MINUTES
PLANNING AND ZONING COMMISSION MEETING

August 13, 2026 | 6:30 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:
Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Brian Dale
Commissioner Frank Hise
Commissioner John Awezec
Alternate Commissioner Mark Davis
Alternate Commissioner Sean Watts

Staff Present:
Development Services Director Joe Hilbourn
City Manager John Whitsell
City Secretary Toshia Kimball
Planning Coordinator Candace Socha
Public Works Director Jeremy Bogle
City Attorney Courtney Morris
Deputy Robert O'Rouke

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.

Consent Agenda

1. **Consent Agenda:**

   A. **Approval of the minutes of the July 9, 2026, Planning and Zoning Commission meeting.**

Chairman Tolson requested a correction to be made that Jeff Babbitt stated in person and in email in support of the R-1 zoning at Lucas Farms.

Commissioner Awezec requested a correction on Article III. B(4)(C) Screen Wall to reflect the construction and timing of the wall to be built prior to any home construction in the development. He also stated that a correction be made on item 1. Article 3 to be corrected to Article 2.

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

Public Hearing

2. **Conduct a public hearing to consider a request by 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.**

Chairman Tolson opened the public hearing at 6:39 pm.

Development Services Director Joe Hilbourn presented.

Casey Gregory of Sanchez and Associates explained that the property is currently zoned R-2, generally requiring two-acre lots, while the proposed PD would allow development consistent with the City's R-1 one-acre standards. He noted that a significant electrical easement along the northern property line limits the development area and that the proposed configuration allows the property to accommodate four lots while maintaining sufficient usable area for septic systems.

Chairman Tolson closed the Public Hearing at 6:41 pm.

Following the closing, Steve Grunin, a Lucas resident, requested clarification regarding the City's minimum residential lot sizes.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Dale, to approve 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. The motion passed by a 4 to 1 vote. Commissioner Hise opposed.

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 a Lucas resident, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Southview Drive intersection.**

Development Services Director Joe Hilbourn presented.

Chairman Tolson opened the public hearing at 6:52 pm.

Steve Gregory of Dallas representing the applicant, presented a PowerPoint presentation and answered questions by the Commission.

Chairman Tolson closed the Public Hearing at 6:55pm.

Vice-Chairman Williams stated that an email by Joshua Stowell at 1324 Eclipse Way, Lucas, Texas, was opposed to the zoning.

MOTION: A motion was made by Commissioner Dale and seconded by Vice-Chairman Williams, to approve 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 a Lucas resident, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Southview intersection. The motion passed by a 3 to 2 vote. Commissioners Awezec and Hise opposed.

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.**

Development Services Director Joe Hilbourn presented.

Chairman Tolson opened the public hearing at 7:19 pm.

Vice-Chairman Williams received 20 emails in opposition to the technology storage facility as listed:
Kathleen Peele at 17 Edgefield Lane, Lucas - opposed
Jennie Tissing, a Lucas resident - opposed
Sarah Hurzeler, a Lucas resident - opposed
Amy Pacio, a Lucas resident - opposed
Kate Valent, a Lucas resident – opposed
Vaness Pickard, a Lucas resident – opposed
Lyn Rupich, a Lucas resident – opposed
Angela Martinez, a Lucas resident – opposed
Charles Bissell, a Lucas resident – opposed
Beatrice Dongell, a Lucas resident – opposed
Holly Cheesborough, a Lucas resident – opposed
Carol Bentzlin, a Lucas resident – opposed
Adrian Dongell, a Lucas resident – opposed
Trevor Rupich, a Lucas resident – opposed
Glenn Rupich, a Lucas resident – opposed
Kim Collier, a Lucas resident – opposed
Stan Lindhom, a Lucas resident – opposed
Elise Bissell, a Lucas resident – opposed
Jim Hurzeler, a Lucas resident – opposed
Delfina (no last name given), a Lucas resident - opposed

Raphael Alterman of Plano, Texas with St. John Properties presented a PowerPoint presentation and answered questions by the Commission. Mr. Alterman stated that he was open to removing data storage as a use to work towards an agreement with the other uses.

Leon Luckey of 1065 Wendy, Lucas, Texas, was not in favor of the technology storage facility and expressed noise concerns for the neighbors.

Jennie Tissing, a Lucas resident, expressed concerns about changing the type of community Lucas is, and the kind of tenants that may be leasing the spaces.

Linda Abston, a Lucas resident, expressed concerns about disasters and extreme weather events that could affect the building structures and was also concerned about empty buildings without tenants if there is an economic downturn.

Larry Abston, a Lucas resident, was opposed to a data processing center in Lucas.

Kate Valent, a Lucas resident, was opposed to the technology storage facility and expressed concerns that St. Johns Properties had sold a previous property to a data center. She was opposed to the proposed impact fees as untenable and questioned engineering items that were not in the packet.

Kevin Wier, a Lucas resident, spoke in favor of the item and believes it was a low impact.

Daniel Leightner, a Lucas resident, expressed concern about the noise and asked not to allow noise generating businesses.

Olesya Drozdov, a Lucas resident, spoke in opposition to the technology storage facility, all uses the developer proposes, the potential for noise effects on the health of neighbors, water use impact, storm water impact, and environmental concerns. She requested more data on environmental studies.

Victoria Howard, a Lucas resident, asked for clarification if this was more like light industrial instead of commercial zoning and was apprehensive of the light industrial usage in the PD. She expressed concerns that ownership may change and the difficulty of changing the zoning afterwards.

Regina Embry, a Lucas resident, was happy to see the board and expressed concerns about the type of businesses that fit Lucas and if businesses cannot stay rented in this type of space. The city should keep control with the use of Specific Use permits.

David Finn, a Lucas resident, had questions about if Lucas had sewer and how this item would tie into sewer.

Steve Grunin, a Lucas resident, wanted clarification on what an SUP stood for. He stated that Lucas was unique and allowing more development takes away from the country-feel a Lucas resident.

Cindy Bolla, a Lucas resident, expressed concerns about who would supply the electricity, the heavy traffic, and the sewer tie-ins and how it was effect taxes. She was also apprehensive about losing the character of Lucas.

Raphael Alterman spoke again during rebuttal to answer questions and concerns that were expressed by the citizens regarding noise and traffic as well as the flood study and geotechnical reports.

Chairman Tolson closed the public hearing at 8:02 pm.

The Commission provided direction to remove Technology Storage Facility from the Planned Development.

Chairman Tolson entertained a motion to postpone the public hearing.

MOTION: A motion was made by Vice-Chairman Williams and seconded by Commissioner Awezec, to postpone the public hearing 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. The vote passed unanimously with a 5 – 0 vote.

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.**

Development Services Director Joe Hilbourn presented and stated the only request for a change to be made is for angled parking as the Developer cannot comply.

Commissioner Hise asked for clarification that the screen wall is to be built prior to completion of land development but prior to final plat. This would allow the building of a few model homes early.

Chairman Tolson opened the public hearing at 8:12 pm.

Kate Valent, a Lucas resident, questioned what was going into the building.

Larry Abston, a Lucas resident, was concerned with the high traffic along Estates Parkway that had already caused fatal accidents. He believed that from the high school to Angel Parkway needs turning lanes near Rock Ridge once the development is completed.

Kim Steiner, a Lucas resident, was concerned about the traffic dangers, the sewer impact and if the homes would be septic, and how two officers can accommodate the influx of the development.

Gina Embry, a Lucas resident, asked if the development would have sewer and if it would hook into the school and if the homes would be septic. She was concerned that if Lucas had to ask TxDoT for sewer in any part of the City that it would be on the City to provide.

Summer Palmer, a Lucas resident, expressed having larger lots to be at least 1.5 to 2 acre lots. She believes that would help with traffic and believes the name of the development name a Lucas resident Farm was not accurate. She wants to keep farmland that stays a part of Lucas.

Linda Abston, a Lucas resident, was concerned about the possible growth for the high school and some of the land stay as park land for future use to the high school.

Linda Dupet, a Lucas resident, questioned the number of homes in the development.

Jeff Tissing, a Lucas resident, wanted clarification of the acreage on the lots.

Brian Glazer of Glazer Retail Partners of 4619 Insurance Lane, Dallas, Texas, spoke about the commercial development portion and specified this was a grocery and home improvement driven project as noted in the site plan.

Chairman Tolson closed the public hearing at 8:26 pm.

The Commission is not of the opinion to support the PD as presented at this time and found it in the best interest to continue working with the developers.

Lexi Cassels with Toll Brothers spoke as to the existing traffic impact analysis and mitigating drainage. She agreed to postpone the decision.

Brian Glazer with Glazer Retail Partners asked that the decision be postponed and questions and comments from the Commission be directed to Staff.

Chairman Tolson suggested reducing density on both the residential and commercial districts is to set the Alison and McGarity right-of-way spaced at sixty feet as to current Ordinance, limit impervious coverage on the commercial district to a maximum of 65% per current Ordinance, limit all set back reductions to 25% of the CB zoning Ordinance, change the 5th sentence of the second paragraph of section 1. General Conditions to read, "In the event of a conflict between this Planned Development district and the zoning Ordinances, this Planned Development shall control where it is outlined in this document. Otherwise, the zoning Ordinance shall control;" increase the McGarity paving width too by seventeen feet. It would be a 34 foot wide piece of paving; and limit the spacing and number of pylon signs, and implement safety improvements as part of the Planned Development at the time of construction to keep the interchange safe for children.

MOTION: A motion was made by Vice-Chairman Williams and seconded by Commissioner Awezec to postpone the 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. The vote passed unanimously with a 5 – 0 vote.

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.**

Development Services Director Joe Hilbourn presented.

MOTION: A motion to approve was made by Vice-Chairman Williams and seconded by Commissioner Dale for 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. The vote passed unanimously with a 5 to 0 vote.

Executive Session

An Executive Session was not scheduled for this meeting.

7. Adjournment:

Chairman Tolson adjourned the meeting at 9:03 pm.

Tommy Tolson, Chairman

Candace Socha, Planning Coordinator

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