

MINUTES
PLANNING AND ZONING COMMISSION MEETING

June 9, 2016

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning (P&Z) Commission met on the above date. Chairperson Wright called the meeting to order at 7:00 p.m. and noted a few commissioners were not in attendance. Chairperson Wright asked Alternate Two David Leamy and Alternate Three JR Douglas to be voting members. They agreed.

Commissioners Present:

✓	Chairperson Wright	Alternate Cassavechia
✓	Commissioner Lozano	✓ Alternate Leamy
	Commissioner Jeang	✓ Alternate Douglas
	Commissioner Raney	
✓	Commissioner Sutaria	

Staff/Others Present:

✓	City Administrator Flanigan	City Attorney Shepherd
	City Secretary Scott Grey	

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS The Commission invites any person with business before the Commission to speak to the Commission. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

No comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING'S CROSSING PHASE 4 PRELIMINARY PLAT. (EXHIBIT – KING'S CROSSING PHASE 4 PRELIMINARY PLAT)

Chairman Wright asked City Administrator Flanigan to give a brief report on the item. Mr. Flanigan reviewed the preliminary plat for King's Crossing Phase 4, stating it was bound by a development agreement and approved by City Council in 2007. Phase 1 was approved a couple years ago and was approximately ninety percent (90%) complete. Phase 2 was under construction. P&Z Commission approved Phase 3, in December of 2015. Now, this part was a little confusing. Although Phase 3 was approved, in Phase 3 the developer would need to modify the lift station before proceeding. They decided not to move forward with Phase 3 at this time, but move forward with Phase 4. The engineer of record, Westwood Professional Services Richard Hovas, P.E., submitted a letter dated May 19, 2016, stating the hydraulic "calculations for the lift station pumps have been revised to reflect the addition of phase 4 prior to the construction of phase 3" and "At the time of construction of phase 3 the lift station pumps will need to be replaced as per the original lift design." The City Engineer has reviewed those calculations. In Phase 4, Stafford Drive complied with P&Z Commission requirements requested in Phase 2, which was to include a second means of access. This was not done initially. Now, Stafford Drive connected to Lewis Lane. Mr. Flanigan reviewed the letter from Birkhoff, Hendricks, & Carter, LLP, dated May 27, 2016, which listed twelve (12) concerns. He then added Craig Kerkhoff, P.E. contacted him today, letting him know the concerns were reduced to two or three minor concerns and he had no problem with P&Z Commission moving forward with King's Crossing Phase 4 Preliminary Plat, subject to completion of all the items. Mr. Flanigan noted most of the items were construction related.

Commissioner Leamy asked if the plat complied with the development agreement. Mr. Flanigan said yes.

MOTION: Commissioner Leamy moved to recommend approval of the King's Crossing Phase 4 Preliminary Plat, subject to meeting the requirements of the Birkhoff, Hendricks & Carter, L.L.P., City Engineer Craig Kerkhoff's letter, dated May 27, 2016. Commissioner Lozano seconded with Commissioners Wright, Lozano, Sutaria, Leamy, Douglas voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS

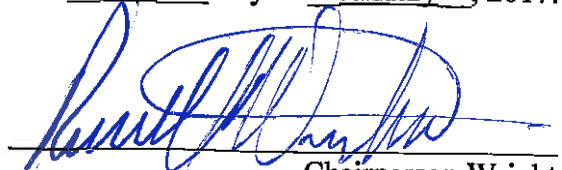
Chairman Wright asked if there were any items to be added to the future agenda. City Administrator Flanigan said he was not aware of any at this time.

3. ADJOURN

Chairperson Wright adjourned the meeting at 7:12 p.m.



Minutes Approved on 26th day of January, 2017.


Chairperson Wright

Attest:


Commission Secretary Raney


Prepared by City Secretary Patti Scott Grey

Exhibit (s):

A- KING'S CROSSING PHASE 4 PRELIMINARY PLAT

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

May 27, 2016

Mr. Jeff Flanigan
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

Re: Kings Crossing – Phase 4

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Kings Crossing Phase 4, dated May 16, 2016. We received these plans from Westwood Professional Services on May 16, 2016.

Our review of the Preliminary Plat and Engineering Plans is for general compliance with the City of Parker's development requirements and good engineering practice, and does not relieve the engineer of record of his responsibilities under the Texas Engineering Practice Act and Texas Surveyor's Act. Listed below are the comments regarding the enclosed plans:

Paving Plan and Profile Comments

1. Vertical curves are required where the algebraic difference is 1% or greater. Minimum K value of the vertical curves shall be 49.
2. Verify if the City will accept unreinforced concrete as shown on the cul-de-sacs.

Drainage Area Map and Storm Plan Comments

3. Provide a pre-developed drainage area map. Discharge locations are shown, however it is unclear what the allowable discharge off-site is. Also, discharge location 2, 3, 4 and 6 state an increase of storm water flow over what was previously designed for in Phase 2. Submit revised Phase 2 plans with this flow and that the channel has capacity for the increase or what improvements will be required. Location 5 requires more detail for the receiving channels.
4. Show contours for the off-site drainage areas.
5. Show the limits of ponding where using a weir to limit flow to the existing channel. It appears that the ponding will exceed the limits of the drainage channel.
6. Storm sewer profile for Ditch 4 shows the water surface above the top of bank.

Grading Plan Comments

7. Provide easements for off-site improvements shown.

Utilities Plan Comments

8. This phase of Kings Crossing will require upgrades to the existing Lift Station, in accordance with the Overall Sewer Basin Analysis that was completed with Kings Crossing Phase 1.
9. Use a manhole in lieu of a clean out at station 10+58 of Line D.
10. Sewer profile velocities shall state full flow velocities.
11. Add notes to sanitary sewer Line B regarding connections to existing.
12. Call out water line and sanitary sewer line crossings. Add plugs to the end of future lines to be connected to.

The plans provided for our review have been marked-up to represent the comments above and are attached with this letter. We are available to discuss our review comments further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures



2740 North Dallas Parkway, #280
Plano, TX 75093

Main (214) 473-4640
Fax (320) 253-8737

westwoodps.com
(888) 937-5150

May 19, 2016

To: Jeff Flanigan
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

**RE: Kings Crossing Phase 4
Lift Station Calculations**

Dear Mr. Flanigan:

Please note that the calculations for the lift station pumps have been revised to reflect the addition of phase 4 prior to the construction of phase 3. At the time of construction of phase 3 the lift station pumps will need to be replaced as per the original lift design.

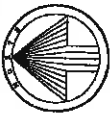
Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

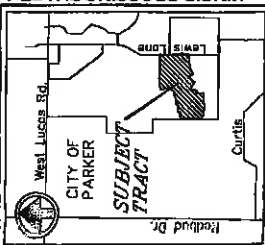
A handwritten signature in black ink, appearing to read "RHovas", with a long horizontal stroke extending to the right.

Richard Hovas, P.E.
Senior Project Manager

[illegible]

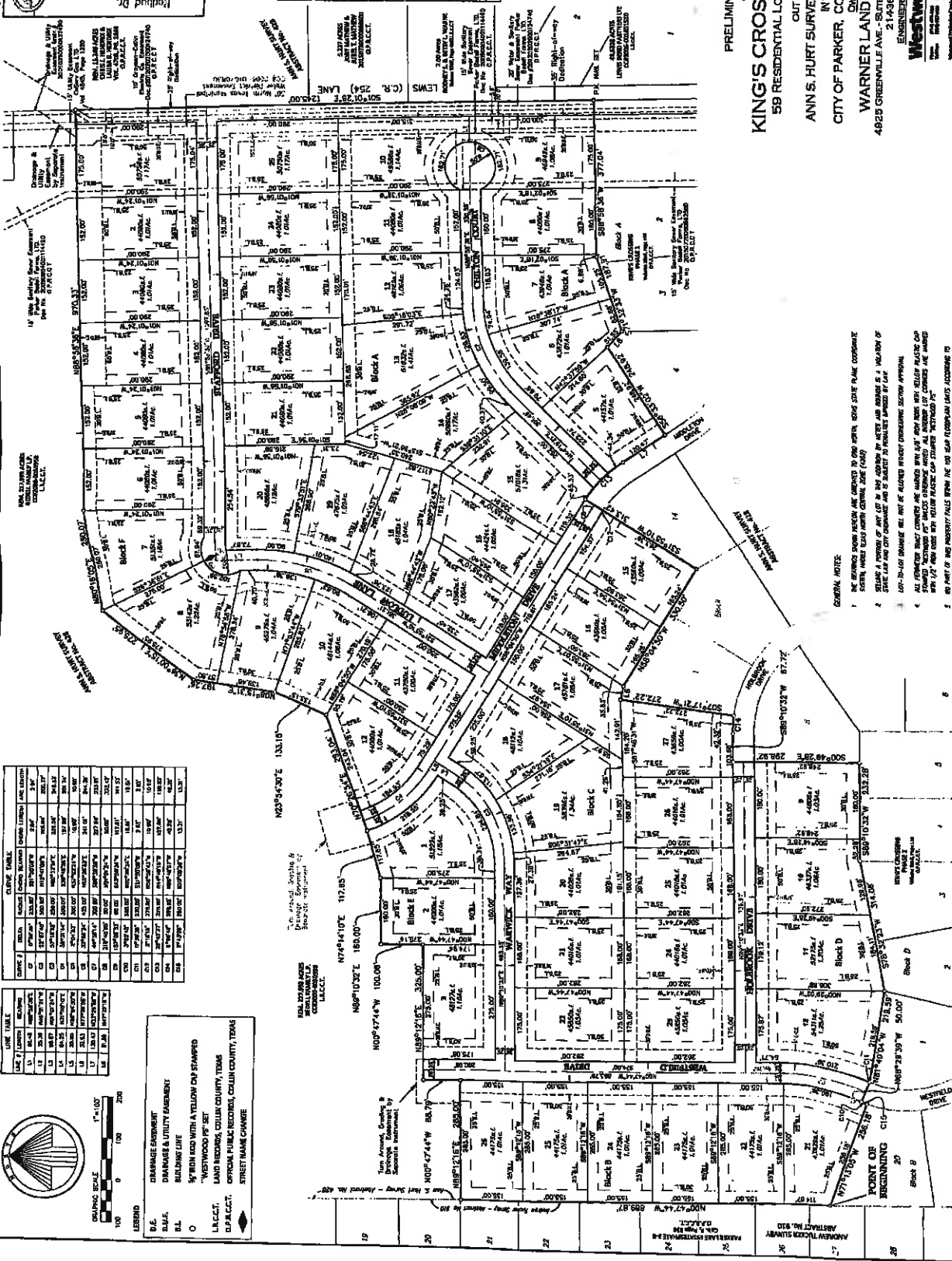
LINE TABLE		
LINE #	LENGTH	ADDRESS
1	66-48	100000000000000000
2	25-26	0000000000000000
3	98-67	0000000000000000
4	84-25	0000000000000000
5	25-83	0000000000000000
6	52-63	0000000000000000
7	126-47	0000000000000000
8	71-26	0000000000000000

DRAINAGE EASEMENT
 DRAINAGE & UTILITY EASEMENT
 BUILDING LINE
 3/4" IRON KID WITH A YELLOW OIL STAMPED
 "WESTWOOD PS" SET
 LAND RECORDS, COLLIN COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 STREET NAME CHANGE



LOT NO.	LOT AREA (SQUARE FEET)	TOTAL PERCENTAGE	LOT NO.	LOT AREA (SQUARE FEET)	TOTAL PERCENTAGE	LOT NO.	LOT AREA (SQUARE FEET)	TOTAL PERCENTAGE
1	111	0.41	9	100	3.60	17	186	6.70
2	111	0.41	10	100	3.60	18	186	6.70
3	111	0.41	11	100	3.60	19	186	6.70
4	111	0.41	12	100	3.60	20	186	6.70
5	111	0.41	13	100	3.60	21	186	6.70
6	111	0.41	14	100	3.60	22	186	6.70
7	111	0.41	15	100	3.60	23	186	6.70
8	111	0.41	16	100	3.60	24	186	6.70
10	111	0.41	17	100	3.60	25	186	6.70
11	111	0.41	18	100	3.60	26	186	6.70
12	111	0.41	19	100	3.60	27	186	6.70
13	111	0.41	20	100	3.60	28	186	6.70
14	111	0.41	21	100	3.60	29	186	6.70
15	111	0.41	22	100	3.60	30	186	6.70
16	111	0.41	23	100	3.60	31	186	6.70
17	111	0.41	24	100	3.60	32	186	6.70
18	111	0.41	25	100	3.60	33	186	6.70
19	111	0.41	26	100	3.60	34	186	6.70
20	111	0.41	27	100	3.60	35	186	6.70
21	111	0.41	28	100	3.60	36	186	6.70
22	111	0.41	29	100	3.60	37	186	6.70
23	111	0.41	30	100	3.60	38	186	6.70
24	111	0.41	31	100	3.60	39	186	6.70
25	111	0.41	32	100	3.60	40	186	6.70
26	111	0.41	33	100	3.60	41	186	6.70
27	111	0.41	34	100	3.60	42	186	6.70
28	111	0.41	35	100	3.60	43	186	6.70
29	111	0.41	36	100	3.60	44	186	6.70
30	111	0.41	37	100	3.60	45	186	6.70
31	111	0.41	38	100	3.60	46	186	6.70
32	111	0.41	39	100	3.60	47	186	6.70
33	111	0.41	40	100	3.60	48	186	6.70
34	111	0.41	41	100	3.60	49	186	6.70
35	111	0.41	42	100	3.60	50	186	6.70
36	111	0.41	43	100	3.60	51	186	6.70
37	111	0.41	44	100	3.60	52	186	6.70
38	111	0.41	45	100	3.60	53	186	6.70
39	111	0.41	46	100	3.60	54	186	6.70
40	111	0.41	47	100	3.60	55	186	6.70
41	111	0.41	48	100	3.60	56	186	6.70
42	111	0.41	49	100	3.60	57	186	6.70
43	111	0.41	50	100	3.60	58	186	6.70
44	111	0.41	51	100	3.60	59	186	6.70
45	111	0.41	52	100	3.60	60	186	6.70
46	111	0.41	53	100	3.60			

WATERSHED AREA: 26,500 SQ. FT.



GENERAL NOTE:

THE EXAMINING BOARD MEMBERS ARE ADVISED TO NOT SPEAK WITH ANY STATE PLANK COORDINATOR, EXCEPT, HARRY TERRY MARTIN, CHAIRMAN, DATE 1/24/87.

THE FOLLOWING IS A SUMMARY OF THE INFORMATION ON LETTERS AND MEMORANDUMS RECEIVED BY THE STATE LAW AND JUDICIAL COMMISSION AND THE JUDICIAL Nominating Commission:

1/27-1/31-1987: THE FOLLOWING MEMORANDUM CONCERNING SECTION APPROVAL:

ALL FORMER JUDGE CANDIDATES ARE ADVISED THAT ALL "NEW" JUDGES WILL RECEIVE PLANKS AND STAFFED "MICHIGAN" BY JANUARY OVERSEER. ALL EXISTING JUDGES ARE ADVISED THAT ALL "NEW" JUDGES WILL RECEIVE PLANKS AND STAFFED "MICHIGAN" BY FEBRUARY.

NO PART OF THE INFORMATION CONTAINED HEREIN IS TO BE RELEASED TO THE PUBLIC WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF JUDICIAL Nominating AND THE JUDICIAL COMMISSION.

PRELIMINARY PLAT
OF
KING'S CROSSING PHASE 4
58 RESIDENTIAL LOTS, 71.2584 ACRES

OUT OF THE
ANN S. HURT SURVEY, ABSTRACT NO. 428
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
WARNER LAND ADVISORS, LTD.
4925 GREENVILLE AVE. • SUITE 1020 • DALLAS, TEXAS 75208

214388-0238
ENGINEER/SURVEYOR

DOOR15211

10507452

