of paint), no greater than 6 inches in size. The developer shall be required to maintain tree markings and tags throughout the approval of the project.
- X An inset is provided on the Plan to detail protective fence installation. Protective fencing shall be installed to the limits of the drip line.
- X It is understood that construction fencing shall be installed around all protected trees and clusters/groupings and inspected by City staff prior to approval of a grading or building permit. Fencing shall be installed as shown on the Tree Survey/Preservation Plan approved by the City.
- X Areas are indicated where trenching and/or boring is proposed within critical root zone areas of existing, protected trees. Root pruning, canopy trimming, bark protection and/or any other tree protection/preservation methods shall be specified/detailed on plan/s as appropriate.
- X The following information is to be provided on the Tree Survey/Preservation Plan in a tabular format:
 - a) Listing of protected trees by common name of species. See Plant Material/ Protected Tree Guide on Planning Department web page.
 - b) Caliper of tree at DBH.
 - c) A reference number for all protected trees.
 - d) General condition of the tree certified as such by a licensed arborist, forester, landscape architect, or other that is qualified to make such determinations.
 - e) Whether proposed for preservation or removal and amount of mitigation required.
- X Distance of protected trees from sidewalks, curbs, screening walls, and utilities. Proposed grades are indicated, along with any proposed retaining walls and/or tree wells.
- X Tree Mitigation:
 - a) Trees proposed for removal shown by an 'X' using a heavy line.
 - b) Replacement trees are indicated on the Landscape Plan by a heavy line denoting the canopy, with a unique identifier/label also provided.
 - c) Indicate in the above table the total number of caliper inches proposed for preservation, removal, and any credits earned/requested.
 - d) Indicate mitigation method proposed for removal of protected trees:
 - e) Mitigation is required at (1:1/ Inch for Inch) = Caliper inches of mitigation required, which indicates the quantity of required 4" minimum caliper trees AND/OR Escrow: \$121.67 x Caliper inches (DBH) of mitigation required.
- X I have reviewed the Plant Material/ Protected Table Guide for compliance with City Ordinance Sections 3.18.023 - .025.
- X Title block in the lower right corner that includes large, boldly printed "BUILDING FACADE/ELEVATION PLAN", owner and architect names, addresses and phone numbers, subdivision name, lot number, block number or letter, submission date, and a log of submission/revision dates since submitted to the City.

Fee Schedule attached

Impact Fees assessed at time of Final Plat:
(Collected at time of or prior to issuance of first building permit)

Water & Sewer Impact Fee Amount to be determined by size of meter.

Roadway Impact Fee Amount to be determined by land use, unit classification and impact zone.

If you have any questions, please contact the Planning & Zoning Department at 972-912-1207.



Architectural Plan Checklist

Project Name Fifth Third Bank - Lucas Crossing BC

Preparer Matthew D. Korte

This checklist is provided to assist you in addressing the minimum requirements for **Landscape Plan** submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information.

Initialing the box certifies to the City that you have completely and accurately addressed the issue. This completed form must be returned at the time of application submittal.

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

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes.

- ☒ Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such.
- ☒ Materials calculations table showing for each elevation
 - Total surface area of each elevation
 - List of materials (including glazing) with square footage of each material per elevation and percentage of each material per elevation
- ☒ Building dimensions (if multiple heights are used, provide dimension for each)
- ☒ Provide estimated allowable wall mounted signage size for each elevation.
- ☒ Add the following notes:
 - "This Façade Plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department".
 - "All mechanical units shall be screened from public view"
 - "When permitted, exposed utility boxes and conduits shall be painted to match the building"
 - All signage 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"
- ☒ Cross sections of sight lines may be requested to verify screening of mechanical units.
- ☒ A sample board with a maximum size of 11" x 17" shall be provided with color and materials samples to correspond to the Facade Plan.
- ☒ Designate color and materials location on elevations.
- ☒ Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.



Landscape Plan Checklist

Project Name Fifth Third Bank - Lucas Crossing BC

Preparer Matthew D. Korte

This checklist is provided to assist you in addressing the minimum requirements for **Landscape Plan** submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Initialing each item certifies to the City that you have completely and accurately addressed the issue.** This completed form must be returned at the time of application submittal.

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

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes.

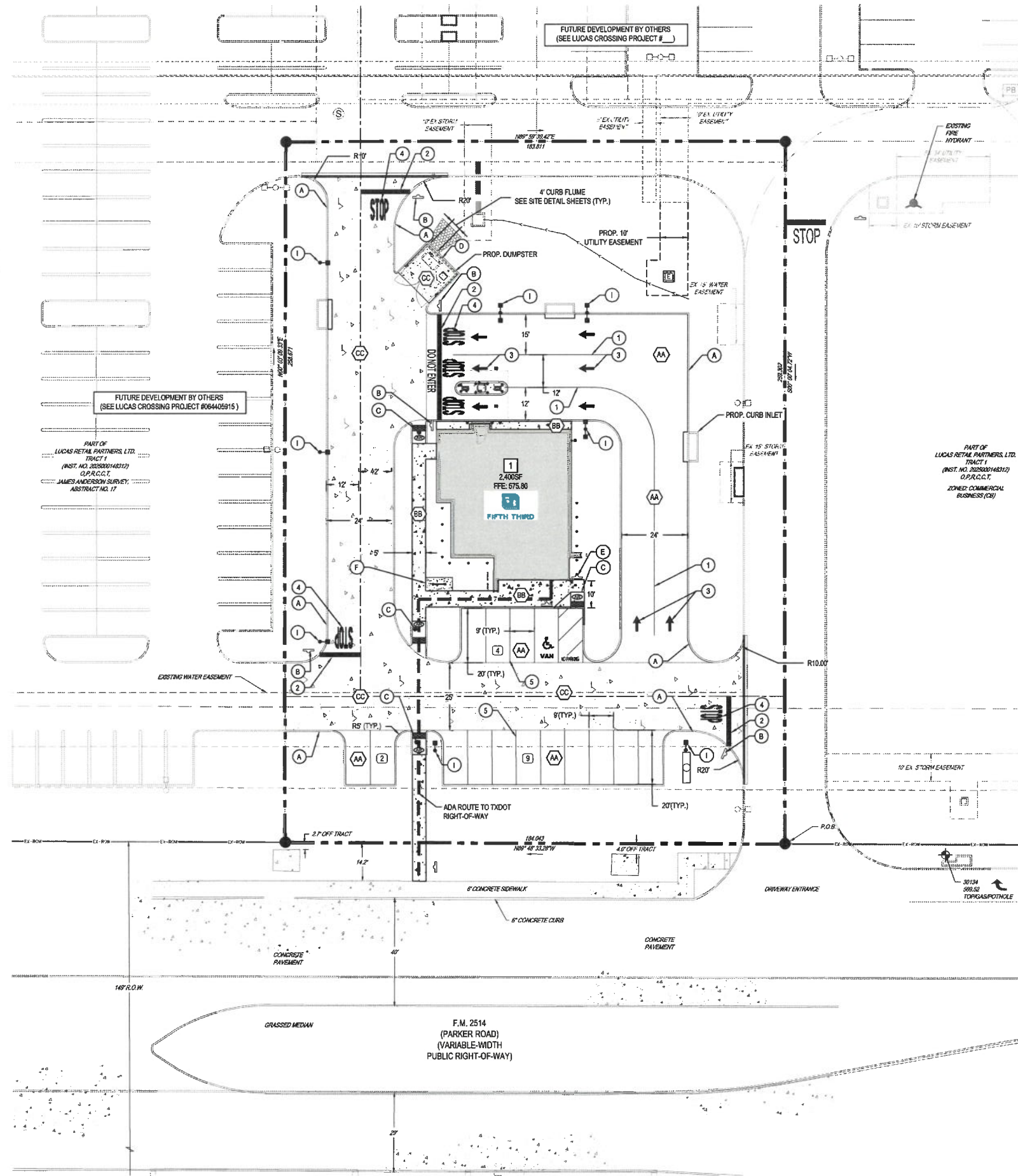
- ☒ Plans shall be to same scale as approved site plan.
- ☒ A minimum of 15% of the gross area must be landscaped.
- ☒ The area between the property line and the street shall be included in the landscape plan and shall be maintained by the abutting property owner.
- ☒ Heights of landscaping materials shall be such that they do not create safety hazards for vehicular traffic by block sight lines at ingress points.
- ☒ The specifications shall state the common names and scientific names (genus species), sizes, and quantity of all materials to be utilized.
- ☒ Property abutting a different zoning district must be screened by a living screen. Planting which serves as a living screen shall be evergreens with an initial minimum six-foot (6') height and provided a solid visual barrier within two (2) years after planting.
- ☒ Additional information as needed for clarity.

Lucas Code of Ordinances - Sec. 3.18.022 Minimum requirements

- ☒ The title block in the lower, right-hand corner containing the following: date, scale, site location map, north arrow, and the names, addresses, and telephone numbers of both the property owners and the person preparing the plan.
- ☒ The addition name, block and lot description along with business name placed in the title block in the lower right-hand corner of the plan.
- ☒ The property boundary dimensions of the site (bearings and distances).
- ☒ All existing and proposed public and private streets and sidewalks including street and sidewalk widths.
- ☒ All existing services: fire hydrants, water mains, and sewer mains within the tract and immediately adjacent to it with pipe size and location indicated.

- X All proposed water and sanitary sewer pipe lines with sizes indicated and valves, fire hydrants, manholes, and other appurtenances or structures shown.
- X All existing or proposed water, sewer and irrigation connections, meter location, and size of meters.
- X All existing and proposed utility and visibility easements.
- X All existing or proposed buildings on the property, existing structures, access points on and adjacent to the property.
- X Existing and proposed contours of berms in intervals of one (1) foot.
- X Detailed structural designs of entryway features.
- X Screening walls and location, type and height of screening wall, either living or masonry. (Masonry screening walls must be designed by a professional engineer registered in the state. Proposed berming is to be delineated by one-foot contours.)
- X The following additional information must be submitted on the landscape plan:
 - Tabulations of the landscape edge in linear feet. Give the street name and the amount of frontage.
 - Label streets.
 - The following information is to be provided on the landscape plan in a tabular format:
 - Indicate the trees/shrubs required and provided.
 - Indicate parking area trees required and provided.
 - Indicate the trees/shrubs required and provided for parking lot perimeter landscaping.
 - Indicate parking lot interior landscaping required and provided.
 - Indicate gross landscape square footage and percentage excluding the city right-of-way (i.e. the landscape provided within the landscape edge and within the interior of the lots).
 - Show graphically all plant material existing/proposed.
 - Distance of trees/shrubs from sidewalks, curbs, screening walls, and utilities (minimum five (5) feet).
 - Spacing between trees/shrubs (varies, check growth specifications).
- X Complete description of plant materials shown on the plan, including common and botanical names, locations, quantities, container (five-gallon minimum for required shrubs) or caliper sizes (four-inch minimum caliper for required shade trees), heights, spread, and spacing.
- X Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area compared to gross site square footage. The city right-of-way shall not be included as part of the gross site landscaping.
- X Size, height, location and material of any proposed seating, lighting, planters, sculptures, decorative paving, and water features.
- X Landscape plans shall contain the certification and stamp of a landscape architect licensed in the state that such plans have been reviewed by such landscape architect and satisfy all requirements of this article.
- X Irrigation plans shall contain the certification and stamp of an irrigator licensed by the state board of irrigators that such plans were prepared by such irrigator and satisfy all requirements of this article.
- X Location of sprinkler heads, valves, double-check valves, water meter, automatic controller, rain and freeze sensor, wind sensor, moisture sensor or any control mechanic of whatever kind or make must be shown on all irrigation plans.
- X Living screens are clearly detailed by fence material, plant material species, plant material spacing, height at time of planting and mature height. Where the Director of Planning feels that there are elevation or topographical differences that would not accomplish the intent of the screening, the Director may request more details.
- X Public or private street names (including street suffixes and/or prefixes) and right-of-way (ROW) dimensions are indicated for all internal and external streets.

- X All existing and proposed plant material is graphically shown; species and quantity for each grouping are labeled. A minimum of four different species is shown for each plant type and are distributed throughout the site.
- X Distance of trees/shrubs from sidewalks, curbs, screening walls, and utilities is indicated. If less than five feet from paving, areas of impervious surface or utility lines, show dimension. Refer to Plant List for other exceptions to planting in paving areas.
- X A full set of civil engineering drawings, also including the plat, site plan, and landscape plan have been submitted to TXU. Submit these drawings to: TXU Electric Delivery, Attn: Right-of-Way Department, 115 W. 7th Street, Ste. 725, Fort Worth, TX, 76102.
- X I understand that the City requires an approval letter from TXU Electric Delivery prior to issuance of a building permit where landscaping, parking, or other improvement/s are proposed to encroach within any TXU/TP&L easement/s. TXU has stated a minimum of six weeks to process the review. Approved irrigation within a TXU transmission easement shall be limited to drip and soaker hose irrigation, with the valve for such located outside of the easement.
- X Residential subdivisions are to have landscaping requirements (Indicate required planting ratio, square footage, linear footage, etc., including required and provided quantities) specifically listed in tabular format on plan for the following:
 - a) Landscape Buffer (along external street frontage-provide separate calculations for each street frontage).
 - b) Entryway Yard areas (located each side of subdivision entries) are provided for primary and secondary entryways.
 - c) Entryway Yard area Trees and Shrubs are provided.
 - d) Entryway Medians are shown and dimensioned.
 - e) Entryway Median Trees and Shrubs are provided.
 - f) Screening Wall plans are provided.



SITE DATA

PROPERTY LOCATION:	SOUTHVIEW DR LUCAS, TX 75002
JURISDICTION:	CITY OF LUCAS
DEVELOPER ADDRESS:	MALOUF INTERESTS, INC. 4143 MAPLE AVENUE, SUITE 325 DALLAS, TX 75219
PROPERTY ID:	2025000148312
OWNER:	LUCAS RETAIL PARTNERS, LTD.
OWNER ADDRESS:	4143 MAPLE AVENUE, SUITE 325 DALLAS, TX 75219
PARCEL AREA:	37.83 AC.
PARCEL AREA:	1.09 AC.
SITE AREA:	UNDEVELOPED
EXISTING USES:	BANK WITH DRIVE THRU
PROPOSED USES:	CB WITH PD OVERLAY
ZONING:	
BUILDING AREA:	2,400 SF
BUILDING SF:	
SETBACKS AND BUFFERS:	
FRONT SETBACK	50'
SIDE SETBACK	20'
REAR SETBACK	25'
PARKING SUMMARY:	
PARKING REQUIRED:	8 SPACES
1 SPACES PER 300 SF =	
PARKING PROVIDED:	15 SPACES
ADA PARKING REQUIRED	1 SPACE FOR 1 TO 25 PARKING SPACES
ADA PARKING PROVIDED	1 SPACE
	1 VAN ACCESSIBLE SPACES
WASTE MANAGEMENT:	
RETAIL TRASH PROVIDED:	(1) DUMPSTER 8 CY
RETAIL RECYCLING PROVIDED:	8 CY

SITE PLAN LEGEND

	EXISTING PROPERTY / BOUNDARY LINE
	EXISTING EASEMENT
	PROPOSED CURB AND GUTTER
	PROPOSED STRIPING
	PROPOSED HANDICAP PAVEMENT MARKING
	PROPOSED SIGN
	PROPOSED PYLON SIGNAGE
	PROPOSED PARKING SPACES
	PROPOSED SITE NOTE
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVMT
	PROPOSED MEDIUM DUTY CONCRETE PAVMT
	PROPOSED STRUCTURE
	PROPOSED MONUMENT SIGN

SITE LEGEND

(A)	6" CURB AND GUTTER (SEE SITE DETAILS)
(B)	30" R-1 "STOP" SIGN SEE DETAILS, SHEET
(C)	ACCESSIBLE RAMP (SEE SITE DETAILS)
(D)	SINGLE - DUMPSTER CMU ENCLOSURE WITH GATE (SEE SITE DETAILS)
(E)	PROPOSED "ACCESSIBLE" SIGN (SEE SITE DETAILS)
(F)	10'X8' CONCRETE PAD WITH (4) POST AND RING BIKE RACK (SEE SITE DETAILS)
(G)	AT GRADE ENTRY (SEE GRADING AND DRAINAGE PLAN)
(H)	LANDSCAPED AREA (SEE LANDSCAPE PLAN)
(I)	LIGHT POLE (SEE MEP PLANS, EXTERIOR LIGHTING LAYOUT)

STRIPING LEGEND

(1)	PAINT (6" W/TH, 120 M/S) SOLID LANE LINE
(2)	PAINT (24" W/TH, 120 M/S) STOP BAR
(3)	PAINT WHITE DIRECTIONAL ARROW (SEE SITE DETAIL SHEET)
(4)	PAINT 18" WHITE PAINTED "STOP" AND "DO NOT ENTER" LETTERS.
(5)	6" WHITE PARKING/DRIVE STRIPE (CONTINUOUS PAINT)

PAVEMENT LEGEND

(BB)	STANDARD DUTY CONCRETE SIDEWALK (SEE SITE DETAIL SHEET)
(AA)	7" MEDIUM DUTY CONCRETE PAVEMENT (SEE SITE DETAIL SHEET)
(CC)	7" HEAVY DUTY CONCRETE PAVEMENT (SEE SITE DETAIL SHEET)

SURVEY BENCHMARKS

BM# 10
CUT SET IN CURB ON THE NORTH
RIGHT-OF-WAY SIDE OF F.M.
2514(PARKER ROAD), ±740' WEST OF THE
NORTHWEST CORNER OF
THE INTERSECTION OF FM 2514 AND F.M.
1378(SOUTHVIEW DRIVE),
±125' WEST OF AN INLET, ±130'
SOUTHWEST OF A GREAT INLET.

ELEVATION: 577.36'

BM# 11
CUT SET ON CONCRETE OF THE
NORTHWEST CORNER OF THE
INTERSECTION OF F.M. 2514(PARKER
ROAD) AND F.M. 1378(SOUTHVIEW
DRIVE), ±78' EAST OF AN INLET, ±25'
WEST OF A TRAFFIC SIGNAL POLE.

ELEVATION: 575.21'



811
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**LUCAS CROSSING BC
LOT 16, BLOCK A**
PARKER ROAD AND SOUTHVIEW DRIVE
LUCAS, TX 75098



2595 DALLAS PARKWAY
SUITE 101
FRISCO, TEXAS 75034
BGE, INC F-1048



ISSUE	BY	DATE	DESCRIPTION
1	MDK	05/22/26	50% PROGRESS SET
2	MDK	06/10/26	INITIAL PC SUBMITTAL
3	MDK	06/26/26	PERMIT SET
4	MDK	07/28/26	REV 1 - RESUB SET

PROJECT INFORMATION BLOCK

JOB #	16350-01
DATE:	07/27/2026
DRAWN BY:	NRB
CHECKED BY:	MDK

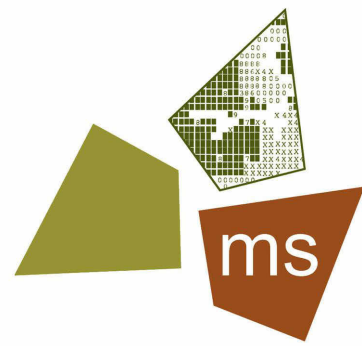
SHEET TITLE

SITE PLAN

SHEET NUMBER

C3-0

SIGNAGE IS SHOWN FOR
REFERENCE ONLY REFER TO SIGN
PACKAGE FOR MORE INFORMATION



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Columbus, Ohio 43229-1547
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f 614.898.7570
www.msconsultants.com



LUCAS CROSSING BC

PARKER ROAD AND SOUTHVIEW DRIVE,
LUCAS, TX 75098

NOTICE
THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR REPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.



VIEW AT EMPLOYEE LOUNGE



VIEW AT RELAX SEATING



VIEW AT NIGHT DEPOSIT



VIEW AT FRONT ENTRY

SEAL



PROFESSIONAL OF RECORD:
SANDIPAN ADITYA NO. 31407
EXP DATE: 01/31/2027

ISSUE	BY	DATE	DESCRIPTION
1	SS	06/26/26	PERMIT SET
RV1	SS	07/29/26	PLANNING & ZONING

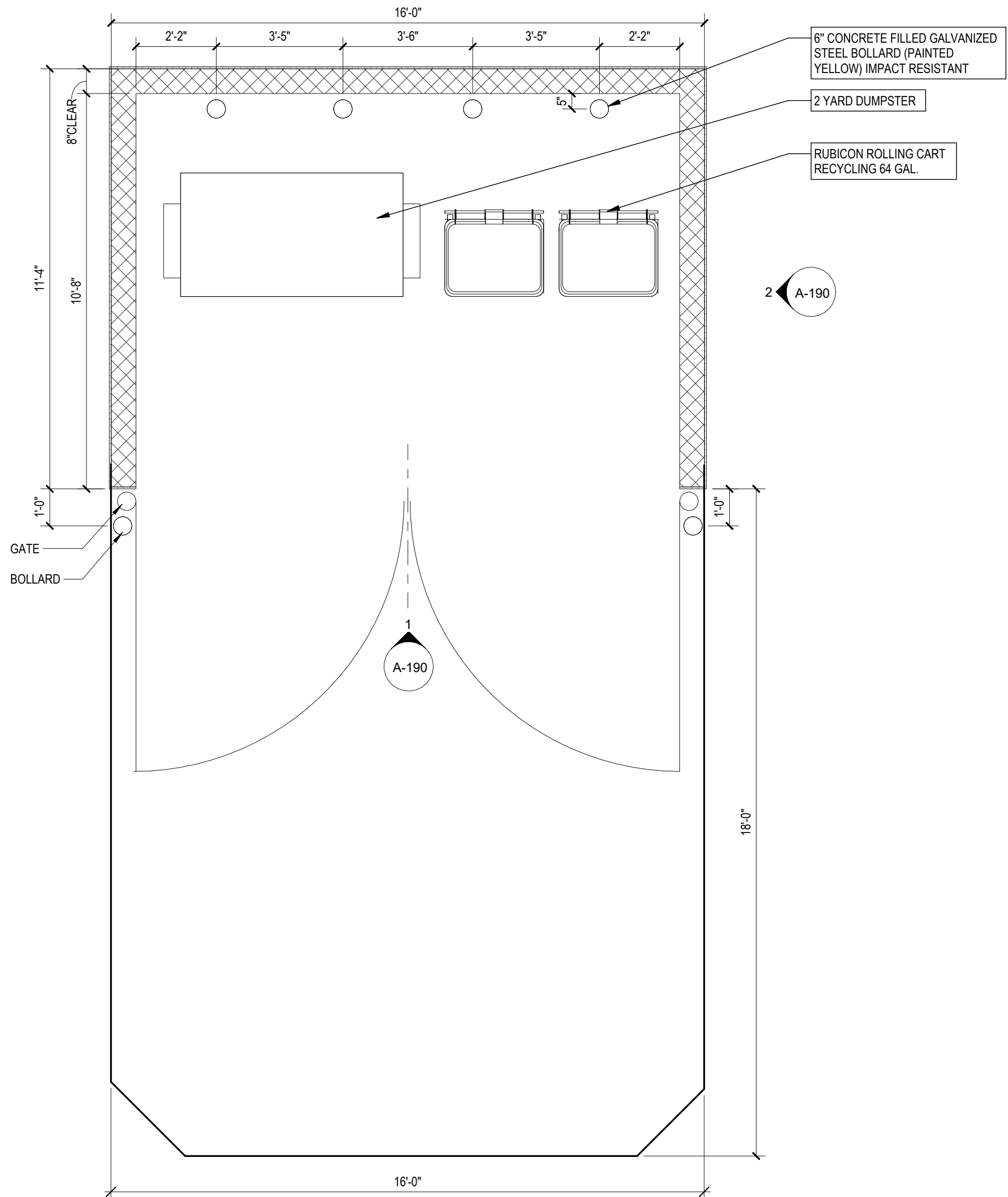
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JOB #	12A82-00
DATE:	07/27/2026
DRAWN BY:	SS
CHECKED BY:	MR

SHEET TITLE

RENDERINGS

SHEET NUMBER

G-100

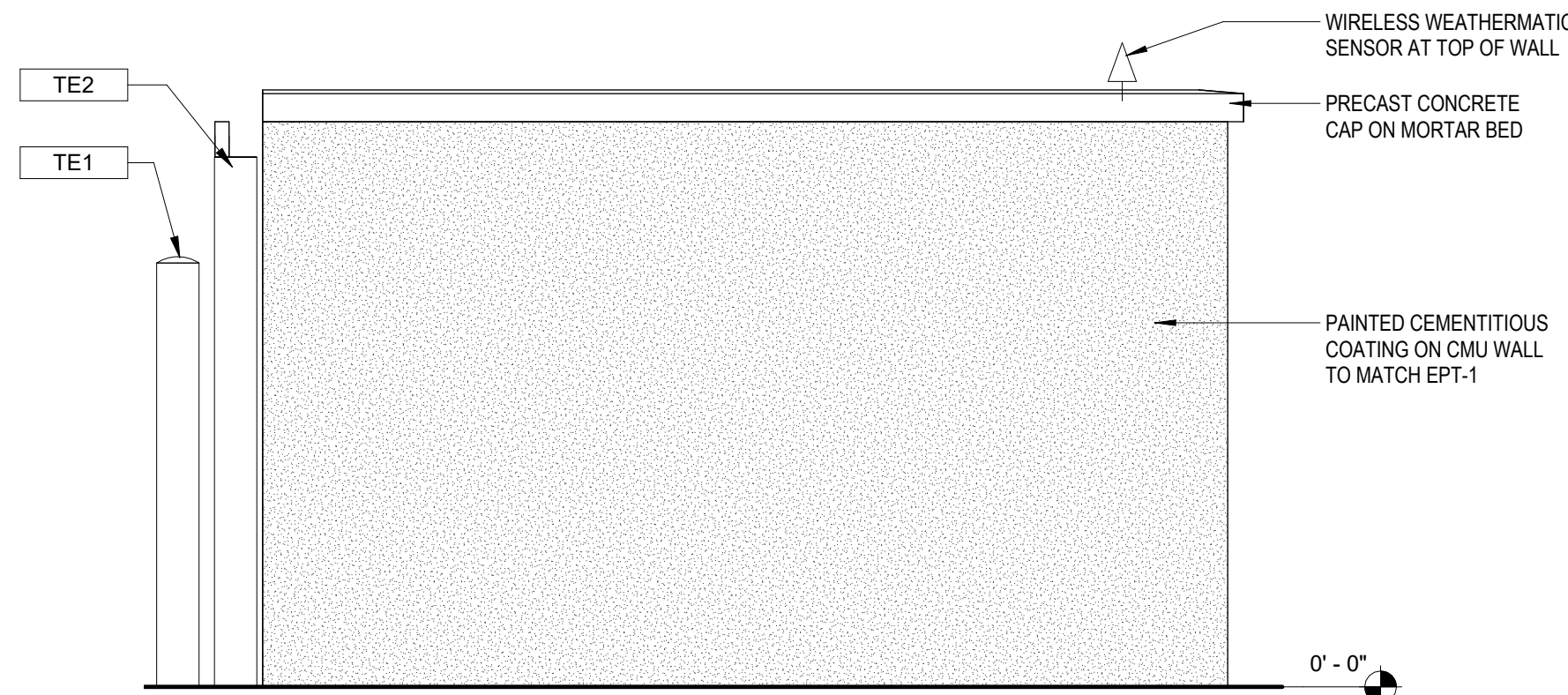


NOTE: WIRELESS WEATHERMATIC SENSOR TO BE INSTALLED AT TOP OF WALL

FLOOR PLAN @ TRASH ENCLOSURE

3/8" = 1'-0"

4



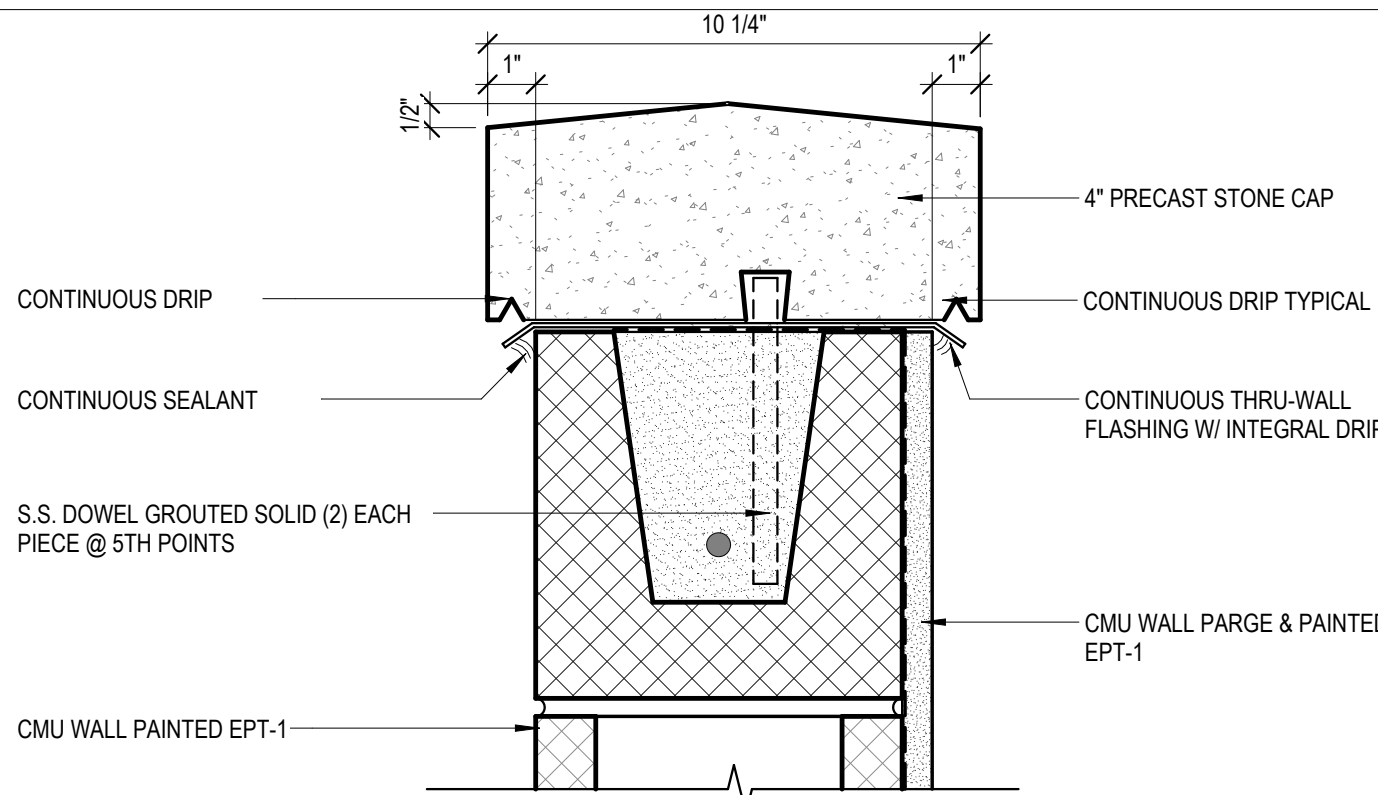
SIDE ELEVATION @ TRASH ENCLOSURE

1/2" = 1'-0"

2

EXTERIOR FINISH SCHEDULE

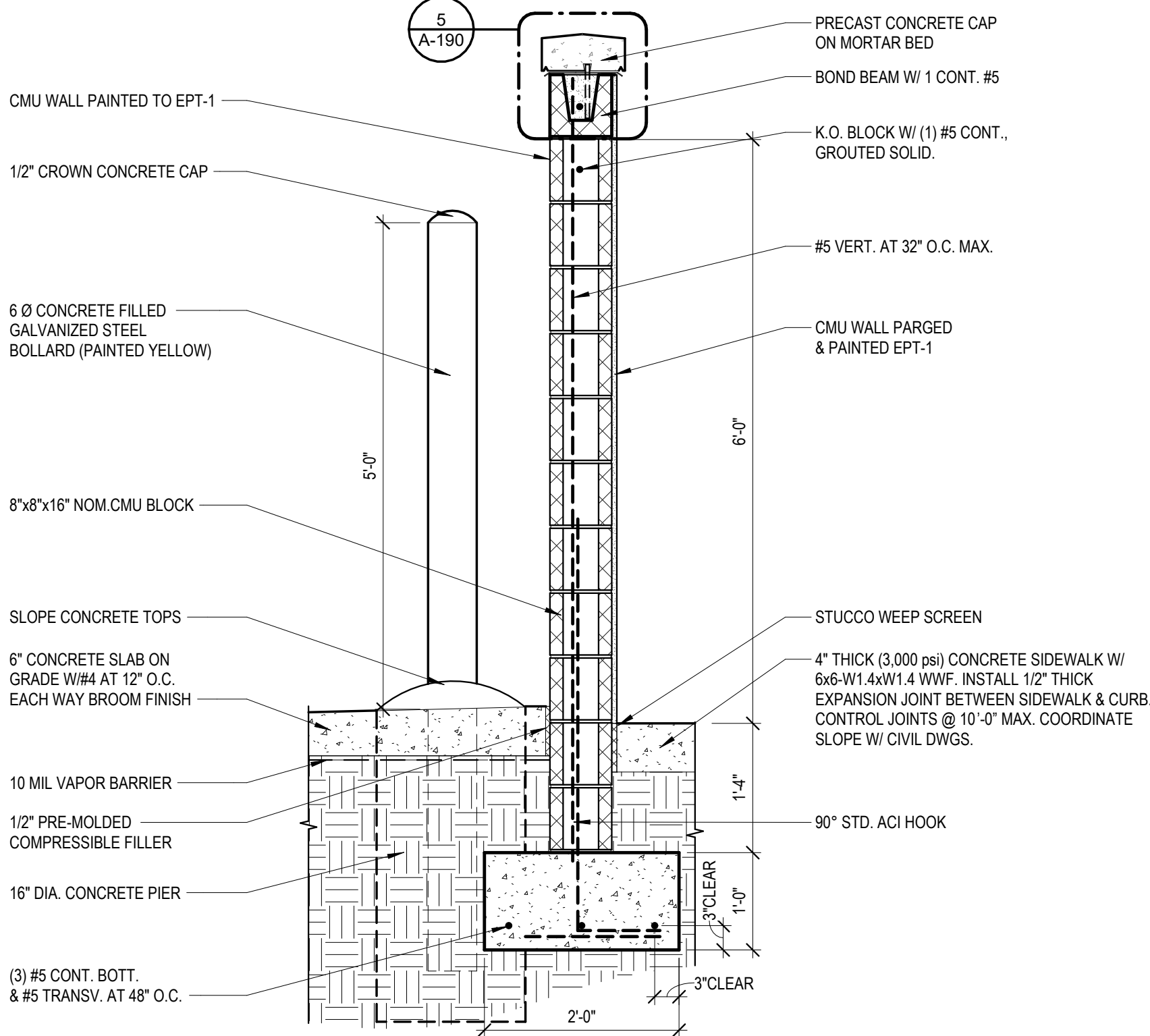
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	QWP WILD PLUM	4 MM FR CORE ALUM. COMPOSITE PANEL, PATTERN SERIES
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	BLK BLACK ANODIZED	4 MM FR CORE ALUM. COMPOSITE PANEL, SOLID COLOR
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	BLK BLACK ANODIZED	4 MM FR CORE ALUM. COMPOSITE PANEL, SOLID COLOR
AL-1	BLACK ANODIZED ALUMINUM	YKK	BLACK ANODIZED	BASIS OF DESIGN: 2" X 4 1/2" YKK YES45 TU CENTER SET STOREFRONT
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	3" EIFS SYSTEM - TYP. SANDBLAST FINISH
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	3" EIFS SYSTEM @ VESTIBULE PARAPET, SANDBLAST FINISH
EPT-1	DUMPSTER ENCLOSURE PAINT	BENJAMIN MOORE	BALBOA MIST - OC27	SEMI-GLOSS @ STEEL, SATIN FINISH @ WALLS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	HERITAGE	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 90 ACUITY + ACUITY	ARGON U-0.24, SHCC=0.23
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATCH ACM-3	



WALL CAP DETAIL

3" = 1'-0"

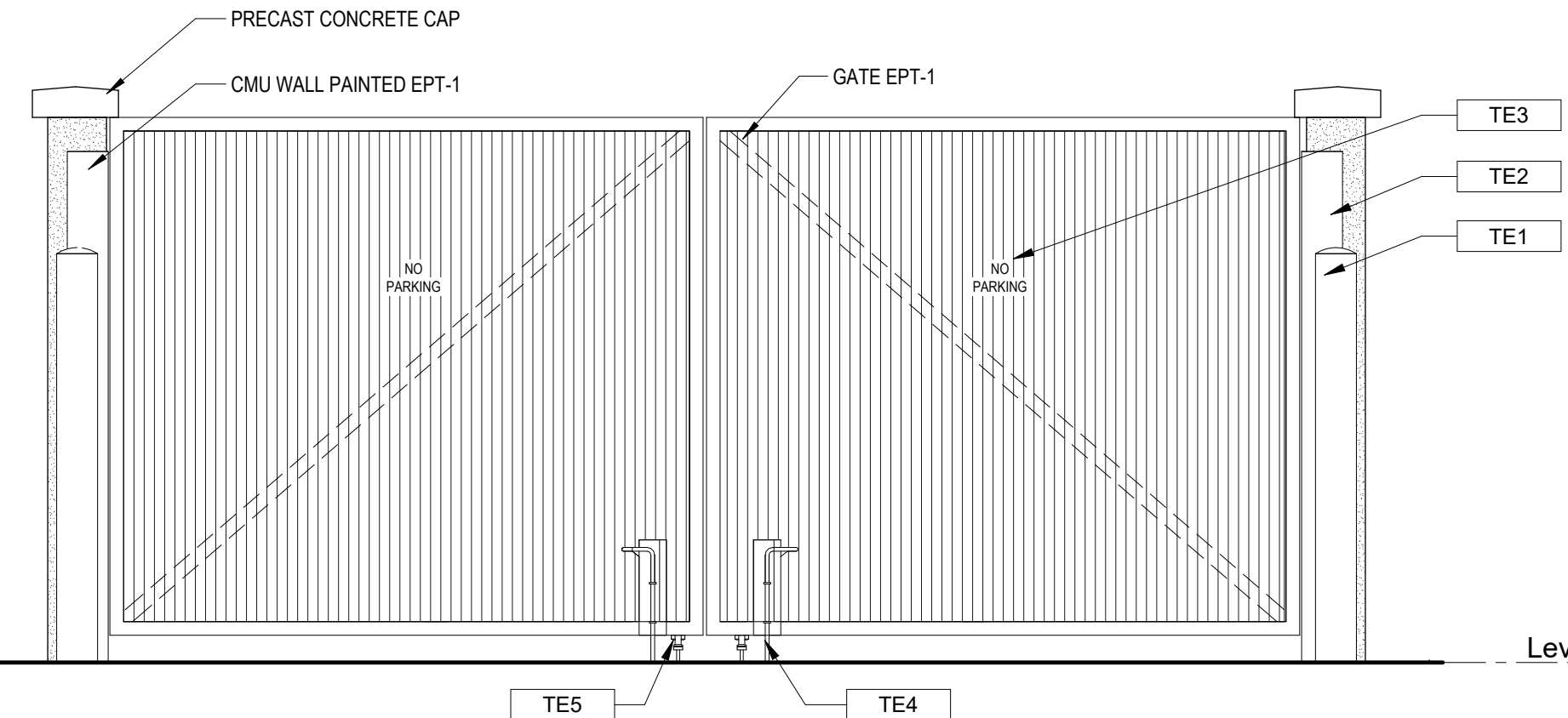
5



WALL SECTION @ TRASH ENCLOSURE

3/4" = 1'-0"

3



FRONT ELEVATION @ TRASH ENCLOSURE

1/2" = 1'-0"

1

GENERAL NOTES

- ALL DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING U.N.O.
- REFER TO CIVIL PLAN FOR NORTH ORIENTATION
- EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION
- SEE SHEET A-620 FOR PARTITION TYPES
- LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13
- ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK
- CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PACE
- DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION
- CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP
- REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
- REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF DRIVE-UP BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL STEEL PIPE BOLLARDS AROUND DRIVE-UP BANKING MACHINES WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS OF DRIVE-UP BANKING MACHINES PRIOR TO CONSTRUCTION
- CONTRACTOR TO COORDINATE MAXIMUM EXTERIOR WALL THICKNESS AT NIGHT DROP WITH EQUIPMENT VENDOR
- CONTRACTOR TO VERIFY ALL REQUIREMENTS, SIZE AND LOCATION OF NIGHT DEPOSIT WITH BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO FRAME FOR DRIVE-UP OPEN / CLOSE RECESSED SIGNAGE. VERIFY SIZE AND REQUIREMENTS WITH OWNER FURNISHED VENDOR
- CONTRACTOR TO SET BANKING EQUIPMENT TEMPLATES. EQUIPMENT VENDOR TO VERIFY CORRECT PLACEMENT AND TO COORDINATE WITH CONTRACTOR FOR PROPER PLACEMENT
- NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUITTING HIMSELF WITH EQUIPMENT VENDOR REQUIREMENTS
- COORDINATE PINK NOISE LOCATION WITH VENDOR. REFER TO ELECTRICAL DRAWINGS
- ALL PAINTED STEEL PIPE BOLLARDS ARE TO RECEIVE A BOLLARD COVER TYPICAL
- ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE
- REFER TO SHEET A-600 SERIES FOR DOOR AND WINDOW SCHEDULE ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE
- ALL PLYWOOD SHEATHING SHALL BE FRT.

FT_TRASH ENCLOSURE KEY NOTES

TAG	DESCRIPTION
TE1	6" DIA. CONCRETE FILLED GALVANIZED STEEL BOLLARD (PAINTED YELLOW)
TE2	6" DIA. STEEL GATE POST WITH HEAVY-DUTY HINGE (PAINTED TO MATCH PREFINISHED PANEL)
TE3	SIGNAGE "NO PARKING" SHALL MEET SOLID WASTE ORDINANCE
TE4	STEEL CANE BOLT ONE PER GATE (BASIS OF DESIGN: STANLEY HARDWARE #1010) WELD TO STEEL PLATE (4"x14"x1/4") ON GATE
TE5	SUPPORT WHEEL ONE PER GATE BASIS OF DESIGN: GRAINGER #1VJD5 WHEEL

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PROFESSIONAL OF RECORD:
SANDIPAN ADITYA, NO. 31407
EXP DATE: 01/31/2027

ISSUE	BY	DATE	DESCRIPTION
1	SS	06/26/26	PERMIT SET
RV1	SS	07/29/26	PLANNING & ZONING

PROJECT INFORMATION BLOCK	
JOB #	12A82-00
DATE:	07/27/2026
DRAWN BY:	SS
CHECKED BY:	MR

SHEET TITLE

TRASH ENCLOSURE
AND DETAILS

SHEET NUMBER

A-190



NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.

EIFS REVEAL3" = 1'-0"3

EIFS CONTROL JOINT3" = 1'-0"4

BRICK CONTROL JOINT3" = 1'-0"5

EXTERIOR FINISH SCHEDULE				
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	QWP WILD PLUM	4 MM FR CORE ALUM. COMPOSITE PANEL, PATTERN SERIES
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	BLK BLACK ANODIZED	4 MM FR CORE ALUM. COMPOSITE PANEL, SOLID COLOR
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	BLK BLACK ANODIZED	4 MM FR CORE ALUM. COMPOSITE PANEL, SOLID COLOR
AL-1	BLACK ANODIZED ALUMINUM	YKK	BLACK ANODIZED	BASIS OF DESIGN: 2" X 4 1/2" YKK YES45 TU CENTER SET STOREFRONT
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	3" EIFS SYSTEM - TYP. SANDBLAST FINISH
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	5" EIFS SYSTEM @ VESTIBULE PARAPET, SANDBLAST FINISH
EPT-1	DUMPSTER ENCLOSURE PAINT	BENJAMIN MOORE	BALBOA MIST - OC27	SEMI-GLOSS @ STEEL SATIN FINISH @ WALLS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	HERITAGE	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 90 ACUTY + ACUTY	ARGON U-0.24, SHCC=0.23
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATCH ACM-3	

GLAZING - GENERAL NOTES

EXTERIOR GLAZING BASIS OF DESIGN:

REGULAR EXTERIOR STOREFRONT:
YKK YES45 TU - CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL
2" X 4 1/2" MULLION

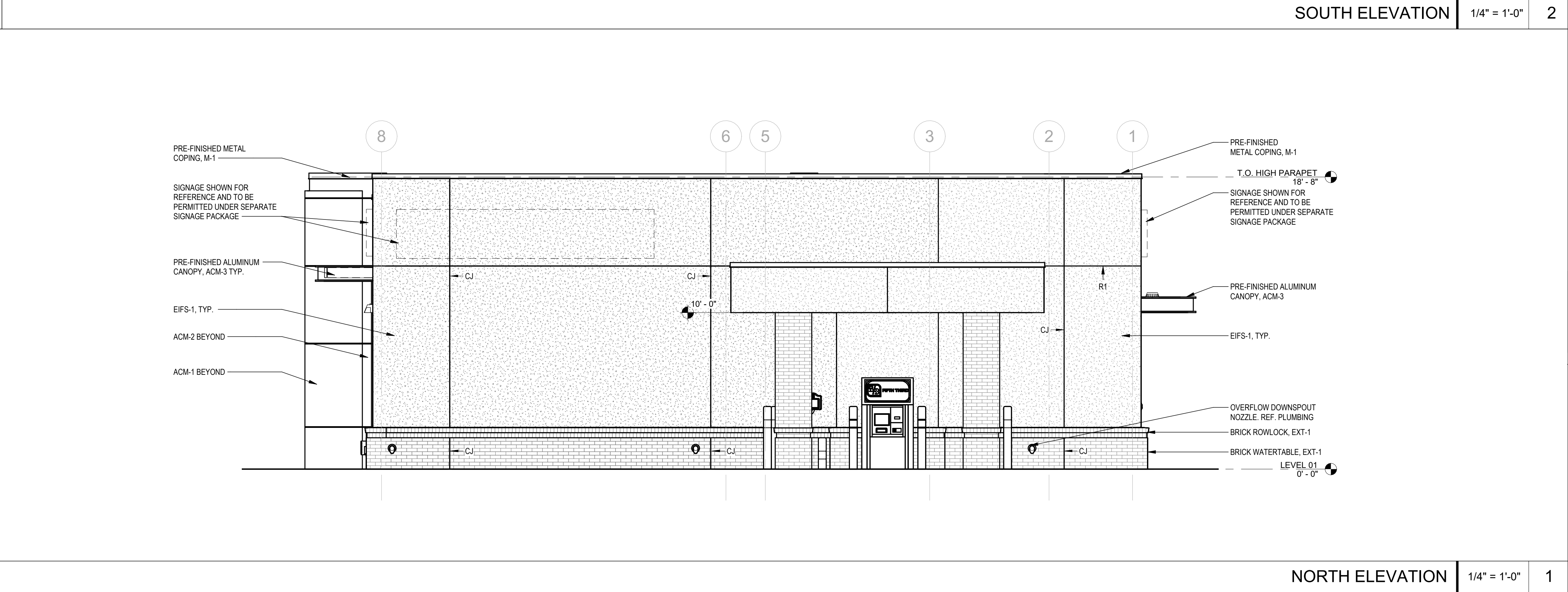
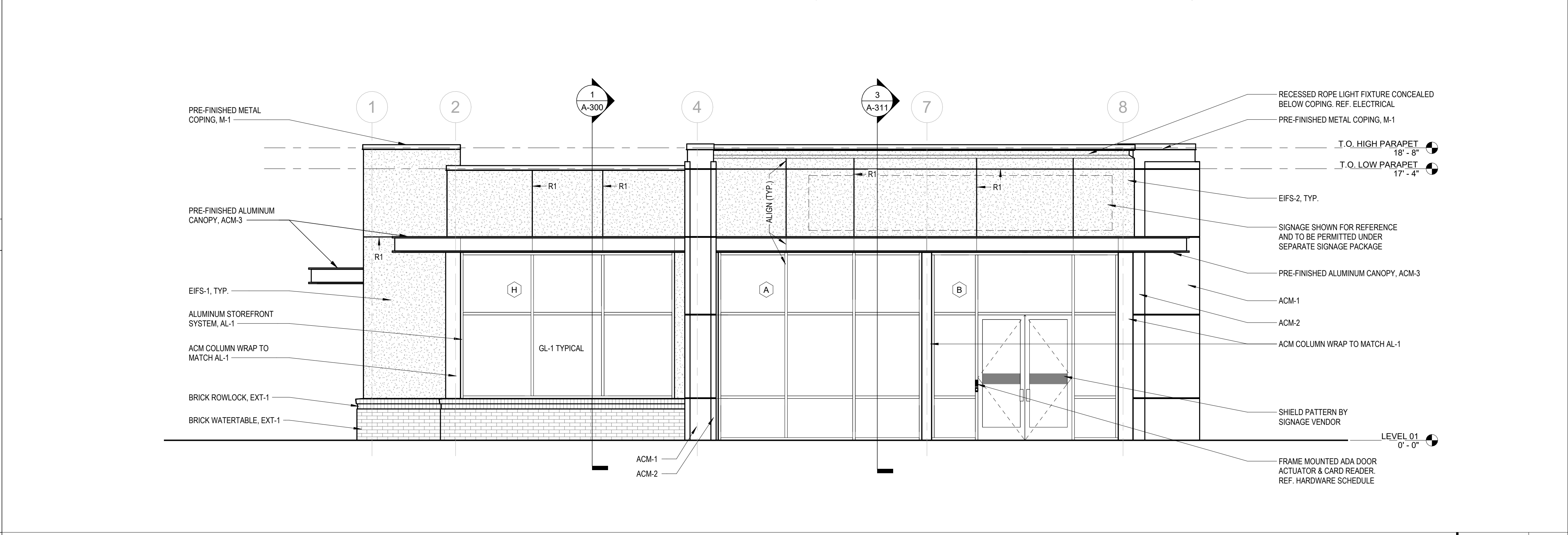
EXTERIOR INSULATED GLASS UNIT:
VITRO SOLARBAN 90 (2) ACUTY + ACUTY
OVERALL THICKNESS: 1 INCH
VLT: 53%
EXT. REFLECTANCE: 12%
INT. REFLECTANCE: 19%
U-VALUE (ARGON): 0.24
SHGC: 0.23
LSG: 2.30
PROVIDE SAFETY GLAZING LABELING

INTERIOR GLAZING BASIS OF DESIGN:
YKK YES45 FS - CENTER SET, 1/4" PANEL INFILL
1 3/4" X 4 1/2" MULLION

INTERIOR GLASS UNIT:
CLEAR FLOAT GLASS, FULLY TEMPERED
OVERALL THICKNESS: 6mm (1/4")
PROVIDE SAFETY GLAZING LABELING

ACM PANEL - GENERAL NOTES

A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL. METAL STUD FRAMING NOT BY CA SYSTEMS.
B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)
D. 5/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.
F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP.
H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLIONS)
I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)



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PROJECT INFORMATION BLOCK
JOB # 12A82-00
DATE: 07/27/2026
DRAWN BY: SS
CHECKED BY: MR

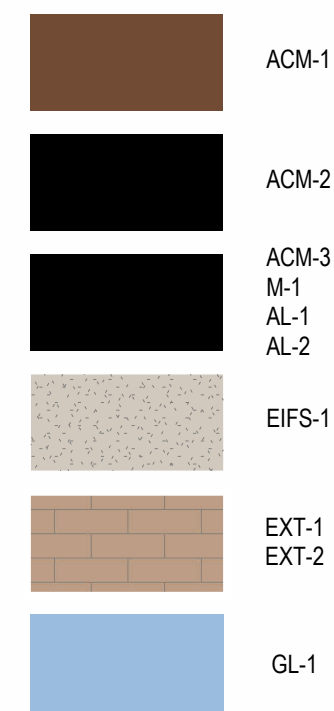
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EXTERIOR ELEVATIONS

SHEET NUMBER

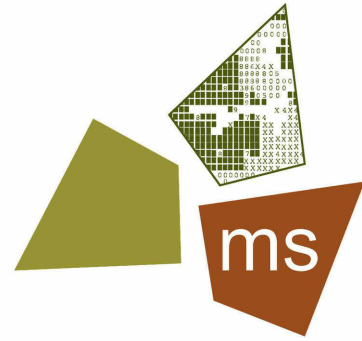
A-200

SWATCHES



EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	QWP WILD PLUM	4 MM FR CORE ALUM. COMPOSITE PANEL, PATTERN SERIES
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	BLK BLACK ANODIZED	4 MM FR CORE ALUM. COMPOSITE PANEL, SOLID COLOR
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALPOLIC	BLK BLACK ANODIZED	4 MM FR CORE ALUM. COMPOSITE PANEL, SOLID COLOR
AL-1	BLACK ANODIZED ALUMINUM	YKK	BLACK ANODIZED	BASIS OF DESIGN: 2" X 4 1/2" YKK YES45 TU CENTER SET STOREFRONT
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	3" EIFS SYSTEM - TYP., SANDBLAST FINISH
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	5" EIFS SYSTEM @ VESTIBULE PARAPET, SANDBLAST FINISH
EPT-1	DUMPSTER ENCLOSURE PAINT	BENJAMIN MOORE	BALBOA MIST - OC27	SEMI-GLOSS @ STEEL, SATIN FINISH @ WALLS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	HERITAGE	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 90 ACUITY + ACUITY	ARGON U-0.24, SHCC=0.23
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATCH ACM-3	



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1	SS	06/26/26	PERMIT SET
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PROJECT INFORMATION BLOCK	
JOB #	12A82-00
DATE:	07/27/2026
DRAWN BY:	SS
CHECKED BY:	MR

SHEET TITLE

COLOR ELEVATIONS

SHEET NUMBER

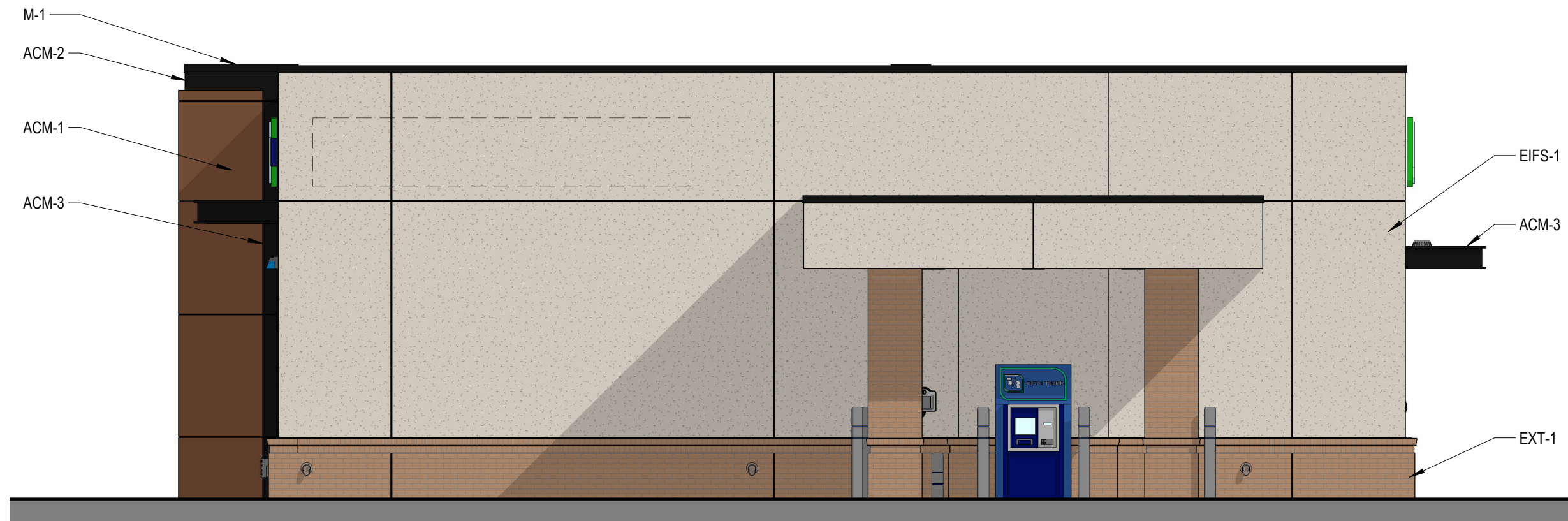
A-202



EAST ELEVATION

3/16" = 1'-0"

1



NORTH ELEVATION

3/16" = 1'-0"

5



WEST ELEVATION

3/16" = 1'-0"

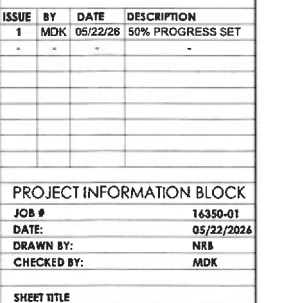
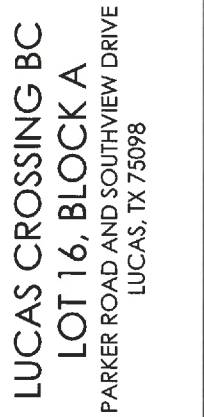
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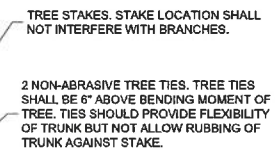
SOUTH ELEVATION

3/16" = 1'-0"

4

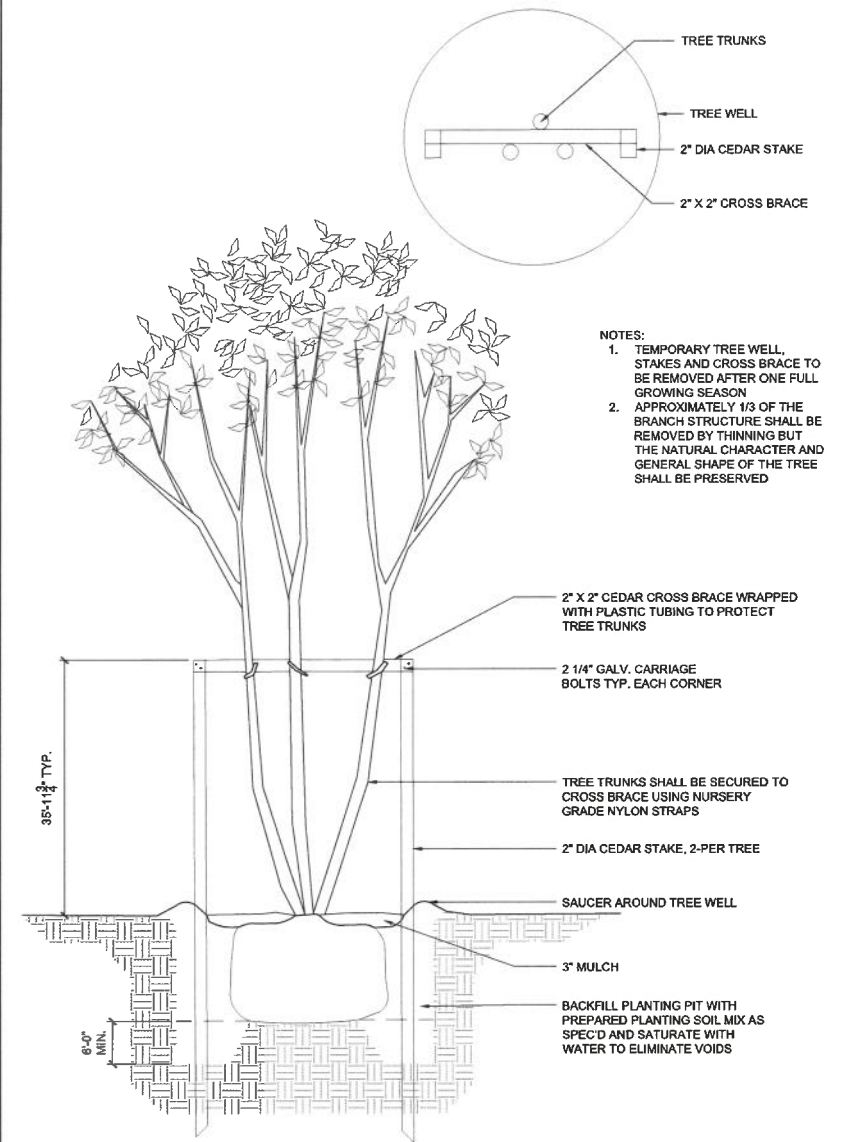


L2.0


$$1/2^{\circ}=1'-0''$$

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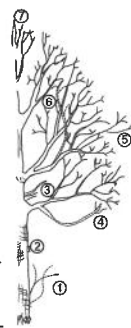
\\gpc\cadd\2000163504\1\5\03 - DWG\plant\sheet\On-Site\L2-0 - L2-DET.dwg



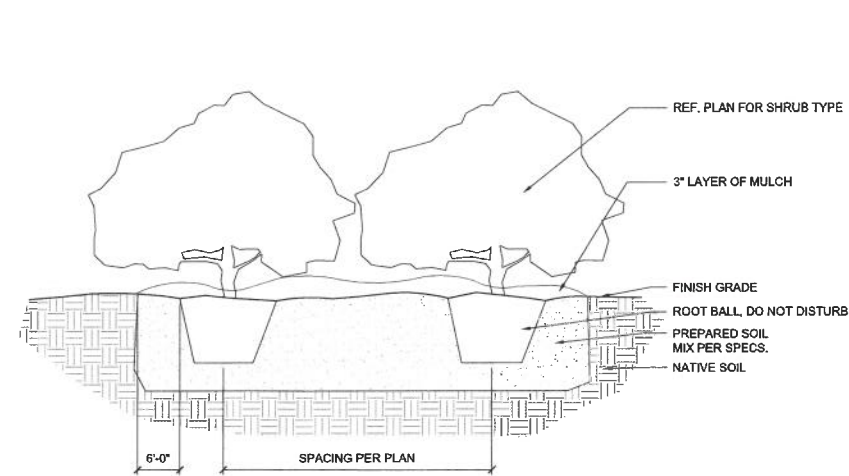
01 ORNAMENTAL / MULTITRUNK TREE
SECTION 1/2"=1'-0"

1. REMOVE SUCKER SHOOTS AT BASE OF TREE.
2. MAKE CLEAN CUTS ON OLD STUDS IF PRESENT.
3. REMOVE ENTIRE SUPPLY OF TWIGGS AND BUDS ON TRUNK.
4. REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES APPROX. SAME AREA.
5. SHAPE TREE BY REMOVING INJURED AND MISSHAPED BRANCHES.
6. REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.
7. DO NOT REMOVE LEADER.

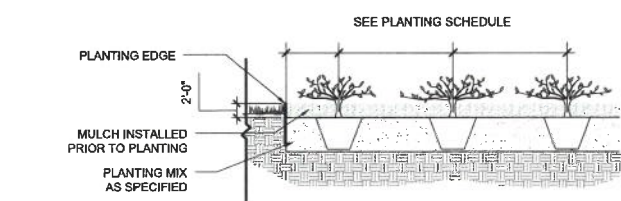
NOTE: DASHED LINES INDICATE BRANCHES TO BE REMOVED. - NO MORE THAN 20 PERCENT OF LIMBS, FOLIAGE, ETC., TO BE REMOVED, UNLESS NOTED OTHERWISE



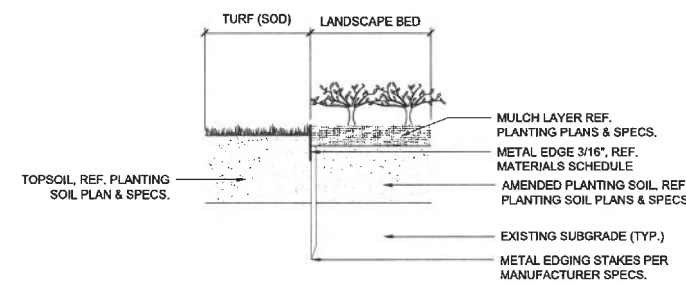
06 SHADE TREE PRUNING
SECTION 1"=1'-0"



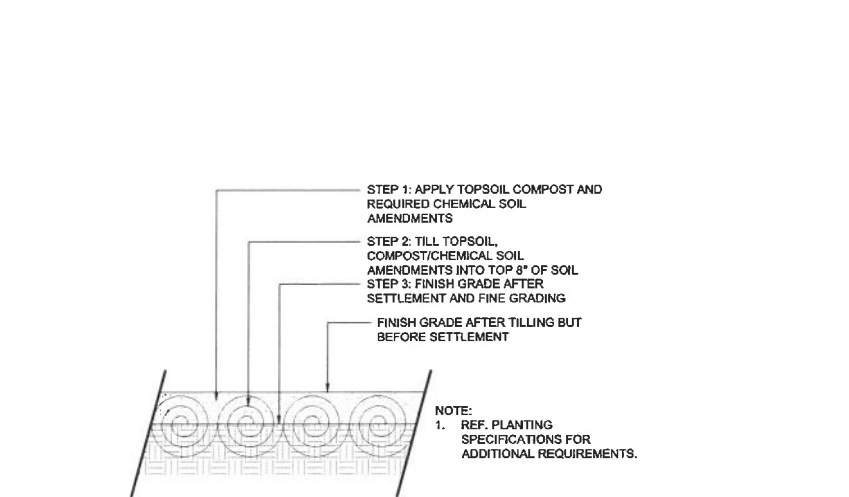
02 SHRUB PLANTING
SECTION 1"=1'-0"



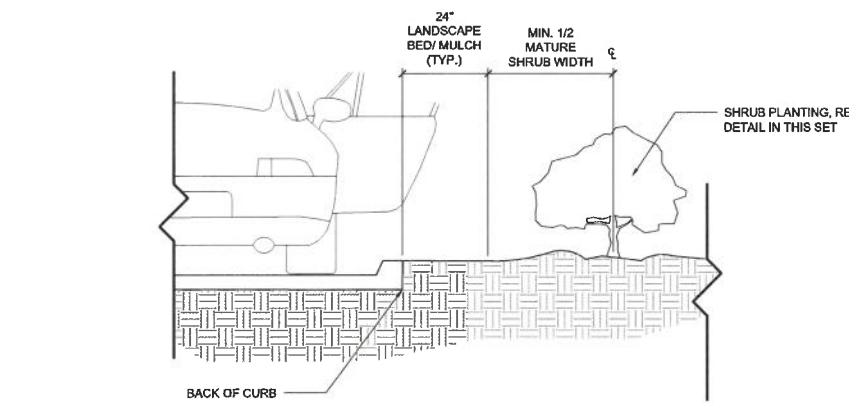
04 GROUNDCOVER PLANTING
SECTION 1"=1'-0"



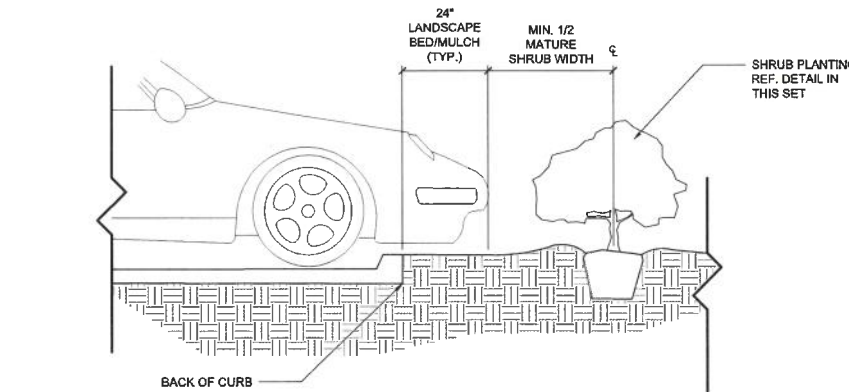
07 STEEL EDGE
SECTION 1"=1'-0"



03 MODIFIED EXISTING SOIL W/ AMENDMENTS
SECTION 1-1/2"=1'-0"



05 PLANTING AT CURB - SIDE PARKING
SECTION 1/2"=1'-0"



08 PLANTING AT CURB - FRONT PARKING
SECTION 1/2"=1'-0"



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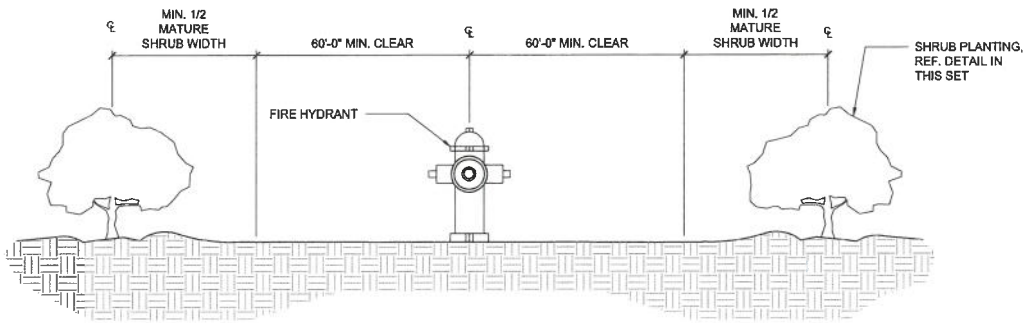


ISSUE	BY	DATE	DESCRIPTION
1	MDK	05/22/26	50% PROGRESS SET

PROJECT INFORMATION BLOCK	
JOB #	16350-01
DATE	05/22/2026
DRAWN BY:	NRB
CHECKED BY:	MDK

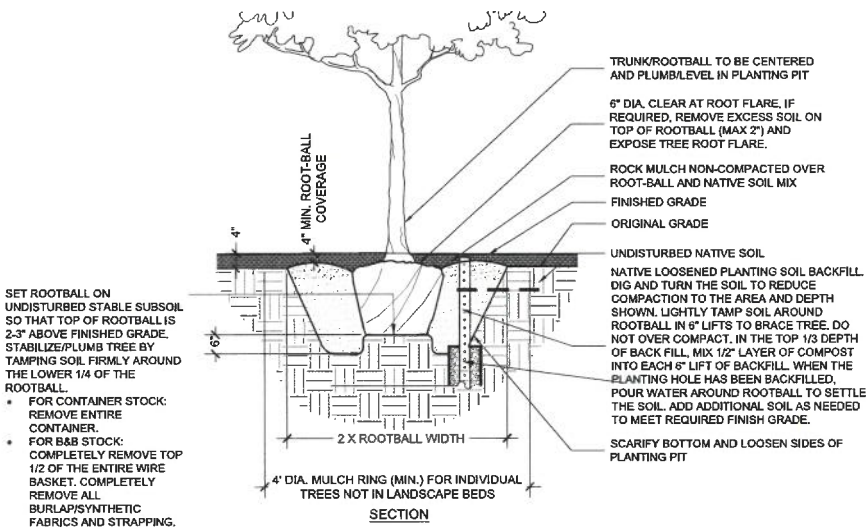
LANDSCAPE DETAILS

SHEET NUMBER
L2-1



01 PLANTING AT FIRE HYDRANT
SECTION / PLAN

1/2"=1'-0"



02 TYPICAL TREE PLANTING IN STONE (UP TO 3")
SECTION / PLAN

1/2"=1'-0"



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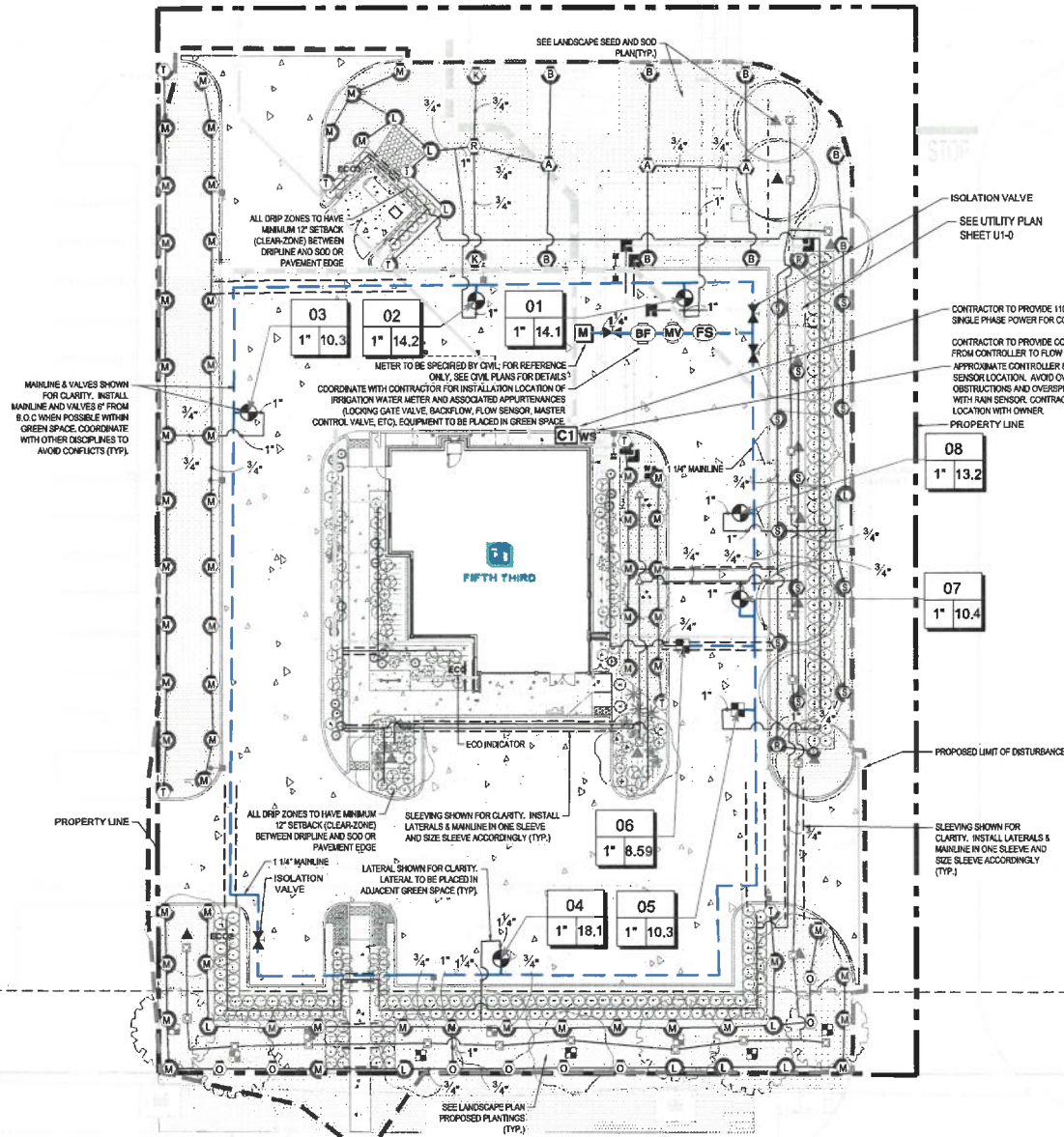
ISSUE	BY	DATE	DESCRIPTION
1	MDK	05/22/26	50% PROGRESS SET

PROJECT INFORMATION BLOCK	
JOB #	16350-01
DATE:	05/22/2024
DRAWN BY:	NRB
CHECKED BY:	MDK
SHEET TITLE	

LANDSCAPE DETAILS

SHEET NUMBER
L2-2

\\ppl\cadd\2001\6350-01\LS03 - DWG\plans\basel\On-Site\IR1-0 IRRIGATION PLAN.dwg

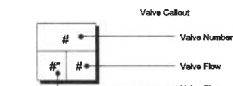


CRITICAL ANALYSIS

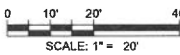
Generated:	
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	5.00 ft
Service Line Size:	4"
Length of Service Line:	20 ft
Pressure Available:	63 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	18.15 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	19.35 GPM
Critical Station:	04
Design Pressure:	40 PSI
Friction Loss:	1.81 PSI
Fittings Loss:	0.18 PSI
Elevation Loss:	0 PSI
Loss through Valve:	8.18 PSI
Pressure Req. at Critical Station:	50.2 PSI
Loss for Fittings:	0.05 PSI
Loss for Main Line:	0.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	6.81 PSI
Loss for Master Valve:	3 PSI
Loss for Water Meter:	0.73 PSI
Critical Station Pressure at POC:	61.3 PSI
Pressure Available:	63 PSI
Residual Pressure Available:	1.74 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
①	Hunter MP Corner PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	8	40
① ③ ④ LST SST RST	Hunter MP Strip PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	15	40
④ ⑤ ⑥ M L O	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	76	40
④ ⑤ ⑥ K G R	Hunter MP2000 PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	3	40
④ ⑤ ⑥ B Y A	Hunter MP3000 PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	11	40
④ ⑤ 00 A 000 F	Hunter MP800SR PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	1	40
△ 25 50 10 20	Toro 570S-FB-PC Pressure-Compensating Flood Bubbler Nozzle on 570S Fixed Riser, 0.25 GPM, 0.5 GPM, 1.0 GPM, and 2.0 GPM.	24	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
④	Hunter ICZ-101-25 1" Drip Control Zone Kit, 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	2	
ECO	Hunter ECO-ID-12 ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint.	1	
ECO2	Hunter ECO-ID-12 ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint.	1	
ECO3	Hunter ECO-ID-12 ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint.	1	
	Area to Receive Dripline Netafim TLCV-04-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.4 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	2,789 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
④	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	6	
④	Isolation Valve	4	
④	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1	
④	Febco 850 1" Double Check Backflow prevention, 1/2in. to 2in.	1	
④	Weathermatic SL 1600 Smartline Controller w/ smartlink aircard	1	
④	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range	1	
④	Hunter HFS-150 Flow Sensor for use with ACC controller, 1-1/2in. Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
④	Water Meter 1"	1	
---	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	3,084 lf	
---	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	192.3 lf	
---	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	29.0 lf	
---	Irrigation Mainline: PVC Class 200 SDR 21 1 1/4"	678.3 lf	
---	Pipe Sleeve: PVC Schedule 40	291.5 lf	



NOTE:
CONTRACTOR SHALL INCLUDE (IN BASE BID) COSTS FOR ALL CITY REQUIRED
BACKFILL / SOIL AMENDMENT REQUIREMENTS WITHIN LANDSCAPING AREAS
(INCLUDING PLANTING STRIPS).



engineers, architects, planners

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LUCAS CROSSING BC
LOT 16, BLOCK A
PARKER ROAD AND SOUTHWIND DRIVE
LUCAS, TX 75098



2595 DALLAS PARKWAY
SUITE 101
FRISCO, TEXAS 76034
BGE, INC F-1046



ISSUE	BY	DATE	DESCRIPTION
1	MDK	05/22/26	50% PROGRESS SET
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

PROJECT INFORMATION BLOCK
JOB # 16350-01
DATE: 05/22/2026
DRAWN BY: NRB
CHECKED BY: MDK

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

IR1-1