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 R-1 zoning.

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 support of R-1 zoning to Agenda Item #2.

Discussion notated changes to the following:

I. General Conditions for the Overall Development
2. 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 as part of the site development and construction package; and to be completed prior to the any home construction in the development..
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

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
   - Autmotive 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

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