



Item No. 01

City of Lucas
Planning and Zoning Agenda Request
November 10, 2022

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider a request by David Lewis, on behalf of property owner 3R Land Properties L.C., to rezone four parcels of land on the north side of Parker Road from Residential 1.5 acres to Residential 1 acre, situated in the Lewis P. Turner Survey, Abstract No. 901, Tract 4, 2.280 acres and Tract 5, 3.9943 acres, and in the John Gray Survey, Abstract No. 349, Tract 6, 8.5 acres and Tract 7, 10.296 acres.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

Background Information

This lot is currently zoned Residential 1.5 acres (R1.5) and the applicant is requesting a change in zoning to Residential 1 acre (R-1). The tract is 25 +/- acres of land and is shown in the Comprehensive Plan to be planned for R-1.

Attachments/Supporting Documentation

- 1. Location Map
- 2. Public Notice
- 3. Depiction
- 4. Legal Description
- 5. Zoning Checklist
- 6. Land Use Map
- 7. Proposed Concept Plan

Budget/Financial Impact

NA

Recommendation

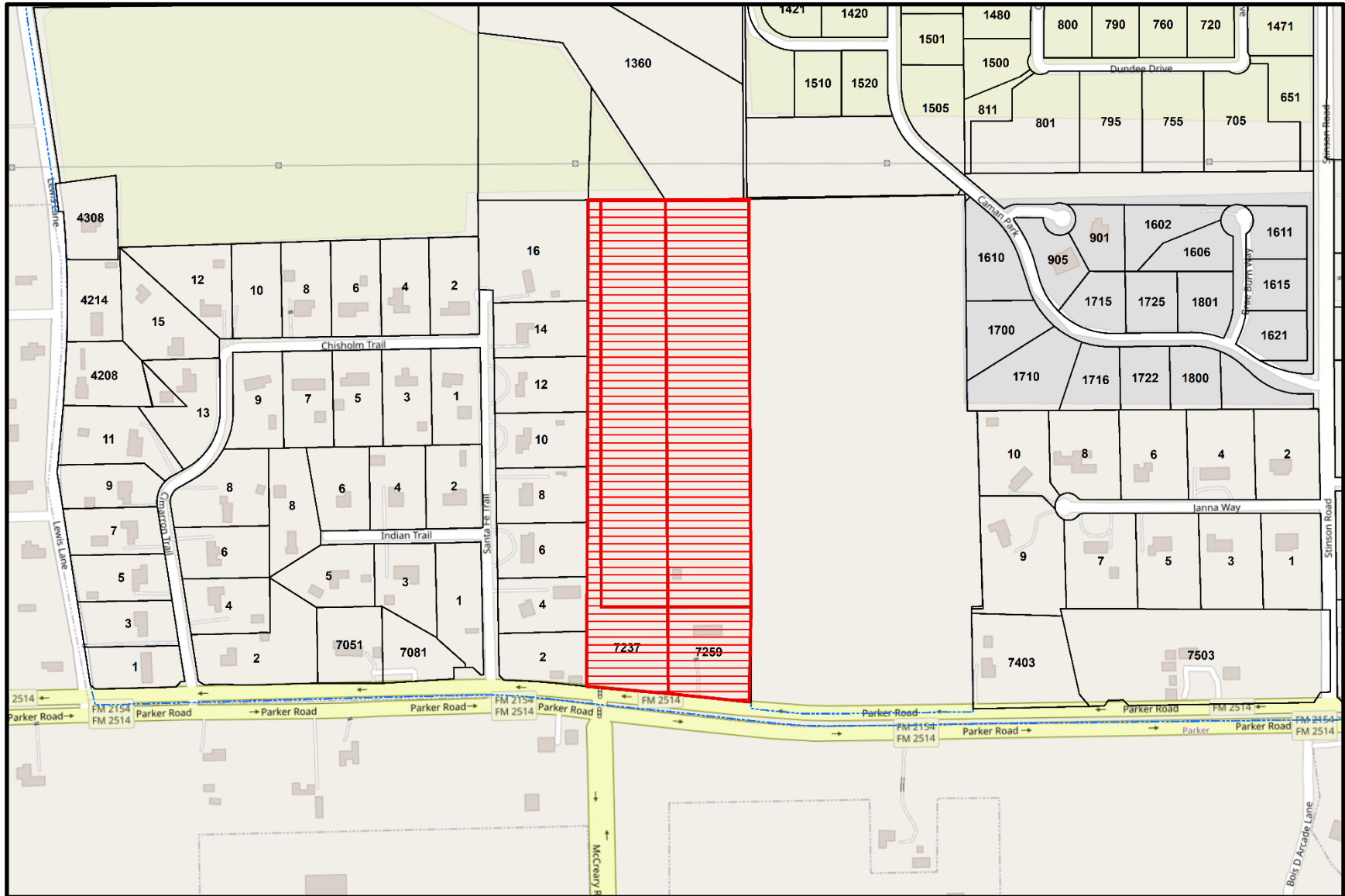
Staff recommends approval of the zoning request as presented.

Motion

I make a motion to recommend to the City Council to approve/deny the request by David Lewis, on behalf of property owner 3R Land Properties L.C., to rezone four parcels of land on the north side of Parker Road from Residential 1.5 acres to Residential 1 acre, situated in the Lewis P. Turner Survey, Abstract No. 901, Tract 4, 2.280 acres and Tract 5, 3.9943 acres, and in the John Gray Survey, Abstract No. 349, Tract 6, 8.5 acres and Tract 7, 10.296 acres.



LOCATION MAP: PARKER ROAD 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, November 10, 2022 at 6:30 p.m. and City Council will conduct a second Public Hearing on Thursday, December 1, 2022 at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider a request for a change in zoning from R1.5, Residential 1.5 acres, to R-1, Residential 1-acre, on a parcel of land described as follows:

SITUATED in the Lewis P. Turner survey, abstract no. 901 and in the J. Gray survey, abstract no. 349, being a survey of the 12.576 acre tract described in a correction deed from Nelda Rae Owens and Myrna Marie Godier to 3R Land Properties, L. C., recorded as clerk's file no. 2022000078425 of the Official Public Records of Collin County, Texas and a part of the 12.64017 acre tract described in a deed from Phillip E. Kennedy and wife, Margaret Jean Kennedy, to 3R Properties LC, recorded in volume 5024, page 1136 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northwest corner of said 12.64017 acre tract and the northeast corner of the corrected plat of Kirkland Estates West recorded in volume 10, page 74 and volume A, page 244 of the Collin County plat records;

THENCE North 88°55'12" East, with the north line of said 12.64017 acre tract, 298.73 feet to a 2.5-inch iron pipe found at the northeast corner of said 12.64017 acre tract and the northwest corner of said 12.576 acre tract;

THENCE South 89°34'53" East, with the north line of said 12.576 acre tract, passing at 290.04 feet a 3/4-inch iron pin found and continuing in all, 296.30 feet to a point at the northeast corner of said 12.576 acre tract;

THENCE South 00°23'01" East, 1863.33 feet to a 1/2-inch iron pin set in the north right-of-way line of Parker Road(FM 2514), at the northeast corner of the 0.1715 acre tract recorded as clerk's file no. 20150922001201110;

THENCE North 84°05'06" West, with the north right-of-way line of said Parker Road and with the north line of said 0.1715 acre tract, passing at 298.10 feet, the northwest corner of said 0.1715 acre tract and the northeast corner of the 0.1458 acre tract recorded as clerk's file no. 20151125001484280, continuing with the north line of said 0.1458 acre tract, in all 603.38 feet to an iron pin found with aluminum cap at the northwest corner of said 0.1458 acre tract; same being in the west line of said 12.64017 acre tract and the east line of said Kirkland Estates West;

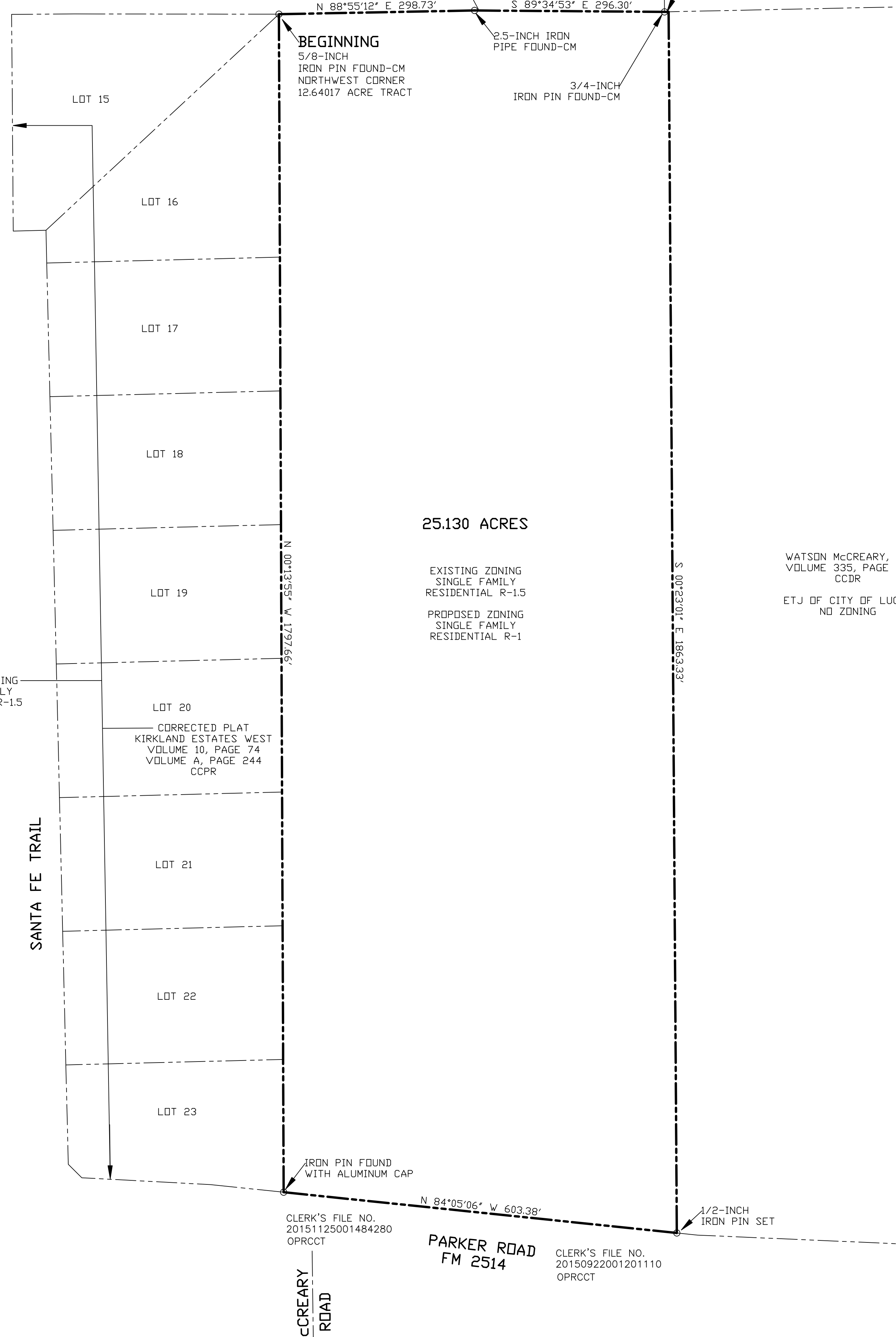
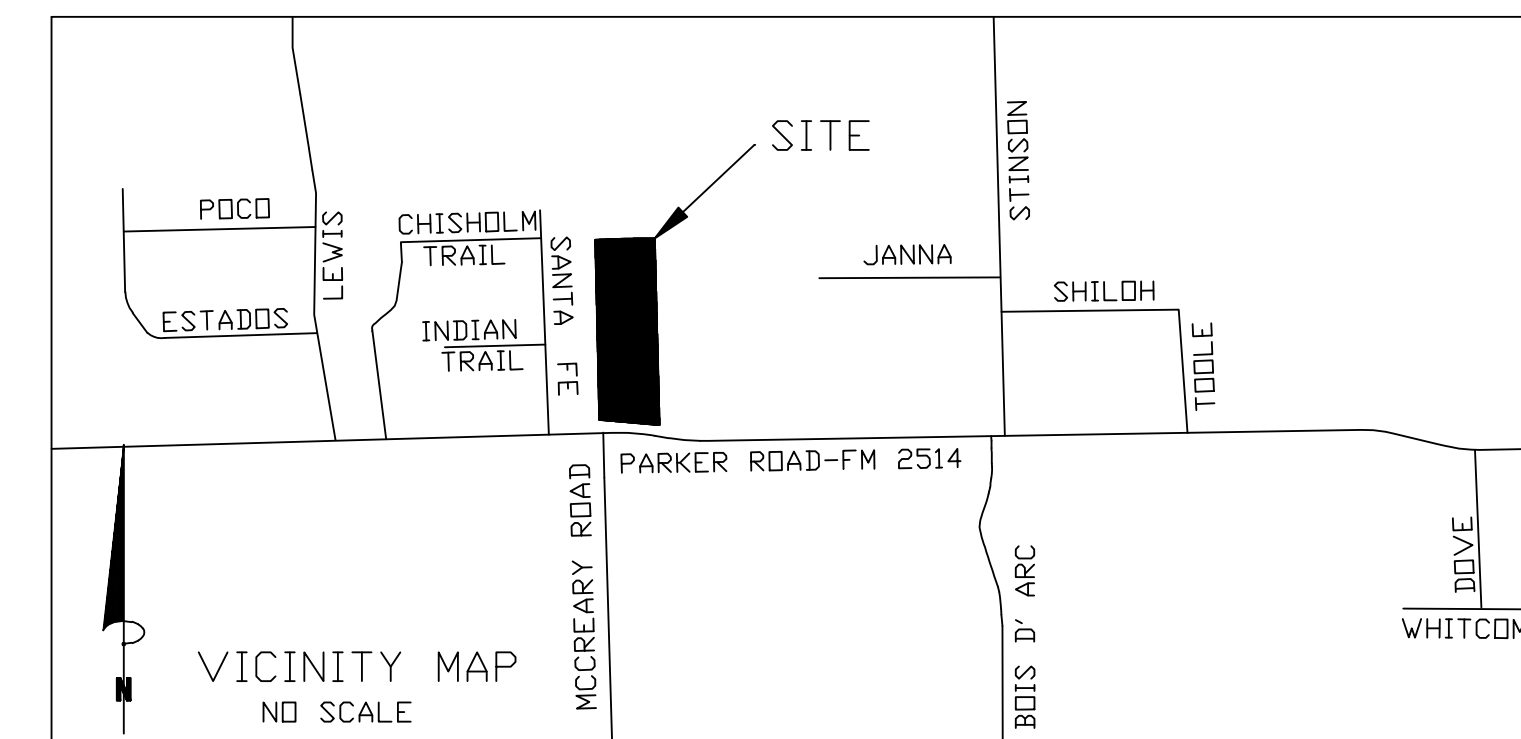
THENCE North 00°13'55" West, with the west line of said 12.64017 acre tract and the east line of said Kirkland Estates West, 1797.66 feet to the PLACE OF BEGINNING and containing 25.130 acres.

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, or email eday@lucastexas and it will be presented at the hearing. If you have any questions about the request, please contact Joe Hilbourn at jhilbourn@lucastexas.us.

CAROL McCAHILL
ET AL
VOLUME 4372
PAGE 1442 CCDR
EXISTING ZONING
AGRICULTURE
OPEN SPACER AD

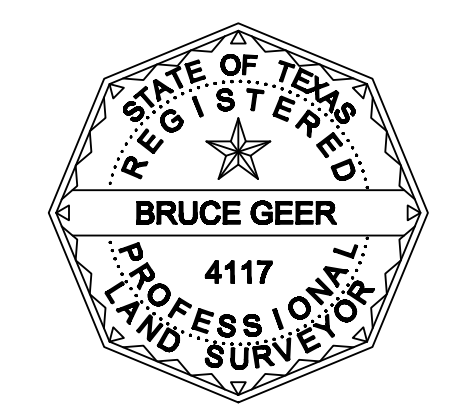
LOT 5
SHEPHERDS CREEK
ADDITION
VOLUME L
PAGE 242 CCPR
EXISTING ZONING
SINGLE FAMILY
RESIDENTIAL R-2

LOT 4A
STINSON HIGHLANDS
PHASE 1
VOLUME 2015,
PAGE 117 & 118 CCPR
EXISTING ZONING
SINGLE FAMILY
RESIDENTIAL R-1

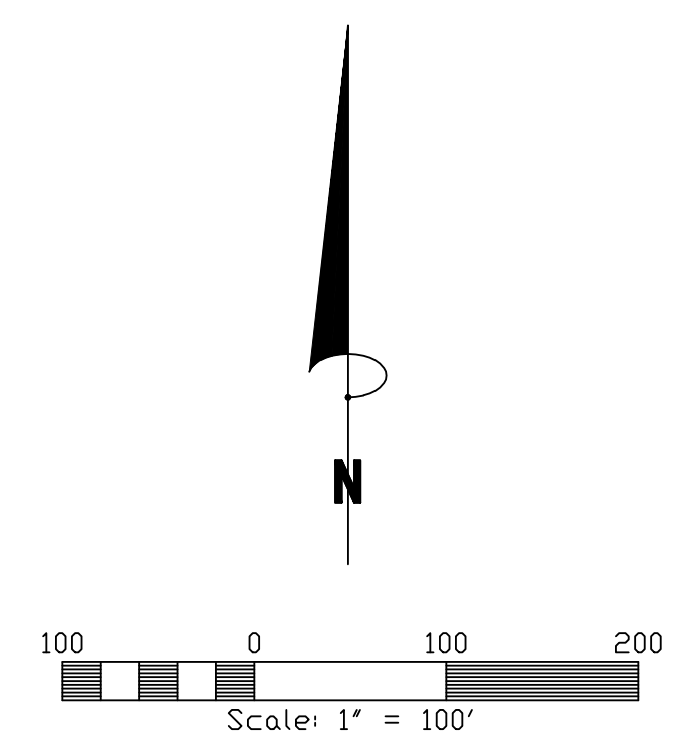


Surveyed on the ground and under my supervision.
Office work completed October 6, 2022
Office work revised October 17, 2022

Bruce Geer
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959



- LEGEND**
- CM CONTROLLING MONUMENT
 - CCDR COLLIN COUNTY DEED RECORDS
 - CCPR COLLIN COUNTY PLAT RECORDS
 - OPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS



FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

Developer/Owner:
3R Land Properties L. C.
3708 Gray Lane
Parker, Texas 75002

Surveyor:
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959

ZONING EXHIBIT
25.130 ACRES
LEWIS P. TURNER SURVEY,
ABSTRACT NO. 901 AND IN THE
J. GRAY SURVEY, ABSTRACT NO. 349
CITY OF LUCAS
COLLIN COUNTY, TEXAS
7259 E. PARKER ROAD
LUCAS, TEXAS 75002
SURVEY DATE: 10-6-2022

Legal Description
(3R Properties, Parker Road)

SITUATED in the Lewis P. Turner survey, abstract no. 901 and in the J. Gray survey, abstract no. 349, being a survey of the 12.576 acre tract described in a correction deed from Nelda Rae Owens and Myrna Marie Godier to 3R Land Properties, L. C., recorded as clerk's file no. 2022000078425 of the Official Public Records of Collin County, Texas and a part of the 12.64017 acre tract described in a deed from Phillip E. Kennedy and wife, Margaret Jean Kennedy, to 3R Properties LC, recorded in volume 5024, page 1136 of the Collin County deed records, being described by metes and bounds as follows:

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Zoning Exhibit Checklist

Minimum Requirements

Project Name: SANDALWOOD TRAIL DEVELOPMENT

Preparer: David Lewis, P.E. - LR Engineering

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 APPLICATION

City of Lucas, Texas

Name of Project: SANDALWOOD TRAIL DEVELOPMENT

| | Application Fee |
|---|-----------------|
| <input checked="" type="checkbox"/> Initial Zoning (newly annexed or agricultural property) per classification | \$450.00 |
| <input type="checkbox"/> Rezoning (property currently zoned) per classification | \$450.00 |
| <input type="checkbox"/> Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures | \$450.00 |

Physical Location of Property: 7259 E. Parker Rd - approx. northeast of McCreary Rd intersection.

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

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

Lewis P. Turner Survey, Abstract No. 901 (Tract 4 & 5), and J. Gary Survey, Abstract No. 349 (Tract 6 & 7)

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

Collin County Appraisal District Short Account Number: 372331, 372340, 359061, 359070

Acreage: 25.13 Existing Zoning: R1.5 Requested Zoning: R1
(Total)

[Attach a detailed description of requested zoning]

OWNER(S) NAME: 3R LAND PROPERTIES L.C. Phone Number: 214-727-6181

Applicant / Contact Person: Sudhir Sakaria Title: Principal

Company Name: 3R LAND PROPERTIES L.C.

Mailing Address: 1470 N. Kimball Ave City: Southlake State: TX ZIP: 76092

Phone: () 214-727-6181 Fax: () _____ Email Address: _____

ENGINEER(S) / REPRESENTATIVE(S) NAME: David Lewis, P.E. - LR Engineering

Contact Person: David Lewis, P.E. Title: Principal

Company Name: LR Engineering

Mailing Address: 2115 Teakwood Ln, Suite 450 City: Plano State: TX ZIP: 75075

Phone: () 972-964-2161 Fax: () 972-964-2037 Email Address: engineering@lrtexas.com



ZONING APPLICATION (continued)

Name of Project: SANDALWOOD TRAIL DEVELOPMENT

****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.

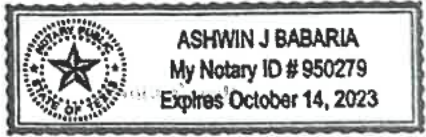
NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated 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 Sudhir Sekaria, Nimish Sekaria and Ajay Babaria 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."

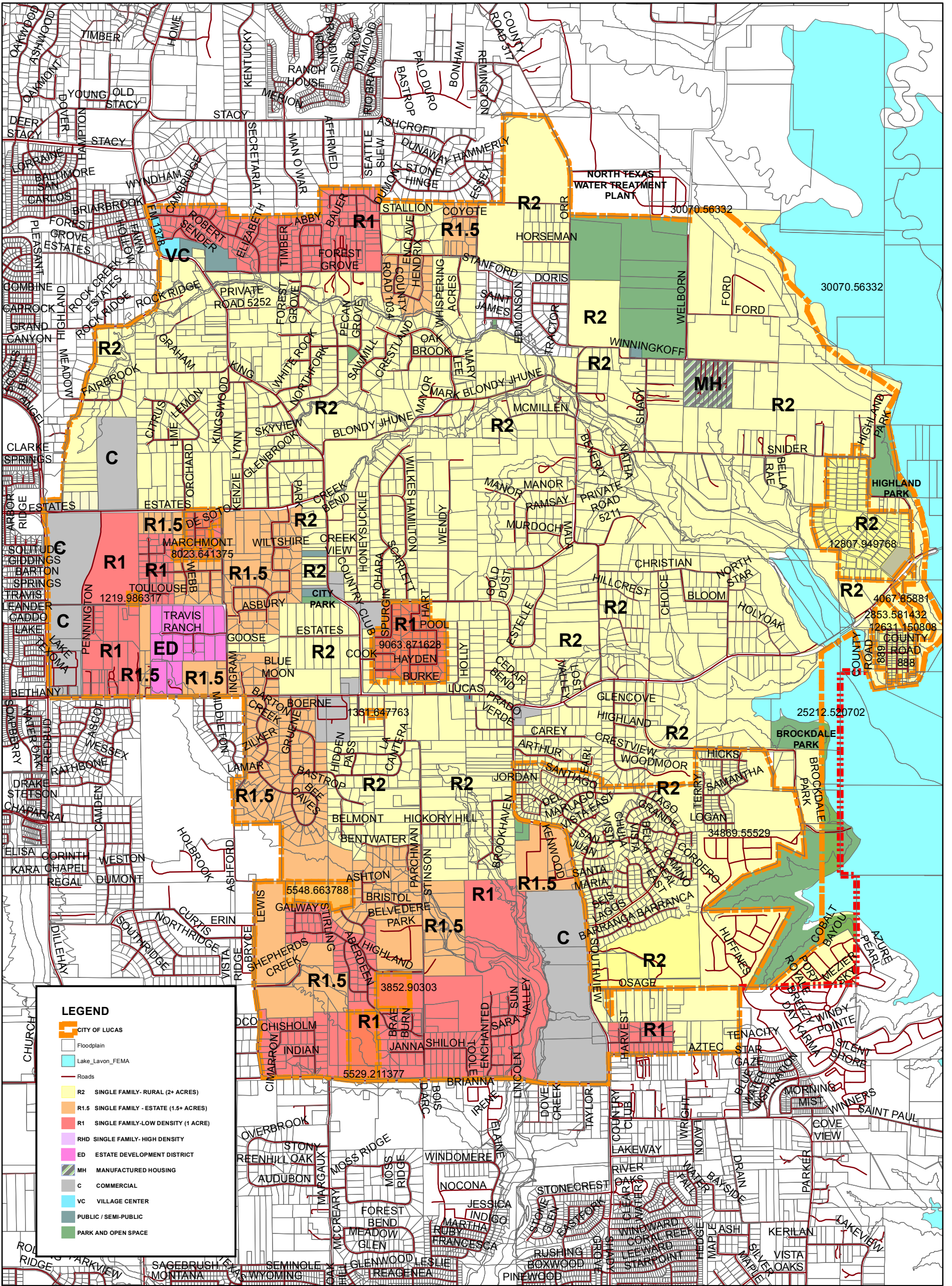
[Signatures]
**Owner / Agent (circle one)



SUBSCRIBED AND SWORN TO before me, this the 18th day of OCTOBER, 2022

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: _____ |



March 16, 2017

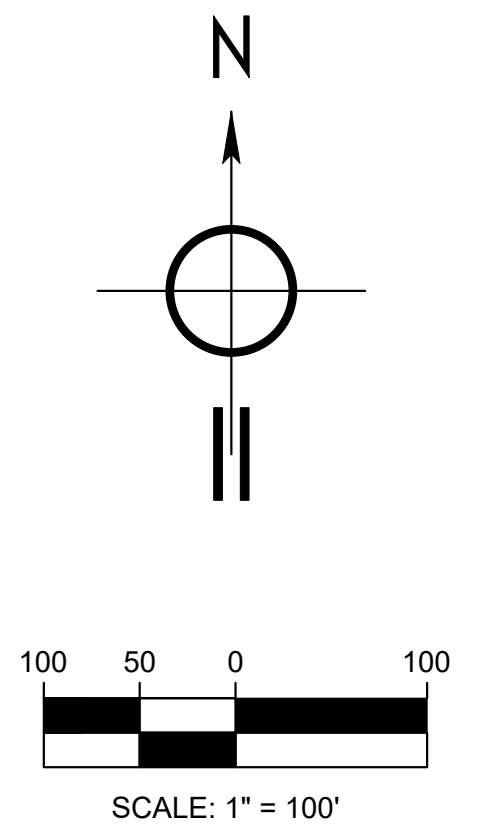
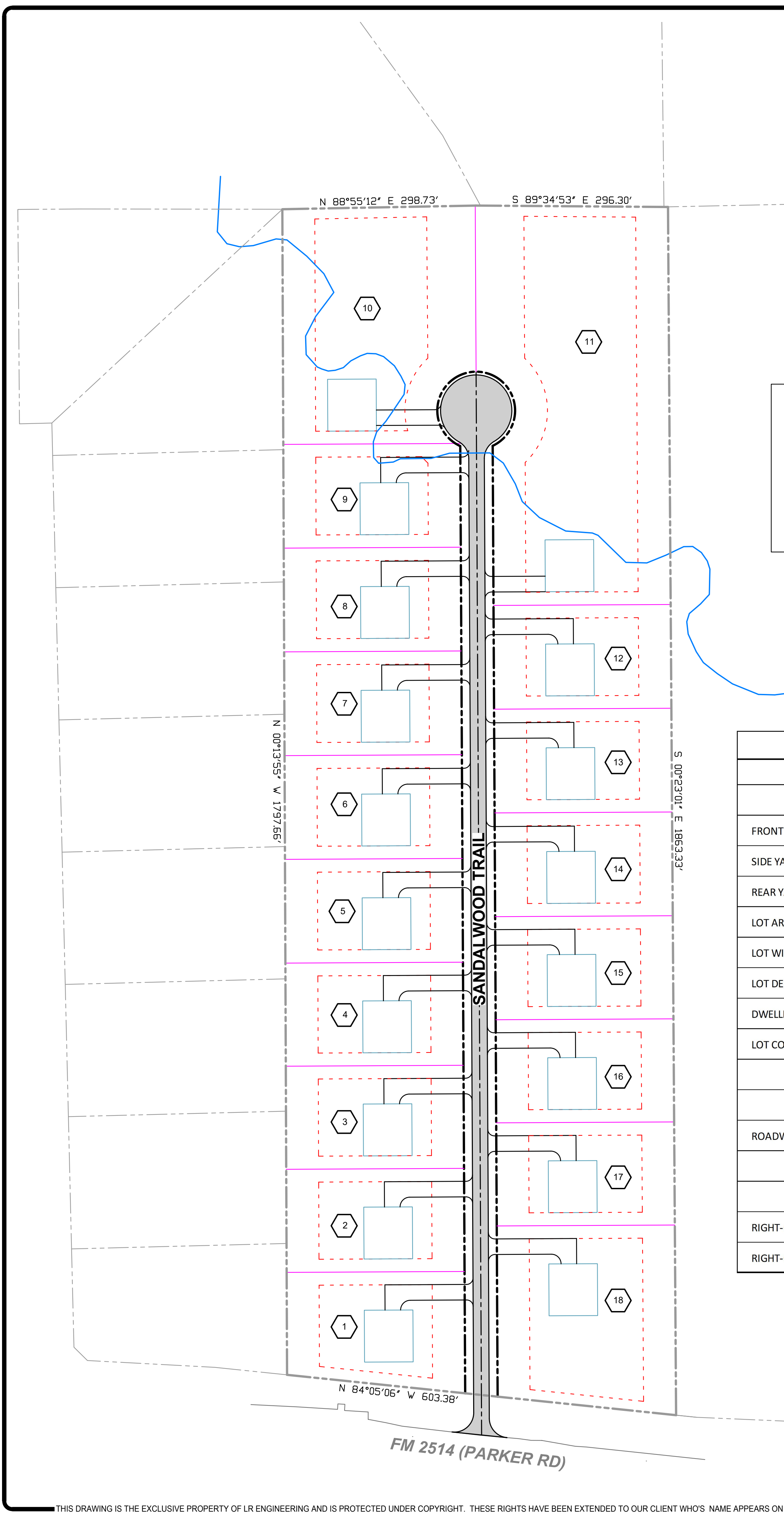


LAND USE MAP

CITY OF LUCAS

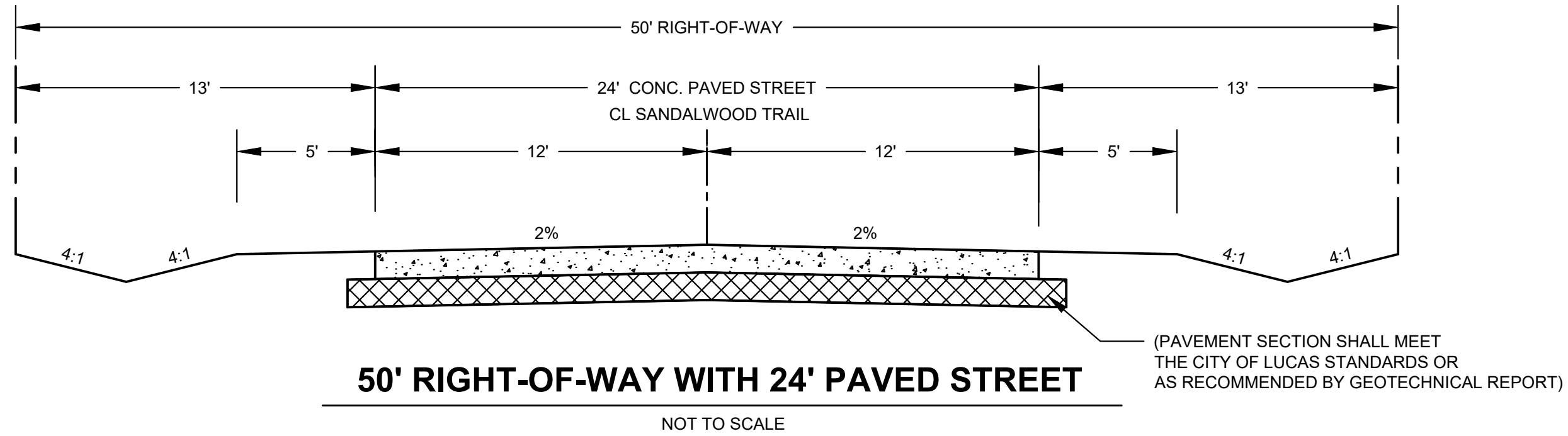


0 1,250 2,500 Feet



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINES
- - - LOT SETBACK LIMITS
- APPROX. FLOODWAY
- PROPOSED PAVED ROAD
- ① LOT ID



| R1 ZONING COMPLIANCE TABLE | | | |
|---------------------------------|-------------------------|--------------------------------------|---------------|
| | SECTION | REQUIREMENT | PROVIDED |
| R1 ZONING | | | |
| FRONT YARD | 14.03.233/ 14.03.113 | 50 FT | 80 FT (MIN.) |
| SIDE YARD | 14.03.233/ 14.03.113 | SMALLER OF 10% OF LOT WIDTH OR 20 FT | 20 FT (MIN.) |
| REAR YARD | 14.03.233/ 14.03.113 | 50 FT | 119 FT (MIN.) |
| LOT AREA | 14.03.233 | 1 ACRE | 1 ACRE (MIN.) |
| LOT WIDTH | 14.03.233 | 140 FT | 159 FT (MIN.) |
| LOT DEPTH | 14.03.233 | 180 FT | 188 FT (MIN.) |
| DWELLING SIZE | 14.03.233 | 1,800 SF | 6,000 SF |
| LOT COVERAGE | 14.03.233 | LESS THAN 30% OF LOT AREA | 14% (MAX.) |
| ROADWAY | | | |
| ROADWAY WIDTH | 10.03.123(a)(1) | 24 FT | 24 FT |
| RIGHT-OF-WAY | | | |
| RIGHT-OF-WAY, STREET | 10.03.123(a)(1) | 50 FT | 50 FT |
| RIGHT-OF-WAY, CUL-DE-SAC RADIUS | 10.03.123(a)(5) | 60 FT | 60 FT |

| PROPOSED PARCEL/LOT SCHEDULE | | | | | | | | | | |
|------------------------------|--------------------|-----------|------------|-------------------|----------|--------|-------------------|-------------------|-----------------------|--------------|
| LOT ID | FRONT YARD (FT) | SIDE YARD | | REAR YARD (FT) | LOT AREA | | LOT WIDTH (FT) | LOT DEPTH (FT) | DWELLING SIZE (SF) | LOT COVERAGE |
| | | LEFT (FT) | RIGHT (FT) | | (SF) | (AC) | | | | |
| 1 | 80 | 20 (MIN.) | 59 | 119 | 47,487 | 1.0902 | 187.9 | 274.64 | 6,000 | 13% |
| 2 | 80 | 20 | 59 | 119 | 43,626 | 1.0015 | 159 | 274.38 | 6,000 | 14% |
| 3 | 80 | 20 | 59 | 119 | 43,598 | 1.0009 | 159 | 274.20 | 6,000 | 14% |
| 4 | 80 | 20 | 59 | 119 | 43,569 | 1.0002 | 159 | 274.02 | 6,000 | 14% |
| 5 | 80 | 20 | 60 | 119 | 43,814 | 1.0058 | 160 | 273.84 | 6,000 | 14% |
| 6 | 80 | 20 | 60 | 118 | 43,784 | 1.0051 | 160 | 273.65 | 6,000 | 14% |
| 7 | 80 | 20 | 60 | 118 | 43,755 | 1.0045 | 160 | 273.47 | 6,000 | 14% |
| 8 | 80 | 20 | 60 | 118 | 43,726 | 1.0038 | 160 | 273.29 | 6,000 | 14% |
| 9 | 80 | 20 | 60 | 118 | 43,680 | 1.0028 | 160 | 273.10 | 6,000 | 14% |
| 10 | 94 | 20 | 248 | 68 | 103,140 | 2.3678 | 368 | 297.80 | 6,000 | 6% |
| 11 | 80 | 514 | 20 | 118 | 171,462 | 3.9362 | 615 | 188.06 | 6,000 | 3% |
| 12 | 80 | 60 | 20 | 118 | 43,747 | 1.0043 | 160 | 273.42 | 6,000 | 14% |
| 13 | 80 | 60 | 20 | 118 | 43,785 | 1.0052 | 160 | 273.67 | 6,000 | 14% |
| 14 | 80 | 60 | 20 | 118 | 43,824 | 1.0061 | 160 | 273.91 | 6,000 | 14% |
| 15 | 80 | 59 | 20 | 119 | 43,588 | 1.0006 | 159 | 274.15 | 6,000 | 14% |
| 16 | 80 | 59 | 20 | 119 | 43,626 | 1.0015 | 159 | 274.38 | 6,000 | 14% |
| 17 | 80 | 59 | 20 | 119 | 43,664 | 1.0024 | 159 | 274.62 | 6,000 | 14% |
| 18 | 80 | 59 | 116 | 119 | 76,501 | 1.7562 | 275 | 275.37 | 6,000 | 8% |

| UTILITIES | | |
|-----------------|------------------------------|--|
| TYPE OF UTILITY | UTILITY OWNER/ADMINISTRATION | NOTES |
| WATER | CITY OF LUCAS | EXISTING 6" MAIN AVAILABLE ALONG FM 2514. PROPOSED WATER MAIN WILL BE LOOPED FROM AND TO FM 2514. EXPECTED 15,120 GPD DEMAND OR 840 GPD/LOT. |
| ELECTRIC | ONCOR | EXISTING PRIMARY AVAILABLE ALONG FM 2514 |
| SANITARY/SEWAGE | COLLIN COUNTY | INDIVIDUAL SEPTIC SYSTEM PER LOT |

- NOTES:
- EXISTING PROPERTY LINE BEARINGS SHOWN ARE BASED ON SURVEY TITLED ZONING EXHIBIT PROVIDED BY BRUCE GEER, L.S., DATED 10/17/22.
 - SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF LUCAS DEVELOPMENT STANDARDS.

PROPOSED RE-ZONING R1.5 TO R1

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------|
| A | 10/18/22 | RE-ZONING EXHIBIT |

LR ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 2115 TEAKWOOD LANE
 SUITE #450
 PLANO, TEXAS 75075
 PHONE 972-964-2161
 FAX 972-964-2037
 ENGINEERING@LRTEXAS.COM
 PERM # F-15652

SANDALWOOD TRAIL DEVELOPMENT
 RE-ZONING R1.5 TO R1
 7237/7259 E PARKER RD
 LUCAS, TEXAS 75002
 ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 6 & 7
 CONTACT: 3R LAND PROPERTIES
 SUDHIR SAKARIA - 214-727-6181