



## AGENDA

### PLANNING AND ZONING FEBRUARY 16, 2017 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Special Meeting on Thursday, February 16, 2017 at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

#### **CALL TO ORDER – Roll Call and Determination of a Quorum**

#### **PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: I pledge allegiance to the flag of the United States of America; and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.

TEXAS PLEDGE: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

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

#### **INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR JANUARY 26, 2017.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) PHASE 1 FINAL PLAT. [Tabled – 01262016]

#### **ROUTINE ITEMS**

3. FUTURE AGENDA ITEMS
4. ADJOURN

In addition to any specifically identified Executive Sessions, the Planning and Zoning Commission may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions that require that a meeting be open. Should Commission elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before February 10, 2017 by 5:00 p.m. at the Parker City Hall.

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Date Notice Removed

Patti Scott Grey, City Secretary

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-442-6811.



## Council Agenda Item

Item 1  
C'Sec Use Only

Budget Account Code:	Meeting Date: February 16, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator
Estimated Cost:	Date Prepared: February 9, 2017
Exhibits:	Proposed Minutes

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR JANUARY 26, 2017.

### SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at [PGrey@parkertexas.us](mailto:PGrey@parkertexas.us) prior to the City Council meeting.

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	02/09/2017
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	0209/2017

## MINUTES

### PLANNING AND ZONING COMMISSION MEETING

January 26, 2017

#### **CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:00 p.m. There was a quorum. Chairperson Wright asked P&Z Alternate Three Commissioner Douglas to be a voting member for this meeting. Commissioner Douglas agreed.

Commissioners Present:

✓ Chairperson Wright	Alternate Cassavechia
✓ Commissioner Lozano	✓ Alternate Crutcher
✓ Commissioner Jeang	✓ Alternate Douglas
✓ Commissioner Leamy	

Commissioner Sutaria

Staff/Others Present:

✓ City Administrator Flanigan	✓ City Attorney Shelby
✓ 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 MEETING MINUTES FOR MARCH 24, 2016.

Vice Chairperson Lozano requested two (2) changes be made to the March 24, 2016 P&Z Commission minutes. The first was on page four (4), paragraph four (4), Commission Douglas needed to read Commissioner Douglas. The second correction was on page four (4) as well, “11. Storm water retention and detention basins;” needed be reflected on page sixteen (16) of the attachment as item 9, as follows:

5. The location of houses, barns, walls, wells, and tanks;
6. The extent of wooded areas and tree lines;
7. A generally accurate depiction of existing streets;
8. A general depiction of proposed streets;
- 9. Storm water retention and detention basins;**
10. Trails

MOTION: Commissioner Jeang moved to approve the minutes with the noted corrections. Commissioner Lozano seconded with Commissioners Wright, Lozano, Jeang, and Douglas voting for the motion. Commissioner Leamy said he was not in attendance. Motion carried 4-1.

**2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR APRIL 14, 2016.**

MOTION: Commissioner Lozano moved to approve the minutes as presented. Commissioner Jeang seconded with Commissioners Lozano, Jeang, Leamy, and Douglas voting for the motion. Chairperson Wright said he was not in attendance. Motion carried 4-1.

**3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR JUNE 9, 2016.**

MOTION: Commissioner Leamy moved to approve the minutes as presented. Commissioner Douglas seconded with Commissioners Wright, Lozano, Jeang, Leamy, and Douglas voting for the motion. Motion carried 5-0.

**4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR JULY 14, 2016.**

MOTION: Commissioner Jeang moved to approve the minutes as presented. Commissioner Leamy seconded with Commissioners Wright, Lozano, Jeang, Leamy, and Douglas voting for the motion. Motion carried 5-0.

**5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) PHASE 1 FINAL PLAT.**

There was some discussion of a variance to construct a fence and landscaping in the right-of-way. Commissioner Leamy voiced his concerns about homeowners' association fence maintenance. Whitestone Estates (Formerly Donihoo Farms) Representative/Manager Stephen L.

Sallman, 4925 Greenville Avenue, Suite 1020, Dallas, Texas, reassured the commissioners this would be a well-made, low maintenance fence. The Commissioners supported construction of the fence and landscaping.

Next, the P&Z Commission discussed the Whitestone Estates (Formerly Donihoo Farms) Phase 1 Final Plat, referencing both the Birkhoff, Hendricks & Carter, L.L.P. letter, dated January 20, 2017, and the Westwood Multi-Disciplined Surveying & Engineering letter, dated January 26, 2017. City Administrator Flanigan spoke briefly about his concerns that the project was not far enough along for City Engineer Birkhoff to give an accurate punch list of things to be completed and added the City would not issue permits at this point. Mr. Sallman asked the P&Z Commission to approve the final plat contingent upon completion of everything, as the Commission had done in the past. City Administrator Flanigan reiterated the City Engineer had not had an opportunity to prepare a list. Mr. Sallman asked Mr. Flanigan if he thought the development would be as far along as it was a week ago. Mr. Flanigan said no, he did not. Commissioners voiced their concerns, regarding the lack of utilities and vegetation and said they did not feel they would be doing their due diligence by recommending approval to City Council at this time. (**See Exhibit 1 – Birkhoff, Hendricks & Carter, L.L.P. letter, dated January 20, 2017, and the Westwood Multi-Disciplined Surveying & Engineering letter, dated January 26, 2017.**)

Chairperson Wright recessed the meeting at 8:10 p.m. to speak with legal counsel on the matter.

Chairperson Wright reconvened the meeting at 8:28 p.m.

The P&Z Commission discussed having a special meeting to give the developer additional time to get the project further along and to allow City Engineer Birkhoff the time to determine a list of projects to be completed.

Mr. Sallman asked that the item be tabled.

## **ROUTINE ITEMS**

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### **6. FUTURE AGENDA ITEMS**

Chairperson Wright asked City Administrator Flanigan if he knew of any future agenda items, other than the Whitestone Estates (Formerly Donihoo Farms) Phase 1 Final Plat, which was tabled tonight. Mr. Flanigan no, not at this time.

### **7. ADJOURN**

Chairperson Wright adjourned the meeting at 8:33 p.m.

Minutes Approved on 16th day of February, 2017.

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Chairperson Wright

Attest:

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Commission Secretary Jeang

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Prepared by City Secretary Patti Scott Grey

**Exhibit(s): A - Birkhoff, Hendricks & Carter, L.L.P. letter, dated January 20, 2017, and the Westwood Multi-Disciplined Surveying & Engineering letter, dated January 26, 2017**

Proposed

# **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.

January 20, 2017

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

Re: Whitestone Estes (formerly Donihoo)

Dear Mr. Flanigan:

We completed a site visit to the Whitestone Estates development on Wednesday, January 18, 2017 to determine if the work is complete. During our site visit we observed the following:

Rough grading of the ditches was occurring.

Mud and debris was observed on the pavement surface. Silt was deposited on the road from the parkway grading being higher than the road. Debris on the street included trees limbs and water pipe materials.

Spoil piles remained adjacent to the roadway throughout the development.

A number of ditches were holding water. In some cases it appeared the ditches were graded in the wrong direction.

The detention pond had debris piles within its bottom and is incomplete.

Headwalls were missing and at one location the culvert pipe was dislodged from adjacent pipe. In another location the culvert pipe had not been completely backfilled.

Fire Hydrants have not been rotated to have the 5 1/4 inch nozzle pointed to the street.

In one location the water valve stacks have not been adjusted to be below grade. Water meter boxes have not been installed.

It was reported that the gas line has not been installed.

Electrical transformers have not been installed. The transformers are stored on site in one location. It is unknown if the copper conductors have been pulled in the installed electrical conduit.

Mr. Jeff Flanigan  
City of Parker  
December 16, 2015  
Page 2 of 2

No internal erosion control devices have been placed. No vegetation has been established. Erosion control silt fence along east side of development is in need of repair to function properly. The onsite storage yard of materials must have a temporary rock road to access it.

Based on our observation this development is not complete. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,



John W. Birkhoff, P

# Westwood

2740 North Dallas Parkway, #280  
Plano, TX 75093

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

[westwoodps.com](http://westwoodps.com)  
(888) 937-5150

January 26, 2017  
Job No: 3570

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

Re: Whitestone Estates (formerly Donihoo)

Dear Mr. Flanigan:

We completed a site visit to the Whitestone Estates development on Wednesday, January 25, 2017 to determine if the work is complete per the Birkhoff, Hendricks, and Carter, L.L.P. dated January 20, 2017. Our responds are listed below their comments.

1. **Rough grading of the ditches was occurring.**  
*RPMx is continuing the final site grading and they should be completed next week.*
2. **Mud and debris was observed on the pavement surface. Silt was deposited on the road from the parkway grading being higher than the road. Debris on the street included tree limbs and water pipe materials.**  
*The streets have been cleared on debris.*
3. **Spoil piles remained adjacent to the roadway throughout the development.**  
*RPMx has been removing the spoil piles and placing rocks into piles which will be removed from the site next week.*
4. **A number of ditches were holding water. In some cases it appeared the ditches were graded in the wrong direction.**  
*The ditches are being returned to their plan grade to be completed next week.*
5. **The detention pond had debris piles within its bottom and is incomplete.**  
*The debris piles have been removed from the pond.*
6. **Headwalls were missing, and at one location the culvert pipe was dislodged from adjacent pipe. In another location the culvert pipe had not been completely backfilled.**  
*The headwalls have been constructed and RPMx is putting the site back to grade.*

Mr. Jeff Flanigan  
City of Parker  
January 26, 2017  
Page 2

7. **Fire hydrants have not been rotated to have the 5 1/4 inch nozzle pointed to the street.**  
*The Fire Hydrants will be adjusted as soon as the grading is completed next week.*
8. **In one location the water valve stacks have not been adjusted to be below grade. Water meter boxes have not been installed.**  
*The water valve stack will be adjusted next week after RPMx completes the grading.*
9. **It was reported that the gas line has not been installed. ( not required for Final Plat )**  
*Coserv has designed the distribution system and the developer is negotiating an installation contract.*
10. **Electrical transformers have not been installed. The transformers are stored on site in one location. It is unknown if the copper conductors have been pulled in the installed electrical conduit. ( not required for Final Plat )**  
*The electric provider is waiting on completion of final grading to set transformers.*
11. **No internal erosion control devices have been placed. No vegetation has been established. Erosion control silt fence along east side of development is in need of repair to function properly. The onsite storage yard of materials must have a temporary rock road to access it.**  
*The silt fence contractor will be repairing the silt fence this week. The site will be seeded and additional silt fence added after final grading.*

Based on our observation, the items required for Final Plat approval should be completed next week with the exception of seeding and final silt fence construction. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,



Richard Hovas, P.E.  
DFW Residential Market Leader

DONIHOO FARMS, LTD  
4925 Greenville Ave., Suite 1020  
Dallas, Texas 75206  
(214) 368-0238:Office  
(214) 368-0812:Fax

RECEIVED  
DEC 14 2016  
CITY OF PARKER

December 12, 2016

Mr. Jeff Flanigan  
City of Parker  
5700 East Parker Road  
Parker, Texas 75002

Ref: Final Plat Filing – Donihoo Farms Phase 1

Dear Jeff:

Attached is our Development Application for approval of the Final Plat for Donihoo Farms Phase 1.

Please note that the Application Fees are attached and have been calculated below.

<i>Base Fee</i>	<i>\$800</i>
<i>\$30/Acre x 105 Acres =</i>	<i><u>\$3,150</u></i>
<i>Application Fee</i>	<i><b>\$3,950</b></i>

We request that the Final plat be placed on the P & Z Agenda at the first meeting in January. Owner has requested that Final Plat be filed prior to 100% completion of the public improvements and agrees to provide a surety in the amount of 120% of the estimated costs of the outstanding work.

Our engineer will provide a detailed estimate of the cost of the remaining work for your review along with the required drawings, prior to the City Council meeting. We will provide a Letter of Credit in the amount required.

Please contact me if you have any questions or additional concerns.

Sincerely,



Stephen L. Sallman  
Manager



## DEVELOPMENT APPLICATION

City of Parker, Texas

RECEIVED

DEC 14 2016

CITY OF PARKER

Proposed Name of Subdivision: Whitestone Estates

Plat Approval Requested	Filing Fee		Filing Fee
<input type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>	<input checked="" type="checkbox"/> Final Plat	<u>\$800.00 + \$30/acre</u>
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<input type="checkbox"/> Minor Plat (5 acres or less)	<u>\$500.00 + \$100/lot</u>
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>	<input type="checkbox"/> Development Plat	<u>\$300.00 + \$30/acre</u>

Physical Location of Property: North of Donihoo Ln & East of Donna Ln

(Address and General Location – Approximate distance to the nearest existing street corner)

Brief Legal description of Property (must attach accurate metes and bound description to application):

Thomas Estes Survey, Abstract No 298

(Survey/Abstract No. and Tracts: or platted Subdivision Name with Lot/Block)

Acreage: 104.536 ac Existing # of Lots/Tracts: 74 Lots Existing Zoning: PD  
(If a PD, include the Ordinance with application)

Property Owner's Name: Donihoo Farms, Ltd Phone Number: 214-368-0238 x220

Applicant/Contact Person: Stephen Sallman Title: Manager

Company Name: DF Advisors, LLC

Street/Mailing Address: 4925 Greenville Ave, Suite 1020 City: Dallas State: TX Zip: 75206

Phone: 214-368-0238 Fax: 214-368-0812 Email Address: ssallman@warnergroup.com

Engineering Company: Westwood PS

Contact Person: Richard Hovas, P.E. Title: DFW Residential Market Leader

Street/Mailing Address: 2740 N Dallas Parkway #280 City: Plano State: TX Zip: 75093

Phone: 214-473-4647 Fax: 320-253-8737 Email Address: Richard.Hovas@westwoodps.com

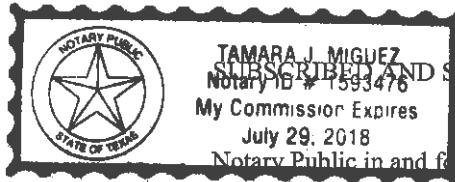
**\*\* READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

STATE OF TEXAS (

COUNTY OF COLLIN )(

BEFORE ME, a Notary Public, on this day personally appeared Stephen L Sallman the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (Proof must be attached, e.g. "Power of Attorney") 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."

*Stephen L Sallman, Mgr*  
Owner / Agent (circle one)



TAMARA J. MIGUEZ  
SUBSCRIBED AND SWORN TO before me, this the 12th day of December, 2016.

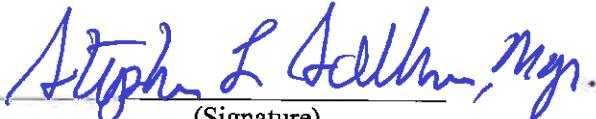
*Tamara Miguez*

Over

## WAIVER OF EXPEDITION

I HEREBY WAIVE MY RIGHTS TO APPROVAL THROUGH LACK OF CITY ACTION ON THE ABOVE REFERENCED PLAT WITHIN THE TIME FRAMES SET FORTH IN 212.009, TEXAS LOCAL GOVERNMENT CODE AND I AGREE THE PLAT SUBMITTED WILL BE APPROVED ONLY BY AFFIRMATIVE COUNCIL ACTION.

### APPLICANT:



(Signature)

Name: Stephen L. Sallman

Title: Manager, DF Advisors, LLC

Phone: 214-368-0238

Address: 4925 Greenville Ave, Suite 1020

Dallas, Tx 75206

Date: 12-12-16

Corporation;  Partnership;  
 Individual; or  
 Other (description)

### CITY OF PARKER:

RECEIVED BY:

(Signature)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBMITTAL DEADLINES:** Twenty eight (28) days prior to the Planning and Zoning Commission Meeting Date. Planning and Zoning Commission meets the second and fourth Thursday of each month.

**SUBMISSIONS.** Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in delays scheduling the agenda date. Submit twelve (12) FOLDED to 8 1/2" X 11" copies of 24" X 36" prints [1"=100' scale] + electronic version in .jpeg, .tiff, or .pdf format. Applicant is to submit a complete copy of this application and drawings to the City Engineer

**ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE PLACED ON A CITY AGENDA.** It is the applicant's responsibility to be familiar with and to comply with, all City submittal requirements in the Zoning and Subdivision Ordinance ([www.parkertexas.us](http://www.parkertexas.us)), and any separate submittal policies, requirements and/or checklists that may be obtained from City staff)

**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.

**SUBMITTAL FEES:** All fees are due and payable at the time of application, except inspection, engineering and legal fees, which are due at the time of pre-Construction meeting with the City. No construction shall take place prior to the pre-construction meeting and submission of certified construction cost bid(s) by the contractor(s) and Owner. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

***City Contact Information:***

Public Workers Superintendent  
City of Parker, Texas  
5700 E. Parker Road \* Parker, Texas 75002  
Phone 972-442-6811 \* Fax 972-442-2894 \* [www.parkertexas.us](http://www.parkertexas.us)

OFFICE USE ONLY. This submittal meets the City of Parker's requirements per City ordinances for processing.

Signature	Title	OFFICIAL SUBMISSION DATE	
Fees Paid - \$	Check #	FROM	
P&Z Agenda Date:	Action:	CC Agenda Date:	Action:
Current Zoning:	Ordinance Number:	Date Approved:	
Staff Comments forwarded to applicant on:		Revisions Due no later than:	
Plans routed for review on:	to:	<input type="checkbox"/> Public Works Director <input type="checkbox"/> City Engineer <input type="checkbox"/> Building Official <input type="checkbox"/> Fire Department	
Public Hearing Required: <input type="checkbox"/> Yes <input type="checkbox"/> No		(date)	
Paper Notice		(date)	
Written Notice		(date)	

City of Parker \* 5700 E. Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 [www.parkertexas.us](http://www.parkertexas.us)

## DONIHOO FARMS LTD.

December 22, 2016

City of Parker  
c/o Jeff Flanigan  
5700 Parker Rd  
Parker, Texas 75002

Ref: Donihoo Farms (Whitestone Estates) Fencing & Landscape

Dear Jeff:

In conjunction with the development of Donihoo Farms and the construction of Whitestone Drive, a residential collector northward from Parker Road, Donihoo Farms requests the following variance and approval for landscaping in the right-of-way.

1. A variance to construct a solid fence to screen various outdoor buildings and structures that fall outside the allowed use in the city limits. Fencing would begin approximately 300 feet North of Parker Road and border the eastern and northern sides of Mr. Condren's property, see Exhibit A. This type of variance has previously been granted to areas where the adjacent land use is not under the jurisdiction of the City.
2. Donihoo Farms requests to enter into an agreement with the City of Parker to landscape within the right-of-way of Whitestone Drive, see Exhibit B. The developer, Donihoo Farms, and Whitestone Estates Homeowners Association will accept full responsibility for landscape installation and maintenance.

Exhibits are attached for reference. If you have any questions please give me a call.

Sincerely,

DF Advisors, LLC,  
General Partner

  
Stephen L. Sallman  
Manager

PROPOSED FENCE LINE



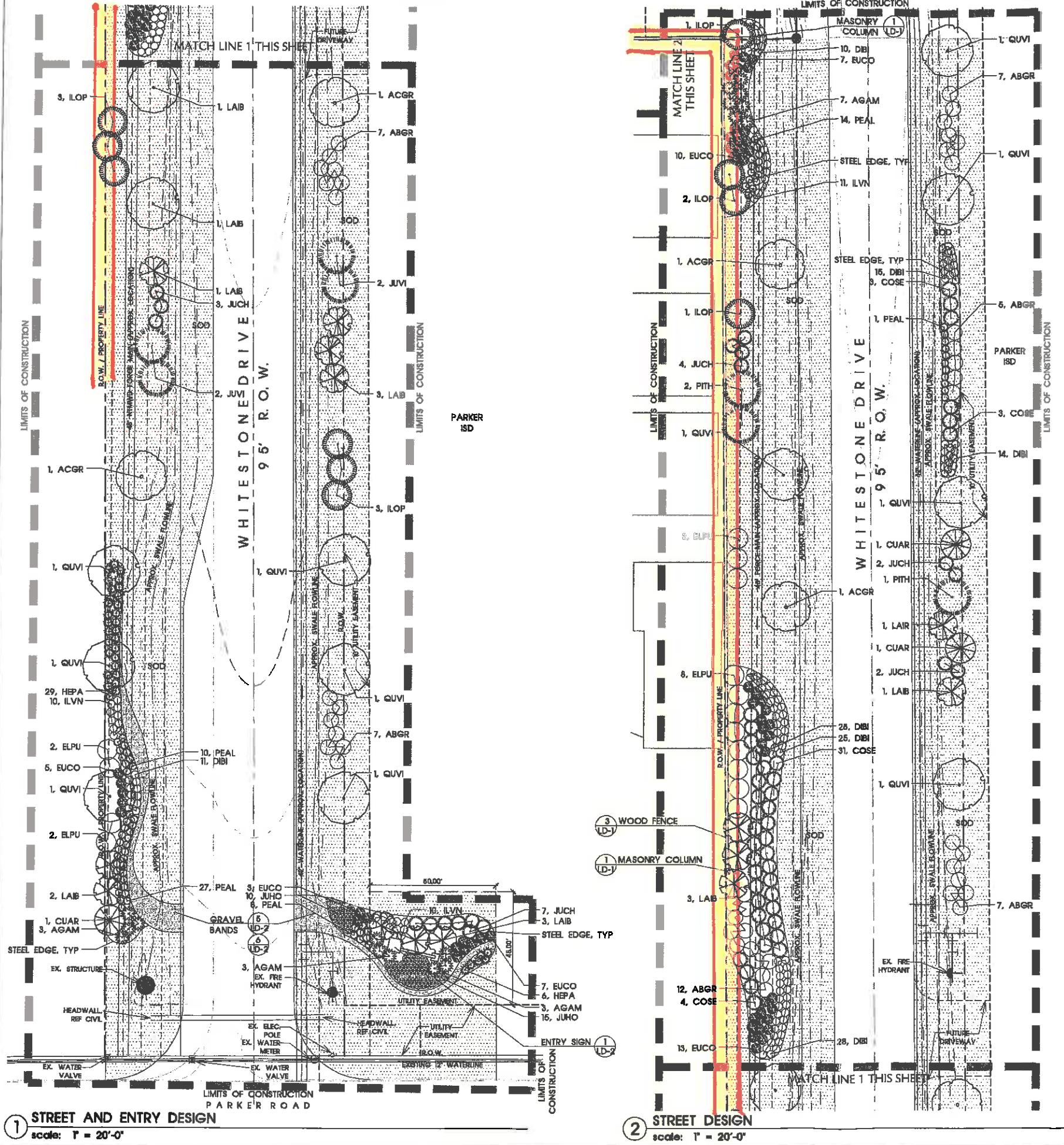
Google earth

feet  
meters

1000  
300



EXHIBIT A



## **EXHIBIT B**

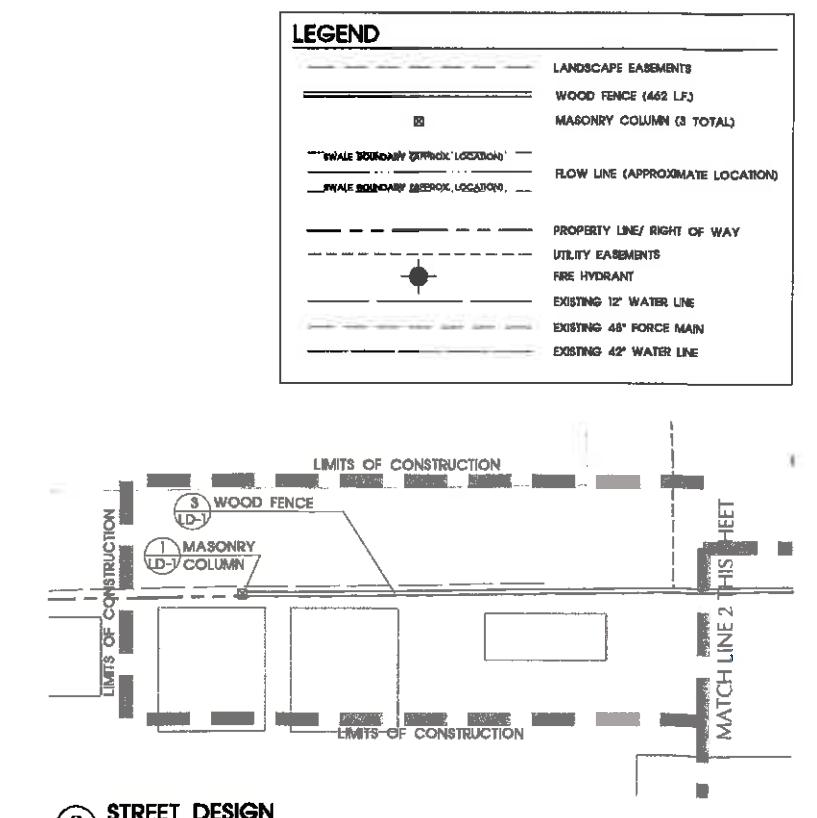
## PROPOSED FENCE LINE



# DONIHOO FARMS

## LANDSCAPE DEVELOPMENT PLANS

## PARKER, TEXAS



### 3 STREET DESIGN

**- CAUTION - EXISTING UTILITIES**  
EXISTING UTILITIES AND GROUND FACILITIES INDICATED ON THESE PLANS  
HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE  
RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, BOTH HORIZONTALLY  
AND VERTICALLY, THE LOCATION OF ALL EXISTING UTILITIES AND  
UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION TO TAKE NECESSARY  
PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE  
CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM  
DAMAGE DURING CONSTRUCTION.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND SHALL BE AGREED TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

A scale bar and a north arrow. The scale bar is labeled 'FULL SIZE SCALE T = 20' and has tick marks at 0, 10, 20, and 40. The north arrow is a circle with a vertical line through the center.

<b>Drawing File Name</b>	
<b>Issues</b>	
1.	<b>CLIENT REVIEW</b>
2.	<b>CLIENT REVIEW</b>
3.	<b>BID SET</b>
4.	
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10.	
<b>Revisions</b>	
1.	
2.	
3.	
4.	
5.	
<b>Issue Date: August 26, 2016</b>	
<b>Drawn By: MPP</b>	
<b>Reviewed By: BD, PV</b>	
<b>Project No. 150044-WARN</b>	
<b>Hardscape and Landscape</b>	
<b>Sheet No. LP-1</b>	
<p>The reproduction, copying or other use of this drawing without the written consent of BCI Planning, LLC is prohibited.</p> <p>BCI Planning, LLC</p>	







— — — — — MATCHLINE SHEET 3 OF

## NOTES V

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY PANEL NO. 48085C0385 J, DATED JUNE 2,2009, AND COMMUNITY PANEL NO. 48085C0395J, DATED JUNE 2, 2009, AND THE SUBJECT TRACT DOES NOT APPEAR TO BE WITHIN THE 100 YEAR FLOODPLAIN.
2. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, NAD83 TEXAS NORTH CENTRAL ZONE (4202), GRID BEARINGS & TIES TO SHOWN CONTROL MONUMENTS.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ALL LOT CORNERS HAVE BEEN SET.
5. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
6. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/POONDS, ETC.(PER STATE REGULATIONS).
6. TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
7. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
8. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.

OWNER  
**DONIHOO FARMS, LTD.**  
4925 GREENVILLE AVENUE, SUITE 1020  
DALLAS, TEXAS 75206  
(214) 368-0238

**ENGINEER/SURVEYOR**  
**westwood**

OUT OF THE  
THOMAS ESTES SURVEY, ABSTRACT No. 298  
IN THE  
CITY OF PARKER, COLLIN COUNTY, TEXAS

**S, LTD.  
, SUITE 1020  
206**

ENGINEER/SURVEYOR

# **Westwood**

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Westwood Professional Services, Inc. 3  
4.536 ACRES, JANUARY 19, 2017 0003570 WHITESTONE ESTATES, PHASE 1

Legal Description  
WHITESTONE ESTATES, Phase 1

Being a 104.536 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being 1/3 of all three tracts of land described as Tract A-11.669 acres, Tract B-11.669 acres and Tract C-16.815 acres conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630000791500 of the Deed Records, Collin County, Texas, 20150630000791540 of said Deed Records, said 104.536 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the northwest corner of the 25.617 acre tract of land described in deed to Marylorn Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of said Deed Records, the southeast corner of said Tract C and the northeast corner of said Tract A;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Plano Independent School District by deed of record in Volume 5571, Page 4618 of said Deed Records, said rod being the southwest corner of said 25.617 acre tract;

Thence South 00°07'15" West with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Tract A;

Thence South 89°19'35" West at 30.00 feet passing the northeast corner of the 6.7998 acre tract of land conveyed to Geoffrey L. Condren by deed of record in County Clerk File No. 1994-0015084 of said Deed Records, and continuing along the north line thereof a total distance of 387.54 feet to the base of a fence corner post found in the east line of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, said post marking the southwest corner of said Tract A;

Thence North 00°00'00" East with the east line of said Cotton Wood Acres North, a distance of 1,305.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 119.9785 acre tract for the northeast corner of said Cotton Wood Acres North and the northwest corner of said Tract A;

Thence North 88°52'47" East with the south line of said 119.9785 acre tract, a distance of 232.66 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the most southerly southwest corner of said Tract C;

Thence over and across said 119.9785 acre tract with the west line of said Tract C the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.80 feet (chord bears North 49°52'27" West, 55.69 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 342.50 feet and an arc length of 316.44 feet (chord bears North 29°36'50" West, 305.31 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 20.00 feet and an arc length of 30.31 feet (chord bears North 46°33'51" West, 27.49 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°36'56" West a distance of 50.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 255.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 990.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract C, and continuing over and across said 150.38 acre tract for a total distance of 1,161.91 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence over and across said 150.38 acre tract the following calls and distances:

South 89°19'02" West a distance of 600.04 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85°37'15" West a distance of 263.60 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 04°22'45" East a distance of 115.30 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85°37'15" West a distance of 346.93 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 00°01'02" West at 340.64 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 150.38 acre tract for the northeast corner of said Tract B, and continuing over and across said 119.9785 acre tract with the east line of said Tract B for a total distance of 1,148.84 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence South 23°10'07" East continuing over and across said 119.9785 acre tract with the east line of said Tract B, a distance of 592.61 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said Cotton Wood Acres North for the southeast corner of said Tract B;

Thence South 89°52'56" West with said north line, a distance of 401.09 feet to a 1/2" iron rod found for the northwest corner of said Cotton Wood Acres North;

Thence South 00°59'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a found 1/2" iron rod;

Thence South 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Tract B;

Thence over and across said 119.9785 acre tract with the west line of said Tract B the following calls and distances:

North 00°07'04" West a distance of 100.35 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 475.00 feet and an arc length of 236.83 feet (chord bears North 14°24'05" West, 234.39 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 525.00 feet and an arc length of 263.00 feet (chord bears North 14°20'03" West, 260.26 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 606.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 165.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract B and continuing over and across said 150.38 acre tract for a total distance of 493.25 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence over and across said 150.38 acre tract the following calls and distances:

North 13°45'55" East a distance of 197.47 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 275.00 feet and an arc length of 99.53 feet (chord bears South 80°21'24" East, 98.99 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°16'29" East a distance of 49.92 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°43'31" West a distance of 325.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°48'46" West a distance of 600.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the herein described 104.539 acre tract;

North 89°16'29" East a distance of 592.43 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 2,600.00 feet and an arc length of 459.42 feet (chord bears South 85°39'48" East, 458.82 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 800.00 feet and an arc length of 371.58 feet (chord bears North 86°05'34" East, 368.25 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 68°43'11" East a distance of 85.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 21°16'49" East a distance of 331.41 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 68°43'11" East a distance of 329.12 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 78°10'23" East a distance of 71.85 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 21°16'49" East a distance of 269.01 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 68°43'11" East a distance of 159.38 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the west line of the 171.126 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 915 of said Deed Records (formerly known as Parker Estates recorded in Cab. A, Page 198), said rod being the northeast corner of the herein described 104.539 acre tract;

Thence South 00°10'07" East with said west line, a distance of 1,061.41 feet to a 1/2" iron rod found at the northeast corner of said 119.9785 acre tract and said Tract C;

Thence South 00°01'02" West continuing with said west line, passing the northwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhimani and Anu. V. Bhimani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 104.536 acres or 4,553,580 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DONIHOO FARMS, LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein described property as WHITESTONE ESTATES, PHASE 1 an addition to the City of Parker, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its' respective systems, without the necessity, at any time or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Parker, Texas.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

DONIHOO FARMS, LTD., a Texas limited partnership

By

Stephen L. Sallman, Manager

STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Sallman, of DONIHOO FARMS, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DONIHOO FARMS, LTD. and that he executed the same as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong do hereby certify that I prepared this plat from an actual and an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Parker, Collin County, Texas.

Jason B. Armstrong  
Registered Professional  
Land Surveyor No. 3557

THE STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission  
City of Parker, Texas

HEALTH DEPARTMENT CERTIFICATION:

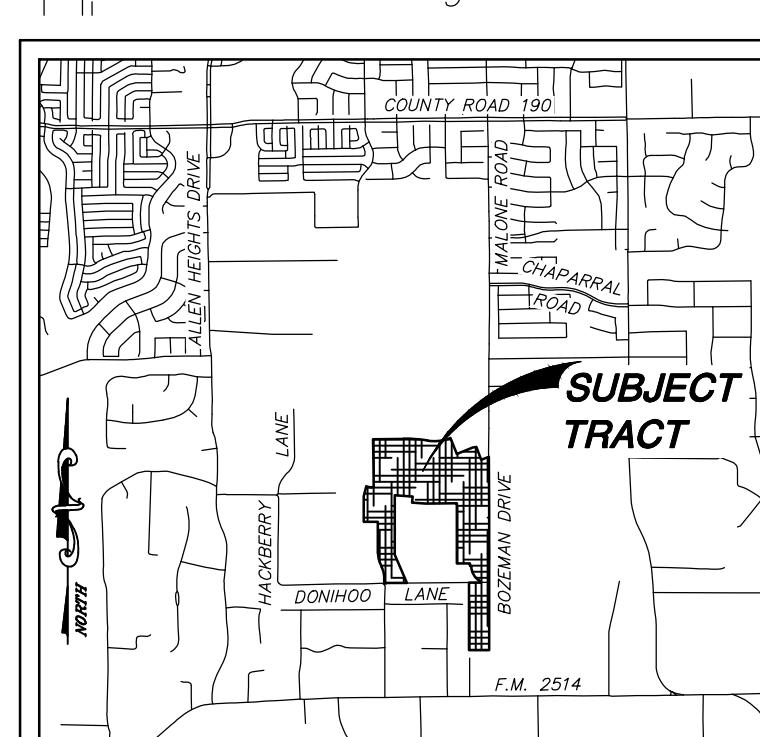
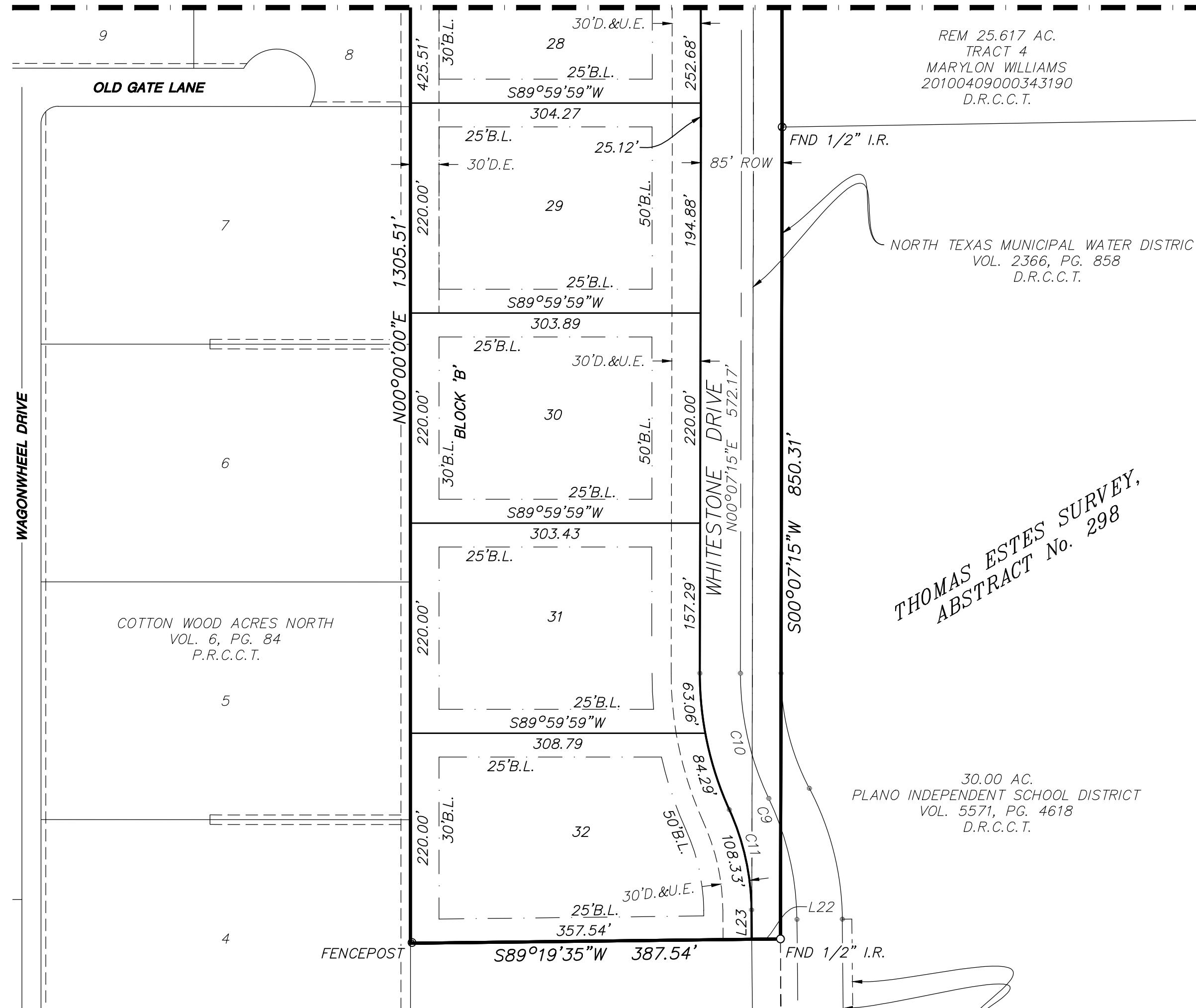
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE  
COLLIN COUNTY DEVELOPMENT SERVICES

LEGEND	
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
○	I.R. FND. (SURVEYOR)
○	5/8" CAPPED IRON ROD SET WITH YELLOW CAP
D.E.	STAMPED "WESTWOOD PS"
D&U.E.	DRAINAGE EASEMENT
VOL.	DRAINAGE & UTILITY EASEMENT
PO.	VOLUME
DOC. NO.	PAGE
R.O.W.	DOCUMENT NUMBER
B.L.	RIGHT OF WAY
	BUILDING LINE

GRAPHIC SCALE  
1" = 100'  
100' 0' 100' 200'

## MATCHLINE SHEET 2 OF 3



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ENGINEER/SURVEYOR

Westwood



## Council Agenda Item

Item 2  
C'Sec Use Only

Budget Account Code:	Meeting Date: February 16, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: February 9, 2017
Exhibits:	Please see Exhibits attached to January 26, 2017 P&Z Commission minutes.

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) PHASE 1 FINAL PLAT. [Tabled – 01262016]

### SUMMARY

City Engineer John Birkhoff, P.E. will complete another site visit of Whitestone Estates (Formerly Donihoo Farms) next week. Mr. Birkhoff's letter, reviewing the development, will be provided at the Thursday, February 16, 2017 Planning and Zoning (P&Z) Commission meeting. Should we receive the letter early, after the packets have been delivered, the City Secretary will email a copy prior to the meeting for your review. If you have any questions and/or comments, please contact the City Administrator Flanigan at [jflanigan@parkertexas.us](mailto:jflanigan@parkertexas.us).

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date: <i>JF</i>	02/03/2017