AGENDA
PLANNING AND ZONING COMMISSION MEETING

October 8, 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, October 8, 2026, beginning at 6:30 PM at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the Planning and Zoning Commission will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at https://www.lucastexas.us/163/Watch-Live-Meetings.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Planning Coordinator, Candace Socha at csocha@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 September 10, 2026 Planning and Zoning Commission meeting.

2. Consider a request by Megan Eddington with Kimley Horn on behalf of Lucas Crossing LTD for a final plat for Lucas Town Center 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 north-west corner of the Parker Road and Southview Drive intersection. **(Joe Hilbourn, Development Services Director)**

Public Hearing

3. Case was removed and no action will be taken to conduct a public hearing to consider a request by Lovejoy ISD for a rezoning from R-2 Single Family Residential to Commercial Business (CB) on a tract of land situated in the Benjamin Sparks Survey, Abstract No. 813, Collin County, Texas and being all of 10.00 acre tract of land conveyed to the Lovejoy Independent School District as recorded in Volume 4058, Page 100 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being all of a called 3.00 acre tract of land conveyed to the Lovejoy Independent School District as recorded in Volume 5239, Page 1064 of the D.R..C.C.T., commonly known as Hart Elementary. **(Joe Hilbourn, Development Services Director)**

4. 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
    B. Conduct public hearing
    C. Take action on the zoning request

    (Joe Hilbourn, Development Services Director)

Regular Agenda

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.

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

Adjournment

6. 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 October 02, 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.