



AGENDA

PLANNING AND ZONING MARCH 23, 2017 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, March 23, 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 FEBRUARY 16, 2017.
2. PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
5. 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 March 17, 2017 by 5:00 p.m. at the Parker City Hall.

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.

MINUTES
PLANNING AND ZONING COMMISSION MEETING

February 16, 2017

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 7:03 p.m. He noted Commissioner Leamy was not present and asked Alternate Two Commissioner Crutcher to be a voting member for tonight's meeting. He agreed.

Commissioners Present:

✓ Chairperson Wright	Alternate Cassavechia
✓ Commissioner Lozano	✓ Alternate Crutcher
✓ Commissioner Jeang	Alternate Douglas
✓ Commissioner Leamy (arrived late)	
✓ 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 JANUARY 26, 2017.

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

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

City Administrator Flanigan briefly reviewed the item, stating this item was tabled at the January 26, 2017 P&Z Commission meeting. The development was delayed a little due to rain, but a lot of work had transpired. City Engineer Birkhoff completed a site visit on Tuesday, February 14 and prepared a letter Wednesday, February 15, 2017, which listed a few items not yet completed. Mr. Birkhoff included a cover letter that provided an engineering cost estimate of \$38,000 or the estimated cost to complete the remaining items for the project. Mr. Flanigan recommended the Commissioners get an update from the developer and the developer's engineer of record on the project since Tuesday. **(See Exhibit A – Birkhoff, Hendricks & Carter, L.L.P. letter, dated February 15, 2017.)**

Whitestone Estates (Formerly Donihoo Farms) Representative/Manager Stephen L. Sallman, 4925 Greenville Avenue, Suite 1020, Dallas, Texas, said the subdivision looked great. Items 1, 6, and 7, on Mr. Birkhoff letter, were included in the cost estimate and had to do with grading. Mr. Sallman said he would have his engineer address those items. Items 2 and 3 involved the utility contractor and those items should be rectified in approximately four (4) days. He asked Mr. Hovas with Westwood Engineering to come forward and review the project. As Mr. Hovas came forward, Mr. Sallman proposed the P&Z Commission recommend approval of the plat to City Council with the provision that he would escrow the estimated \$38,000, the estimated outstanding work to be completed as of today, February 16, 2017.

Richard Hovas, P.E., with Westwood Engineering, 2740 North Dallas Parkway, #280, Plano, TX, updated the Commission on the detention pond, the parkway along the west side of Whitestone Drive, and water ponds on Donna Drive, stating those projects would be completed in the near future, 1-2 days. Mr. Hovas asked if any of the Commissioners had questions.

Vice Chair Lozano noted ponding in some of the bar ditches, areas that the silt fencing was down, and transformers in the bar ditches. Mr. Hovas said there had been many contractors in and out of the development, but those items would be completed as soon as the area dried.

Commissioner Crutcher asked about gas lines in the subdivision. City Administrator said that was not a requirement to build a house. There was a portion of the City that used propane. Mr. Sallman was working to have gas in the subdivision. The regulations did not specify gas. Mr. Sallman said he would like to have gas, but he did not have a supplier yet. Mr. Flanigan said the City hired a Stormwater Inspector. If the gas lines were added later, the inspector would make sure the ditch grading and silt fencing were maintained to the plat specifications.

Commissioner Leamy arrived.

Chairperson Wright said he thought the P&Z Commission could recommend approval subject to the noted changes with the escrowed funds of \$38,000.

Commissioner Jeang asked to be reminded of the landscaping and fencing issues discussed. City Administrator Flannigan said the P&Z Commission had no objections to the landscaping and fencing, discussed at the January 26, 2017 P&Z Commission meeting, and it would be a good idea to have that comment as part of this motion.

Commissioner Lozano moved to recommend approval of the Whitestone Estates (Formerly Donihoo Farms) Phase 1 Final Plat with the escrowed funds of \$38,000, to take care of the issues in City Engineer John Birkhoff's letter, dated February 15, 2017. In addition, P&Z Commission approved the landscaping and fencing along the parkway on Whitestone Drive. Commissioner Jeang seconded with Commissioners Wright, Lozano, Jeang, Sutaria, and Crutcher voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS

- City Administrator Flannigan said there would be a Capital Improvements Advisory Council (CIAC) meeting next Thursday, February 23, 2017, 7:00 p.m. and that was all he had at this time.

4. ADJOURN

Chairperson Wright adjourned the meeting at 7:17 p.m.

Minutes Approved on 23rd day of March, 2017.

Chairperson Wright

Attest:

Commission Secretary Jeang

Prepared by City Secretary Patti Scott Grey

Exhibit(s):

A - City Engineer Birkhoff's letter, dated February 15, 2017

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.

February 15, 2017

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 Tuesday, February 15, 2017 to determine if the work is complete. During our site visit we observed the following:

The detention pond has been excavated and the bottom is rough graded. It appears wind rows are in the bottom and holds water.

Fire Hydrants have not been rotated to have the 5 1/4 inch nozzle pointed to the street and valve stacks need to be adjusted to grade. Final grading around the fire hydrants will need to take place.

Water meter boxes have not been installed.

It was reported that the gas line has not been installed and that the addition may not be served by gas.

No vegetation has been established. It has been reported that the disturbed areas have been seeded.

The parkway along the west side of Whitestone Drive has a windrow berm preventing storm water from draining to the drainage ditch.

Water ponds on the pavement at the intersection of Donna Drive and Donihoo Drive.

It is our opinion that the fire hydrants and valve stacks should be able to be completed within a few days, clean up grading within a week. We are not sure what will need to take place to resolve the ponding of water at Donna Drive and Donihoo Drive, the design engineer will need to review this intersection. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,

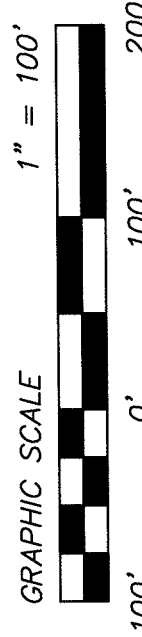


John W. Birkhoff, P

Exhibit A

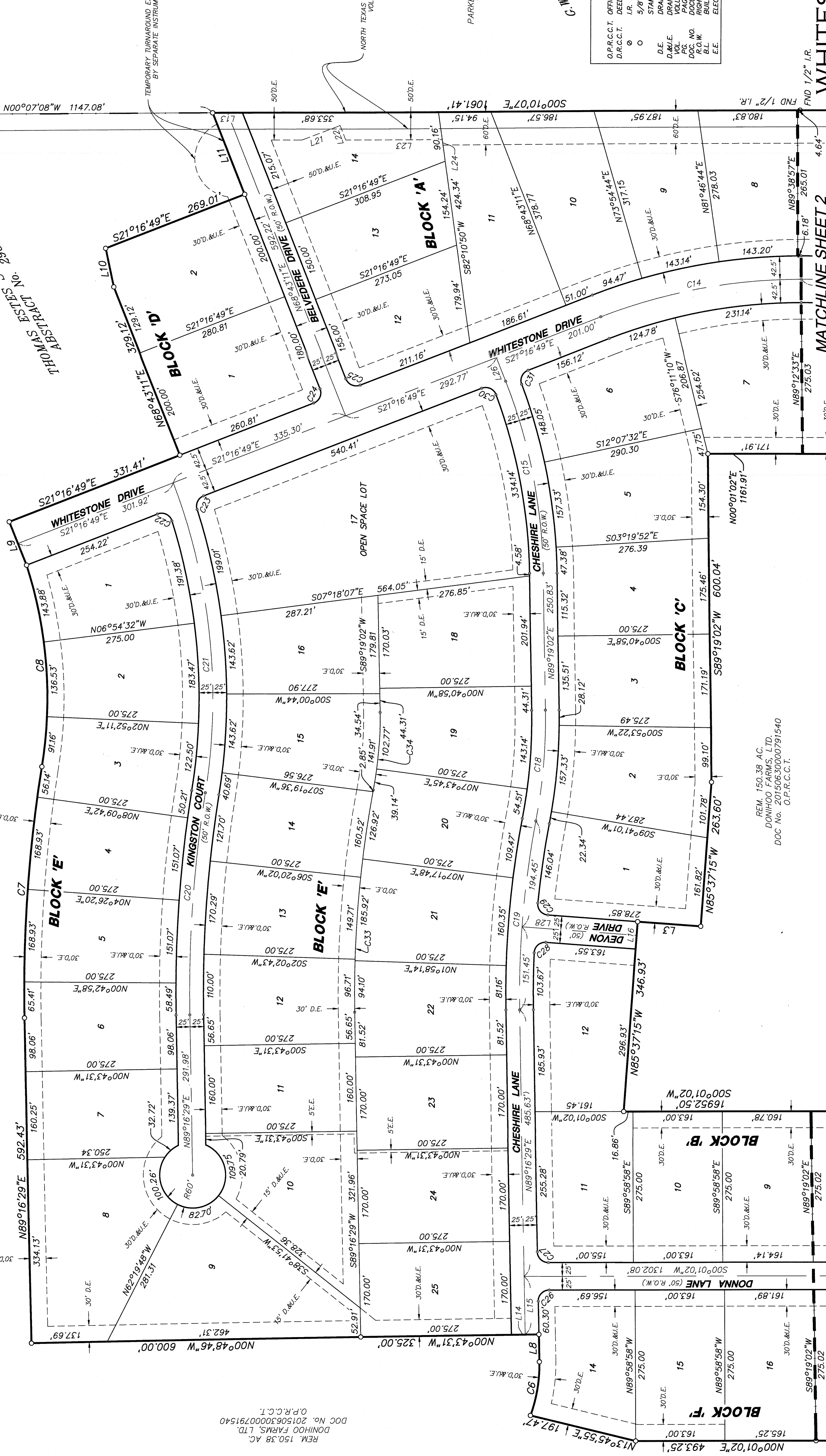
NOTES (X)

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY PANEL NO. 48085C0385-1 DATED MAY 2, 2008, AND COMMUNITY PANEL NO. 48085C0385-1 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. PRESENCE OF ROCK THROUGHOUT A PORTION OF THE SUBDIVISION MAY FURTHER LIMIT THE TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.



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/PONDS, ETC. (PER STATE REGULATIONS). DUE TO THE PRESENCE OF A LARGE POWER EASEMENT ON LOT 28B, NO SURFACE IMPROVEMENTS, IMPROVED COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. ON LOT 28B WITHOUT PRE-CONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES. NOTE: MAXIMUM DWELLING SIZE/NUMBER OF BEDROOMS MIGHT BE LIMITED ON THIS LOT.
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.

REM. 150.38 AC.
DONIHOO FARMS, LTD.
DOC No. 20150630000791540
O.P.R.C.C.T.



MATCHLINE SHEET 2

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	01°24'59"	257.50'	N49°52'27"W	55.69'
C2	02°56'13"	348.50'	N29°36'50"W	305.31'
C3	08°50'14"	20.00'	N46°33'51"W	27.49'
C4	02°54'03"	475.00'	N14°24'05"W	236.83'
C5	02°42'09"	525.00'	N14°20'03"W	260.28'
C6	02°44'14"	275.00'	S80°21'24"E	99.53'
C7	01°07'27"	2600.00'	S85°39'48"E	458.82'
C8	02°38'44"	600.00'	N68°02'34"E	368.25'
C9	02°50'14"	300.00'	N13°05'03"W	130.22'
C10	02°50'01"	302.50'	S12°41'10"E	134.38'
C11	02°52'24"	260.00'	N12°29'09"W	107.55'
C12	05°58'19"	300.00'	N28°02'17"W	281.63'

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C13	05°06'59"	300.00'	S28°01'57"E	282.14'
C14	02°19'25"	1000.00'	N10°37'53"W	389.57'
C15	02°35'51"	1000.00'	N79°01'07"E	387.56'
C16	02°54'09"	500.00'	S14°20'03"E	246.72'
C17	02°54'03"	500.00'	S14°24'05"E	248.30'
C18	01°38'55"	1000.00'	S84°52'30"E	202.38'
C19	01°38'28"	1700.00'	S84°53'42"E	345.30'
C20	01°07'27"	2300.00'	S85°38'48"E	405.88'
C21	02°50'15"	1100.00'	N84°25'48"E	574.76'
C22	08°40'16"	20.00'	S25°48'19"W	29.39'
C23	08°50'36"	20.00'	S64°21'32"E	27.32'
C24	09°00'00"	20.00'	N66°16'48"W	28.28'

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C25	09°00'00"	20.00'	S23°43'11"W	28.28'
C26	08°44'33"	20.00'	S45°21'15"E	28.47'
C27	02°35'51"	20.00'	N44°38'45"E	28.10'
C28	09°33'29"	20.00'	S14°24'00"E	28.67'
C29	08°33'29"	20.00'	N50°09'29"E	28.67'
C30	09°05'43"	20.00'	S24°12'03"W	28.52'
C31	08°50'15"	20.00'	S85°50'26"E	28.07'
C32	09°00'00"	20.00'	S45°01'02"W	28.28'
C33	01°38'28"	2000.00'	N84°53'47"W	406.23'
C34	01°38'55"	700.00'	S84°52'30"E	141.66'

FILES AND RECORDS
Official Public Records
Collin County, Texas
08/07/2017 12:15:58 PM
Survey Firm No. 10074381
20170807010851188

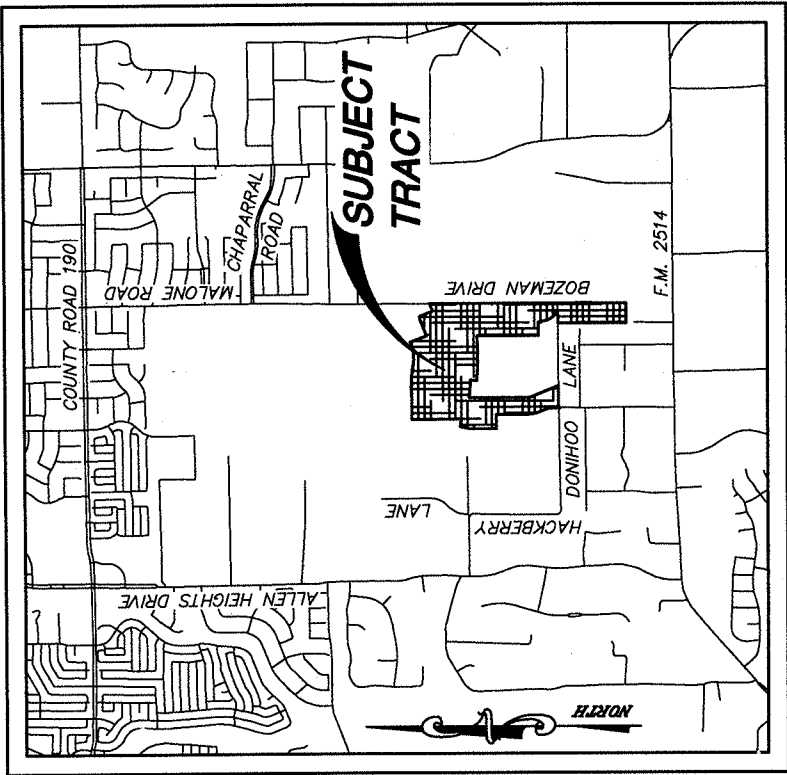
2017.181
Signature



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

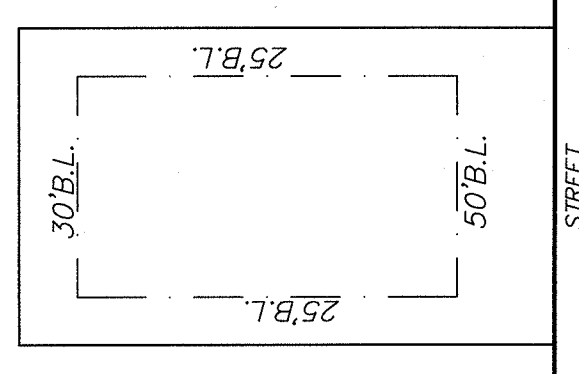
OWNER
DONIHOO FARMS, LTD.
4925 GREENVILLE AVENUE, SUITE 1020
DALLAS, TEXAS 75206
(214) 368-0238

ENGINEER/SURVEYOR
Westwood
Phone 648.473-4640
2140 North Dallas Parkway, Suite 200
Survey Firm No. 10074381
westwoodpro.com
Westwood Professional Services, Inc.

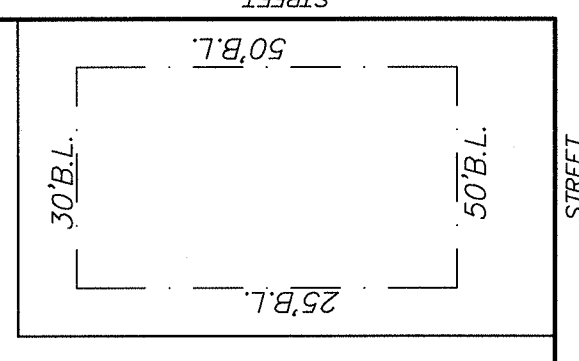


VICINITY MAP
NOT TO SCALE

TYPICAL INTERIOR
LOT DETAIL



TYPICAL CORNER
LOT DETAIL



LINE TABLE	
LINE #	BEARING
L1	232.86' N88°52'48"E
L2	50.00' N02°36'56"W
L3	115.30' N04°22'45"E
L4	3.93' S00°59'30"E
L5	34.19' S89°05'18"W
L6	100.35' N00°07'04"W
L7	483.25' N00°01'02"E
L8	48.82' N88°16'29"E
L9	85.00' N68°43'11"E
L10	71.85' N78°10'23"E
L11	159.38' N88°43'11"E
L13	53.80' S00°10'07"E
L14	50.00' N02°43'31"W
L15	103.89' N88°16'29"E
L16	50.00' N85°37'15"W
L17	62.22' S88°58'58"E
L18	25.00' S00°01'02"W
L19	30.00' S89°12'35"W
L20	30.37' S00°32'35"E
L21	73.48' N21°16'49"W
L22	28.37' S88°43'11"W
L23	174.94' S00°10'07"E
L24	424.34' S82°10'50"W
L25	100.01' S00°07'04"E
L26	46.47' N68°43'11"E
L28	209.16' N04°22'45"E

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

171.126 AC.
PARKER ESTATES ASSOCIATES
VOL. 1901, PG. 915
(PARKER ESTATES)

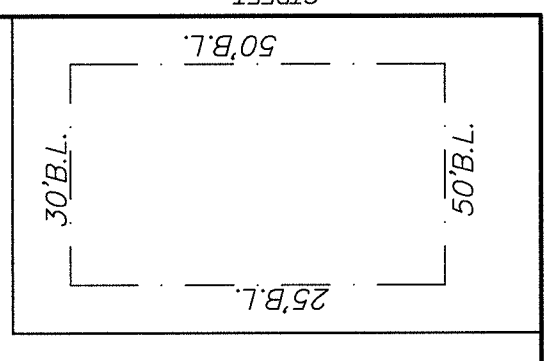
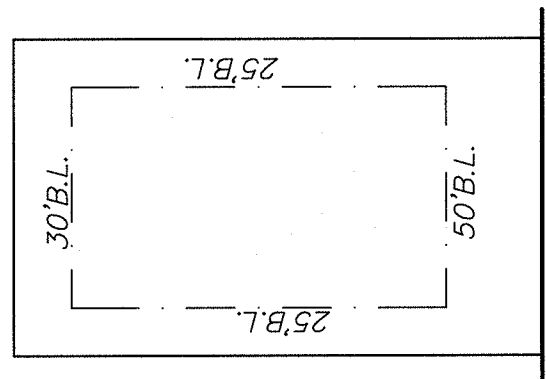
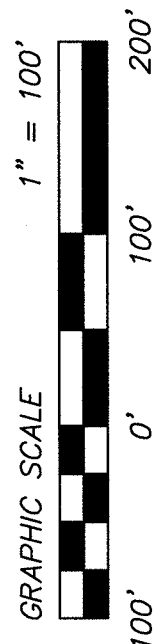
G.W. GUNNELL SURVEY
171.126 AC.
PARKER ESTATES ASSOCIATES
VOL. 1901, PG. 915
(PARKER ESTATES)

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 1901, PG. 884
D.R.C.C.T.

FINAL PLAT
OF

WHITESTONE ESTATES, PHASE 1

74 RESIDENTIAL LOTS/1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE



REM 25.617 AC.
TRACT 4
MARYLON WILLIAMS
0100409000343190
D.R.C.C.T.

FINAL PLAT

OF

WHITESTONE ESTATES, PHASE 1

74 RESIDENTIAL LOTS/1 OPEN SPACE LOT
104.536 ACRES

OUT OF THE
THOMAS ESTES SURVEY, ABSTRACT NO. 298
IN THE

ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640
Toll Free (888) 937-5150
Survey Firm No. 10074301
2740 North Dallas Parkway, Suite 280
Plano, TX 75093
westwoodps.com

104.536 ACRES JANUARY 19, 2017 0003570 WHITESTONE ESTATES, PHASE 1

OWNER


DONIHOO FARMS, LTD.

EENVILLE AVENUE, SUITE 200
 DALLAS, TEXAS 75206
 (214) 368-0338

104.536 ACRES JANUARY 19, 2017 0003570 WHITESTONE ESTATES, PHASE 1

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/07/2017 12:13:55 PM
\$51.00 DLARD
20170307010001180

2017-188
\$51.00 DLAIRD
20170307010001180



16. 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/PONDS, ETC. (PER STATE REGULATIONS). DUE TO THE PRESENCE OF A LARGE POWEREASEMENT ON LOT 288, NO SURFACE IMPROVEMENTS, IMPERVIOUS COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. ON LOT 288 WITHOUT PRE-CONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEPARTMENT SERVICES. NOTE: MAXIMUM DRAINAGE SITE VOLUMES OF PROPOSED IMP'TS BE LIMITED ON THIS LOT.

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.

NOTES)(

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM) COMBUSTION PANEL NO. 48085C03385 DATED JUNE 2, 2009, AND COMMUNITY PANEL NO. 48085C03395L 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, MON083 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. PRESENCE OF ROCK THROUGHOUT A PORTION OF THE SUBDIVISION MAY FURTHER LIMIT THE TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.

LEGEND

Q.P.R.C.C.T.	OPTIONAL PROPERTY RECORDS COLIN COUNTY TEXAS	Q	I.R. FND. (SURVEY)	5/8" CAPED IRON ROD SET WITH YELLOW CAP
D.A.C.C.T.	DEED RECORDS COLIN COUNTY TEXAS		STAMPED "WESTMONT FS"	
			D.M.E.	DRAINAGE & UTILITY EASEMENT
			VOL.	
			P.G.	PAGE
			DOC. NO.	DOCUMENT NUMBER
			R.O.N.	RECORD NUMBER
			B.L.	BUILDING LINE
				ELECTRIC EASEMENT

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) all of three tracts of land described as Tract A--11,660 acres, Tract B--11,660 acres and Tract C--16,815 acres conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 2015063000791500 of the Deed Records, Collin County, Texas, 2) a part of the 150.38 acre tract of land conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 2015063000791540 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 "GFER 4117" found at the northwest corner of the 25.617 acre tract of land described in deed to Marylon 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°19'25" 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°52'48" 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 86°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 185.00 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 104.536 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" 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 171.26 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 315 of said Deed Records (formerly known as Parker Estates recorded in Cobs A, Page 198), said rod being the northeast corner of the herein described 104.536 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 installation, maintenance or efficiency of any respective systems on said Easements, and the City of Parker and all public utilities shall have the right to install, reconstruct, inspect, maintain, repair, and modify, or removing Easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, and modifying, 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 Collin County TEXAS this the 23rd day of February, 2017.

DONIHOO FARMS, LTD., a Texas limited partnership
By: Stephen L. Sallman, Manager

STATE OF TEXAS)
COUNTY OF COLLIN)

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 23rd day of February, 2017.

David Goss
Notary Public In and for the State of Texas
Notary ID #415002

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. 5557

THE STATE OF TEXAS)
COUNTY OF COLLIN)

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 he was the act of such corporation, 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 23rd day of February, 2017.

Travis Cole Capel
Notary Public, State of Texas
Comm. Expires 02-17-2020
Notary ID: 130559412

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Parker, Texas

APPROVED AND ACCEPTED

Mayor, City of Parker, Texas

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PARKER, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF WHITESTONE ESTATES, PHASE 1, AS A SUBDIVISION OF THE CITY OF PARKER, WAS SUBMITTED TO THE CITY COUNCIL ON THIS 27th DAY OF February, 2017, AND THAT THE CITY COUNCIL HAS REVIEWED THE PLAT AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS AND PUBLIC PLACES AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE APPROVAL THEREOF BY SIGNING HIS NAME HEREIN ABOVE SUBSCRIBED. WITNESS MY HAND THIS 27th DAY OF February, 2017.

City Secretary
CITY OF PARKER, TEXAS

NOTES)

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY PANEL NO. 48085C0385 J, DATED JUNE 2, 2009, AND COMMUNITY PANEL NO. 48085C0395L, 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 WITHDRAWING 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/PONDS, 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.

HEALTH DEPARTMENT CERTIFICATION:

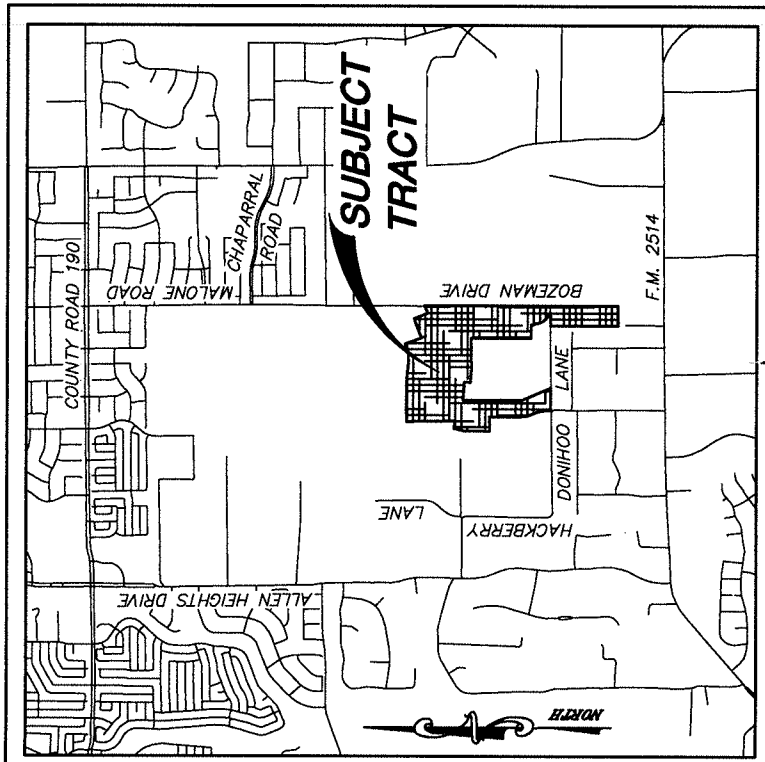
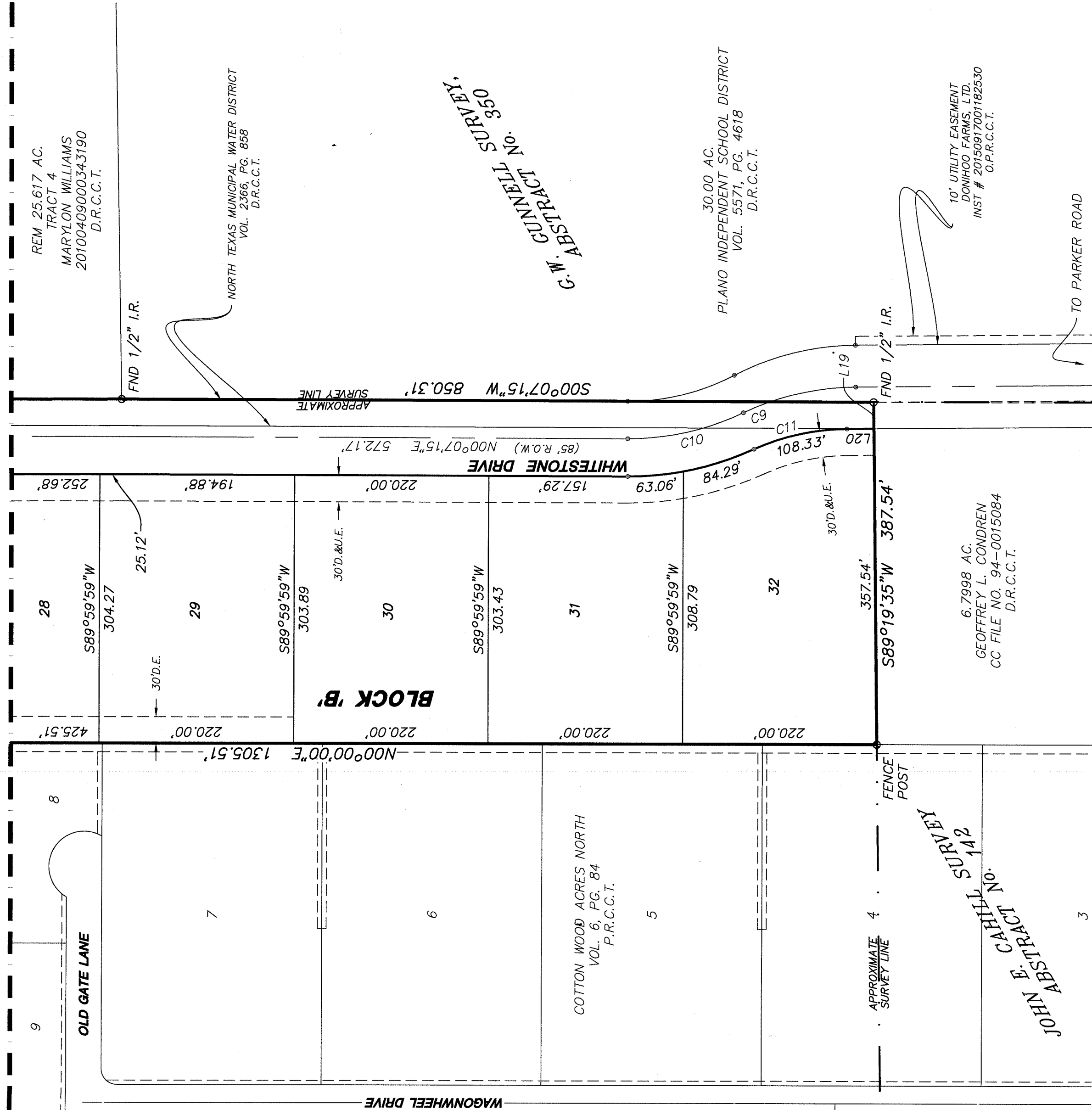
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT COMPLY WITH THE APPLICABLE ORDINANCES OF THE STATE OF TEXAS AND COLLIN COUNTY, TEXAS, AND THAT THE REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

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
O I.R. FND. (SURVEYOR)
O 5/8" CAPPED IRON ROD SET WITH YELLOW CAP
O STAMPED "WESTWOOD PS"
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE & UTILITY EASEMENT
P.C. PLAT PAGE
P.C. PLAT PAGE
D.C. NO. DOCUMENT NUMBER
R.C. NO. RECORD NUMBER
B.L. BUILDING LINE
E.E. ELECTRIC EASEMENT

GRAPHIC SCALE
1" = 100'

MATCHLINE SHEET 2 OF 3



VICINITY MAP
NOT TO SCALE

FINAL PLAT
OF
WHITESTONE ESTATES, PHASE 1
74 RESIDENTIAL LOTS/1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE
SURVEY, ABSTRACT NO. 298
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

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

ENGINEER/SURVEYOR
Westwood
2740 North Dallas Parkway, Suite 200
Plano, TX 75093
Phone (214) 474-4640
Faxline (888) 937-5168
Survey Firm No. 10074801
Westwoodps.com
Westwood Professional Services, Inc.



PLEASE PRINT



APPLICATION FOR A SPECIAL USE PERMIT

The undersigned owner (contract owner) of property herein described hereby applies for a special use permit for the following described property:

- (1) Location of Property or Street Address:

1708 Dublin Road
Parker, Texas 75094

Existing Zoning: Residential

- (2) Legal Description of Property:

Being Lots 1 and 2, Block 1, Pecan Panorama Estates, an addition to the City of Parker, Collin County Texas according to the plat thereof recorded in volume 2015, Page 740, map records, Collin County, Texas. Lots 1 & 2 are to be replatted to be 1 building lot.

- (3) Proposed Use of Property:

To build an accessory building approximately 6,800 SF enclosed under roof which will have adequate space for (1) equipment needed to maintain the combined 19 acres of land owned in this area, (2) a personal music recording studio for the occupant of the home who is a professional musician, (3) space for his travel vehicle & equipment, *

- (4) Development Schedule: Start construction Summer 2017

- (5) Desired Duration: Indefinite; permanent

- (6) Attached are the checklist, plans, and LETTER OF INTENT: ☒ Yes ☐ No

* and (4) a potting area/studio for their gardens. This is for their private use only.

No application for a special use shall be granted by the City of Parker unless the City Council shall find all of the following conditions are present:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. ✓
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the special use. ✓
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. ✓
4. That adequate utilities, access roads, drainage, and other necessary site improvements have been or are being provided. ✓
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. ✓
6. That the special use shall conform to all applicable regulations of the district in which it is located. ✓

I own ☒ lease ☐ this property.

I, the undersigned applicant, have reviewed the above standards and to the best of my knowledge this proposed special use complies with the standards for special use.

Respectfully submitted,

Jay Templeton
Applicant Signature

Mary Templeton
Printed Name

Applicant Signature

Printed Name

Address: 2607 Dublin Road
Parker, TX 75094

Phone: 214-213-0936

*This property is owned by
Mary Templeton, dba Dublin07.
A home is being built for Stephanie &
Matthew Buggs, her daughter & son-in-law.
After the home is completed formal
ownership will transfer to Matt &
Stephanie.*

*The SUP is for an
accessory building that exceeds
2500 SF but is < than 3% of
the SF of property.*

See attached Letter of Intent

ADDITIONAL REQUIREMENTS:

Attach 12 copies of plat for the property containing the following information:

- a. North point, scale, and date
- b. Name and address of applicant, engineer, or surveyor
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to property
- e. Location of existing or platted streets within and adjacent to property
- f. Location of existing rights-of-way, utility/drainage easements

Fees:

- a. The fee for a Special Use Permit before the Planning & Zoning Commission is (See Fee Schedule).
- b. The fee for a Special Use Permit before The City Council is (See Fee Schedule).

FEES ARE NON-REFUNDABLE. IN THE EVENT THE APPLICATION FOR SPECIAL USE PERMIT IS DENIED.

Timing:

Within twenty days of receipt of completed application and appropriate fee, a public hearing will be scheduled before the Planning and Zoning Commission, after notification of all property owners within 200 feet of the property has been duly accomplished. Additional notifications may be made at the discretion of the City Administrator.

The Planning and Zoning Commission will make a recommendation to the City Council for either approval, approval with conditions, or denial.

Applications that receive a recommendation for approval, or approval with conditions by the Planning and Zoning Commission, will then be scheduled for a Public Hearing before the Parker City Council, after notification of all property owners within 200 feet of the property has been duly accomplished. Additional notifications may be made at the discretion of the City Administrator.

The final authority for approval is with the City Council of the City of Parker.

Applications that have been denied by the Planning and Zoning Commission may be appealed to the Parker City Council.

The Special Use Permit is not permanent zoning, and may be brought before the governing body of the city for a compliance review at any time.

The City may seek the issuance of an administrative search warrant in the event probable cause exists to review compliance with the city ordinances and the requirements of the SUP. Such warrants may be issued in the discretion of the court after a review of the evidence."

NO HEARING WILL BE SCHEDULED UNTIL APPROPRIATE FEES HAVE BEEN PAID.

All the requirements and fees of this application are hereby submitted to the City Secretary, City of Parker, Texas, as required for a Special Use Permit. I (we) understand that in the event this application is denied by either the Parker Planning and Zoning Commission or the Parker City Council, the fees submitted herewith are not to be refunded.

DATE

3/3/17

APPLICANT

Mary Templar

Jay L.

DATE

APPLICANT

DATE RECEIVED

CITY OF PARKER

AMOUNT OF FEE RECEIVED WITH INITIAL
APPLICATION

NAMES AND ADDRESSES OF ALL ADJACENT PROPERTY OWNERS (IN EVERY DIRECTION) WITHIN 200 FEET OF THE PROPERTY:

IMPORTANT NOTE: IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE COMPLETE AND TOTAL NAME AND ADDRESSES TO THE CITY ADMINISTRATOR.

THIS INFORMATION IS A PART OF THE APPLICATION FOR A SPECIAL USE PERMIT.

FAILURE TO COMPLETE THIS PORTION OF THE APPLICATION WILL RESULT IN THE APPLICATION BEING RETURNED AS INCOMPLETE.

1. Ms. Cecilia Smith, 1808 Dublin Road, Parker, TX 75094
2. Rick & Kathy Webster, 1711 Dublin Road, Parker, TX 75094
3. Doug & Brenda Hartl, 5200 Estate Lane, Parker, TX 75094
4. Duane & Kimberly Hinshaw, 5208 Estate Lane, Parker, TX 75094
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

CITY OF PARKER
SPECIAL USE PERMIT

The City Council of the City of Parker hereby grants a Special Use Permit as follows:

APPLICANT: _____

PROPERTY: _____

USE PERMITTED: _____

EFFECTIVE DATE: _____ DURATION: _____

This permit is granted subject to the representations of applicant as presented in the application and letter of intent filed by applicant and attached hereto for all purposes, subject to the rules, regulations, and ordinances of the City of Parker and subject to the following special conditions:

The City of Parker reserves the right to cancel, modify, or suspend the permit granted herein should the City Council determine: (1) that any of the representations contained in the applicant's application or letter of intent are false, (2) that applicant has not timely performed applicant's obligations as represented in the application, letter of intent, or as contained in the special conditions, or (3) that applicant has been found to be in violation of the ordinances of the City of Parker or any county, state, or federal regulations applicable to the subject property, applicant, or the activity conducted.

CITY OF PARKER

Mayor

ATTEST:

City Secretary

*Mary
Richard
Templeton*

March 3, 2017

Planning and Zoning Commission
City of Parker
5700 Parker Road
Parker, Texas 75002

Re: Special Use Permit Request for 1708 Dublin Road

Dear Committee:

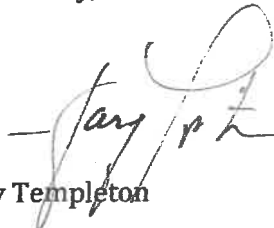
We recently acquired Geetha Ram and Bill Fortune's 5.6 acre property (f.k.a. Hill property) located at 1708 Dublin Road to build a home for my daughter and her husband, Stephanie and Matt Boggs. We are in the process of finalizing their house plans.

We are requesting a Special Use Permit (SUP) to build an auxiliary building in excess of 2,500 sq. ft. per Parker Building Code of Ordinance section 156.37(N)(5)(e). We have designed an auxiliary building that is 6,808 sq. ft. to accommodate under roof and enclosed: (a) the farm and yard equipment needed to maintain 19 acres (Hill 5.6 acre & Frizzell 13.4 acre properties), (b) a personal recording studio for the home owner, Matt Boggs, who is a song writer and professional musician, (c) storage for Matt's Transit, trailer and equipment he uses to travel for live performances and (d) a potting shed for gardening.

The building meets appropriate side and back setbacks and is architecturally consistent with the main home. The sound studio is designed by Russ Berger Design Group, a well-known sound architect. The studio will be so well insulated that the sound from mowers, cars or other environmental noise outside the studio will not be heard inside because it would ruin the recording. Conversely, sound from their recording studio will not be heard outside the studio let alone by any neighbors. Russ assures me that if a mower was right outside the studio wall it would not be heard inside.

If you have any questions or concerns please let me know.

Respectfully,



Mary Templeton

02 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



- 1 BRICK AT GUTTER OR PARAPET FINISH
2 CHIMNEY
3 STONE LINTEL
4 STONE SILL AS DETAILLED
5 PARCELED BRICK ROOF
6 TRIMMED BRICK ROOF
7 METAL ROOFING AS DETAILLED
8 TRIMMED BRICK ROOF
9 TRIMMED BRICK ROOF
10 NO RAYON FASH HERE
11 STUCCO ROOFING AS DETAILLED
12 WOOD & METAL CLAD DOORS/WINDOWS AS DETAILLED
13 HORIZONTAL SLATS AS DETAILLED
14 BRICK ROOF AS DETAILLED - SEE STRUCTURAL
15 METAL LANTERN AS DETAILLED OR DETAILLED
16 BRICK ROOF AS DETAILLED
17 STUCCO ROOF AS DETAILLED
18 LANTERN CUP
19 HISTORIC BRICKWORK AS DETAILLED

MARY TEMPLETON IS APPLICANT
2607 DUBLIN ROAD
PARKER, TEXAS 75094



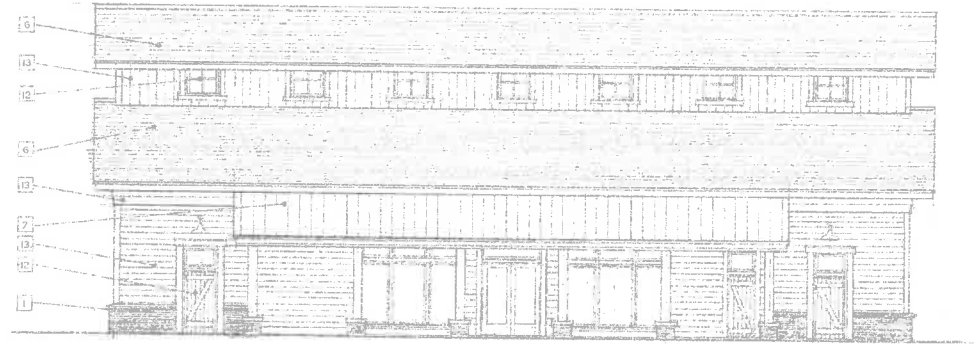
01 SITE PLAN
SCALE: 1" = 20'-0"

MARCH 3, 2017

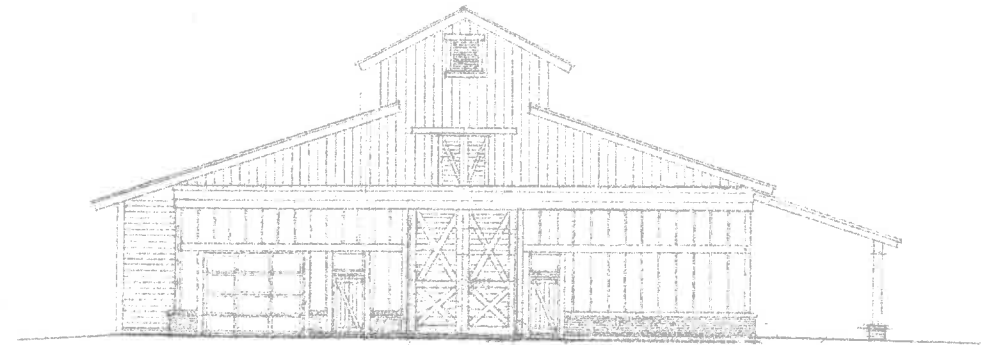
A NEW RESIDENCE FOR
MATT & STEPHANIE BOGGS
1708 DUBLIN ROAD
PARKER, TEXAS

LARRY E. BOERDER ARCHITECTS, A.I.A.
4809 COLE AVENUE SUITE 250 DALLAS, TEXAS 75205
WWW.LARRYBOERDER.COM (214) 559-2285

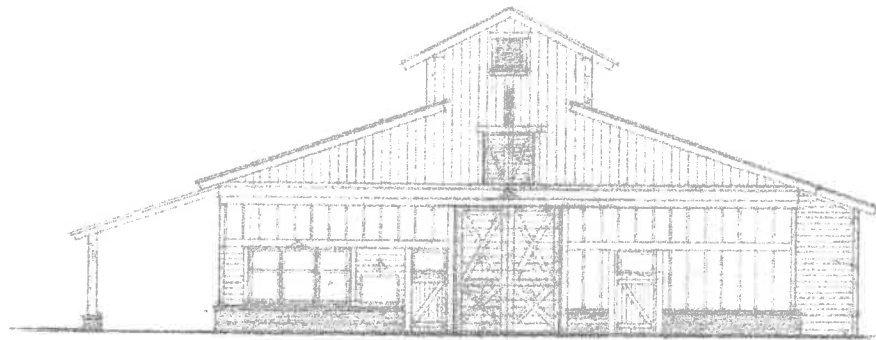
PROJECT NUMBER	15.06
REVISIONS	
COPYRIGHT	LARRY BOERDER ARCHITECTS 2017 ALL RIGHTS RESERVED
SHEET NO.	A1.1



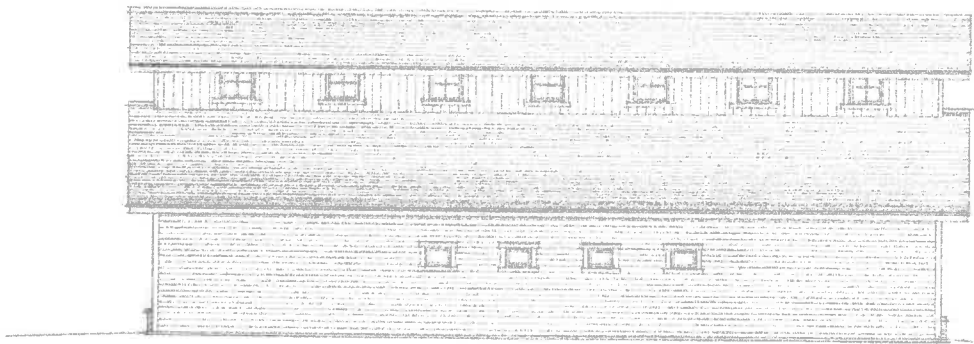
01 NORTH AUXILIARY BUILDING ELEVATION
SCALE 1/8" = 1'-0"



04 EAST AUXILIARY BUILDING ELEVATION
SCALE 1/8" = 1'-0"

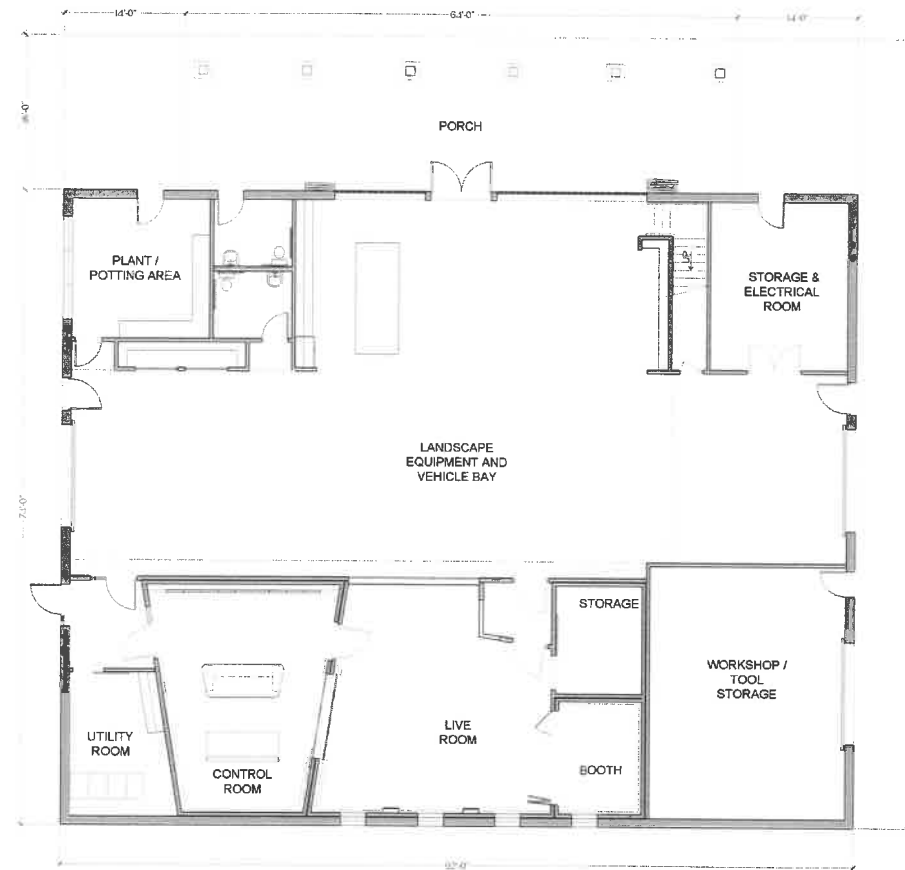


02 WEST AUXILIARY BUILDING ELEVATION
SCALE 1/8" = 1'-0"



03 SOUTH AUXILIARY BUILDING ELEVATION
SCALE 1/8" = 1'-0"

1. Brick w/ Slurry or Parged Finish
2. Concrete
3. Stone Lintel
4. Stone Sill as Detailed
5. Parged Brick Rowlock
6. Dimensional Composition Roof
7. Metal Roofing as Selected
8. True Wood Timber Rafter Tails Here
9. Faux Wood Applied Timber Rafter Tails Here
10. No Rafter Tails Here
11. Steel Doors/Windows as Scheduled
12. Wood Doors/Windows as Scheduled
13. Horizontal Siding as Selected
14. Brick Arch as Detailed-See Structural
15. Metal Lantern as Selected or Detailed
16. Ironwork as Selected
17. Structural Timber Beams or Columns
18. Limestone Cap
19. Historic Brickwork as Detailed



05 AUXILIARY BUILDING FLOOR PLAN - 6808 SF NOT INCLUDING PORCH
SCALE 1/8" = 1'-0"

MARCH 3, 2017



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A NEW RESIDENCE FOR
MATT & STEPHANIE BOCCS
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16.08

REVISIONS

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