



## AGENDA

### PLANNING AND ZONING JULY 27, 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, July 27, 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 JUNE 8, 2017.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESERVE AT SOUTHRIDGE FINAL PLAT.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING'S CROSSING PHASE 4 FINAL PLAT.

#### **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 July 21, 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.



## Council Agenda Item

Item 1  
C Sec Use Only

Budget Account Code:	Meeting Date: July 27, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator
Estimated Cost:	Date Prepared: July 17, 2017
Exhibits:	Proposed Minutes

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR JUNE 8, 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: <i>PG</i>	07/21/2017
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date: <i>JF</i>	07/21/2017

MINUTES

**PLANNING AND ZONING COMMISSION MEETING**

June 8, 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 7:00 p.m. and noted there was a quorum. Chairperson Wright asked P&Z Alternate Two Commissioner Crutcher to be a voting member for this meeting. Commissioner Crutcher agreed.

Commissioners Present:

✓	Chairperson Russell Wright	Alternate Anthony Cassavechia
✓	Commissioner Joe Lozano	✓ Alternate Larkin Crutcher
	Commissioner Wei Wei Jeang	Alternate JR Douglas
✓	Commissioner David Leamy	
✓	Commissioner Jasmat Sutaria	

Staff/Others Present:

✓	City Administrator Jeff Flanigan	City Attorney Brandon S. Shelby
✓	City Secretary Patti 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 23, 2017.

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

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A LAND STUDY AND PROPERTY LOCATED IN THE 3400 BLOCK OF MCCREARY ROAD. (**EXHIBIT – MONA AND VICE CICHOSZ**)

Mr. Vincent Cichosz said he and his wife, Mona, moved to the City of Parker approximately three (3) years ago, loved the area, and purchased property. He handed out several maps and reviewed them, speaking briefly about his concerns with Parker Storage Facility, which was also in the city's Extraterritorial jurisdiction (ETJ). Mr. Cichosz said he requested this land study item be placed on the June 8, 2017 P&Z Commission agenda to request a letter of support from the P&Z Commission for a small residential development near the corner of McCreary and McWhirter roads, per his concept plan. The letter would recommend City Council consider a development agreement including two variances, 1) water looping and 2) right of way (ROW) width for the Cichosz Tract. (**EXHIBIT A – VINCENT AND MONA CICHOSZ LAND STUDY INFORMATON – 3400 BLOCK OF MCCREARY ROAD**)

Vice Chair Lozano stated his concerns, regarding both requested variances, and the conflicts with the city's Subdivision Regulations.

There were flushing techniques and other methods to resolve the water looping issue until future development potentially encompassed or allowed looping of the area and the fire safety issues could be resolved with fire suppression, building requirements and other means. Both concerns/variances would be thoroughly reviewed by engineering and subject to approval.

Commissioner Sutaria inquired about the size of the lots or one (1) acre lots. City Administrator Flanigan reminded P&Z Commission members the property was in the city's Extraterritorial jurisdiction (ETJ) and the city could not exercise authority beyond the city limits or its boundaries.

Commissioner Leamy asked if there were any planned public use or playground areas. Mr. Cichosz said there were no plans at this time.

Chair Wright reiterated the property was in the ETJ, the variance requests were reasonable and would be subject to engineering review.

Mr. Cichosz was asked about the timeframe for the project. With a recommendation to City Council, engineering review, consulting, and financing, he said he was hoping to get the development started this fall.

MOTION: Commissioner Leamy moved to recommend granting the following variances to City Council:

- The subdivision water line would not be required to be looped at this time and
- A fifty foot (50') street right of way (ROW) dedication,

subject to engineering review. Commissioner Sutaria seconded with Commissioners Wright, Lozano, Leamy, Sutaria, and Crutcher voting for the motion. Motion carried 5-0.

### 3. FUTURE AGENDA ITEMS

P&Z Commissioner Chair Wright asked City Administrator Flanigan if he was aware of any future P&Z agenda item at this time.

Mr. Flanigan noted the following two (2) developments:

- a) King's Crossing Phase 4 Final Plat and
- b) Reserve @ Southridge Final Plat.

### 4. ADJOURN

Chairperson Wright adjourned the meeting at 7:47 p.m.

Minutes Approved on 27th day of July, 2017.

---

\_\_\_\_\_  
Chairperson Wright

Attest:

---

\_\_\_\_\_  
Commission Secretary Jeang

---

\_\_\_\_\_  
Prepared by City Secretary Patti Scott Grey

**Exhibit(s):**

**A - Cichosz Tract Land Study Information**

**From:** Vincent Cichosz [REDACTED]  
**Sent:** Wednesday, May 17, 2017 10:11 AM  
**To:** Jeff Flanigan <[REDACTED]>  
**Subject:** Land study

Good morning, Jeff.

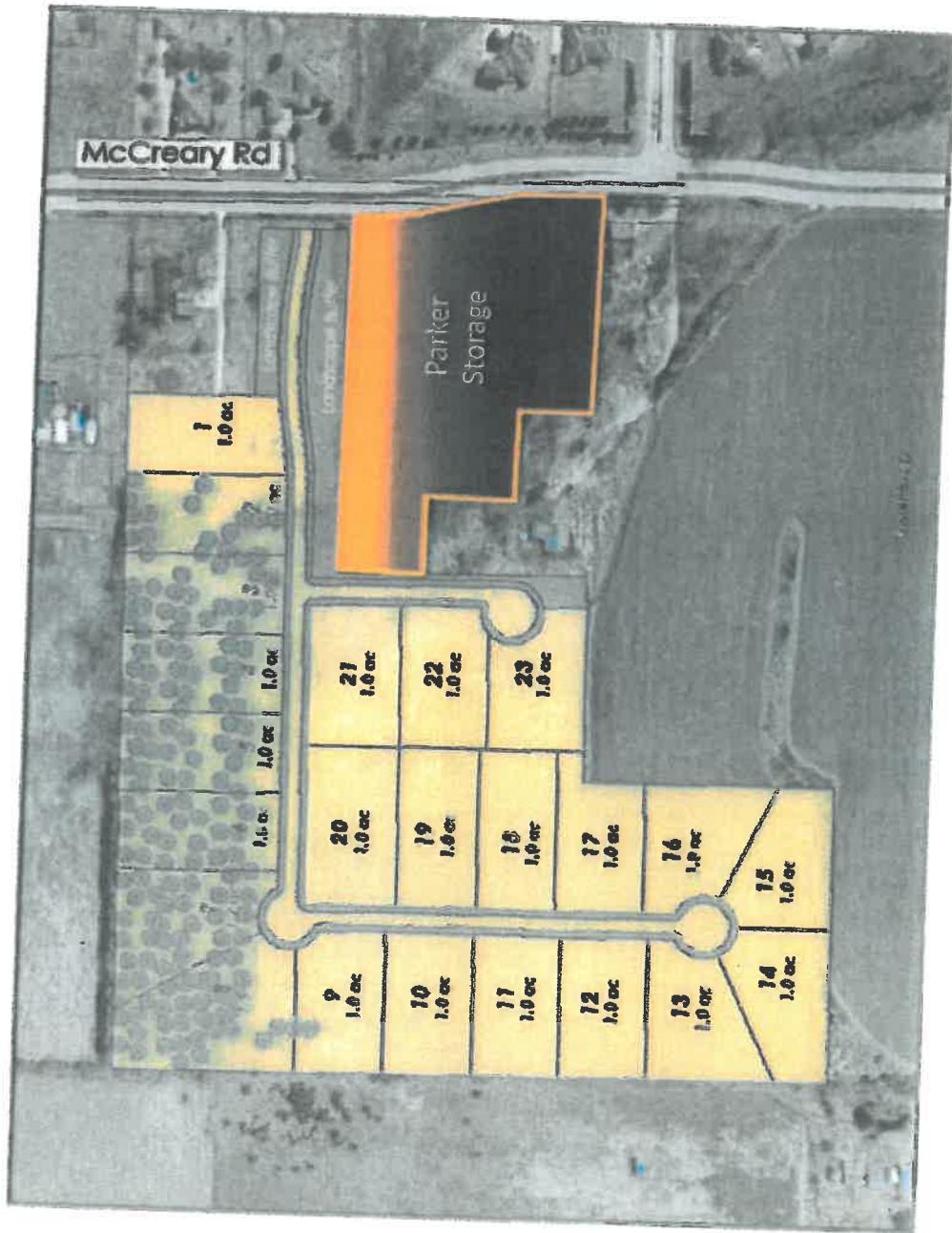
Mona and I are requesting that we be placed on the May 25th, 2017 P&Z meeting agenda to discuss a proposal for a small residential development near the corner of McCreary and McWhirter per the attached concept plan. Specifically, we are looking for a letter of support from P&Z to City Council recommending Council consider a development agreement including variances to right of way width and water looping.

I'm attaching two documents. The P&Z concept is just the last page of the P&Z package document. I plan on bringing copies of the full P&Z package to the meeting as a background aid for the P&Z members in understanding how we arrived at the concept plan. In fact, I may drop those copies by the City offices yet today.

Please let me know what else might be required.

Best regards,

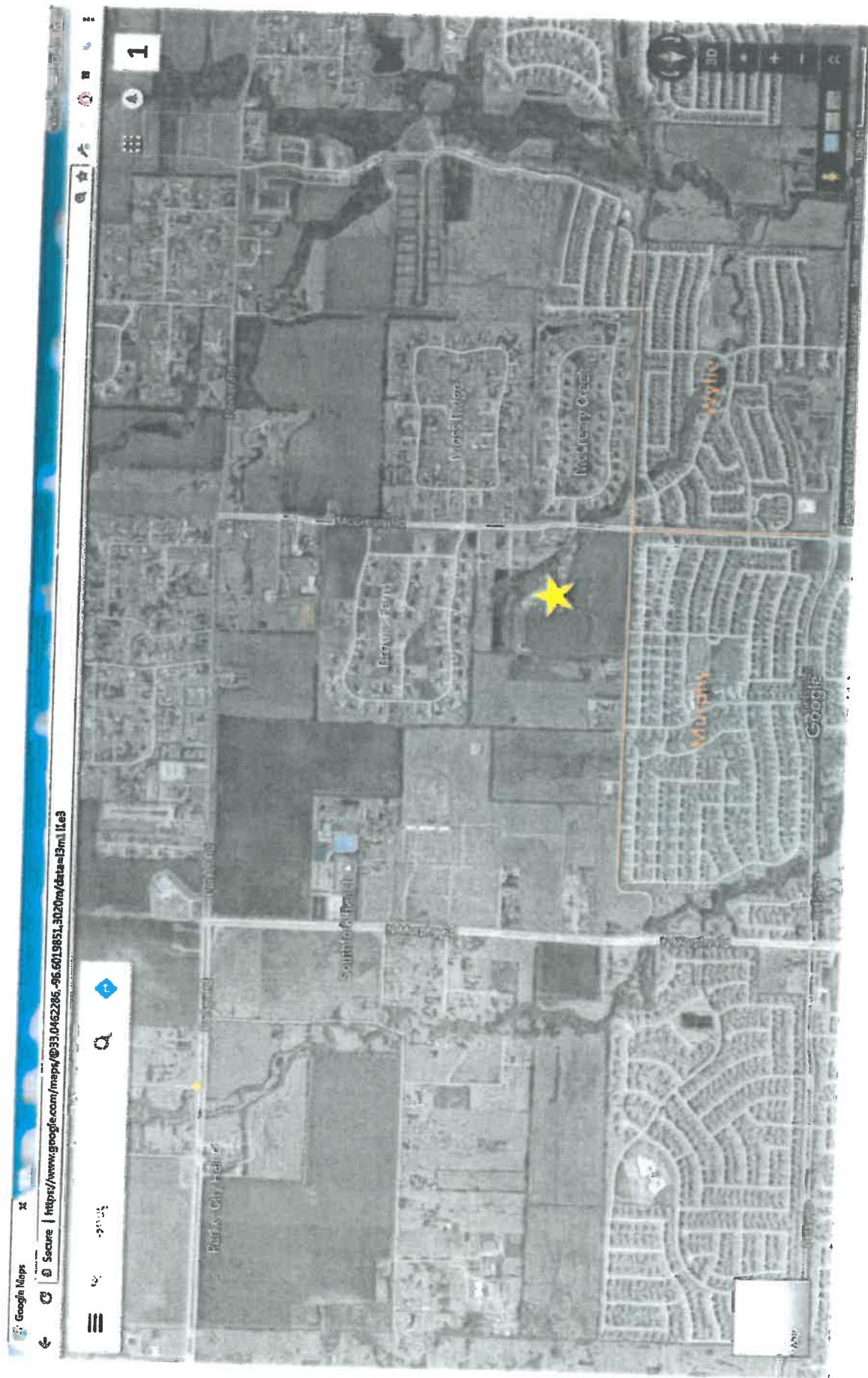
Vincent Cichosz  
Cichosz and Cichosz PLLC



## Cichosz Tract

Parker, Texas







## Council Agenda Item

Item 2  
C'Sec Use Only

Budget Account Code:	Meeting Date: July 27, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: July 17, 2017
Exhibits:	<ol style="list-style-type: none"><li>1. City Engineer John Birkhoff's letters, dated July 19, 2017</li><li>2. Application and Maps</li></ol>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESERVE AT SOUTHRIDGE FINAL PLAT.

### SUMMARY

City Engineer John Birkhoff, P.E. completed another site visit of Reserve at Southridge. Please review the information provided.

### 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:	07/21/2017

# 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.

July 19, 2017

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

Re: Reserve at Southridge

Dear Mr. Flanigan:

We completed a third site visit to the Reserve at Southridge Development on Monday, July 17, 2017 to determine if the work is complete. During our site visit we observed the following:

1. The drainage channel along the bottom of the retaining wall still ponds water.
2. Side slopes of the drainage channels throughout the development have not been vegetated, but erosion mats have been placed. Large rocks remain under the mat and must be removed.
3. At the bottom of the channels, vegetation has started. However the channels have silted-up and are ponding water. The channels (bottom and side slopes) need to be graded and vegetated. Silt fence may be required along top of bank to keep the channel from silting-up. The erosion mats placed on the side slopes have silt build up under the mat. Silt is running off the lots. Those lots were filled and it appears from this visit that the fill was not compacted in place and material continues to erode into the drainage channels.
4. At the intersection of Curtis and Southridge the side slope off the pavement is steep and has eroded away during my first visit. During the second visit, it appears some mud was placed by hand to cover up the edge of the pavement. A permanent solution will need to be constructed or presented.
5. Large rocks remain throughout the development.
6. Vegetation and erosion control is required in the area along the pond; during the first visit grading was taking place along the top of bank of the pond.
7. The grading in the southwest quadrant does not appear to conform to the plans. Two ditches are now present. The drainage area map shows the drainage from the NTMWD easement draining into the new Channel B5. In the field, the existing channel in the NTMWD easement still exists and does not drain

Mr. Jeff Flanigan  
City of Parker  
July 5, 2017  
Page 2 of 2

into the Channel B5. The design engineer on July 16<sup>th</sup> stated in an email that they were reviewing the channels.

8. The grading of the channel between Section B5 and B5-1 is rough graded. The channel constructed is in a fill. It is unclear if this has been constructed correctly. Field surveys will need to be completed to confirm the channel has been constructed to grade. If the channel is at final grade, it will need to be completed with final grading, vegetation established and compaction reports provided. From my site visit it does not appear the fill was placed in 8-inch loose lifts and mechanically compacted in place.

The engineer of record for the retaining wall has confirmed that the wall constructed and the backfill placed is in accordance with his design. The engineer of record for the addition has submitted a concrete sidewalk detail to be placed along the top of the retaining wall. We have requested that the engineer for the retaining wall confirm that the sidewalk will not affect the effectiveness and life of the wall.

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.E.



RECEIVED

FEB 23 2017

Page 1

CITY OF PARKER

**ZONING BOUNDARY CHANGE APPLICATION FORM  
ANNEXATION REQUEST FORM**

1. Requesting:

Permanent Zoning \_\_\_\_\_  
Re-Zoning \_\_\_\_\_ (See Note\*)  
Annexation  \_\_\_\_\_

\*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested

Applicant/Company Name: Diyar Parker LP

Company Address: 2504 Glacier Street, Irving TX. 75062

Company Phone Number: 972-814-6248

Company Email: \_\_\_\_\_

Contact Name: Ahmed Hussein

Contact Phone Number: 972-814-6248

Contact Email: ahmed0516@hotmail.com

2. Description and Location of Property:

- a. Survey and abstract: Martin Hearn Survey, Abstract No. 425
- b. Lot and block: \_\_\_\_\_
- c. Total number of acres: 45.493 Ac.
- d. Location further described: Property South of Curtis Drive, West of Southridge Estates Subdivision

3. Attach 8 copies of the preliminary plat or survey that contains:

- a. North point, scale, and date
- b. Name and address of:
  - i. Applicant
  - ii. Engineer or surveyor responsible for survey of plat
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to the property
- e. Location of existing or platted streets within and adjacent to the existing property
- f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. 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.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant:  Date: 02/18/2017

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

REQUEST FOR ZONING BOUNDARY CHANGE:

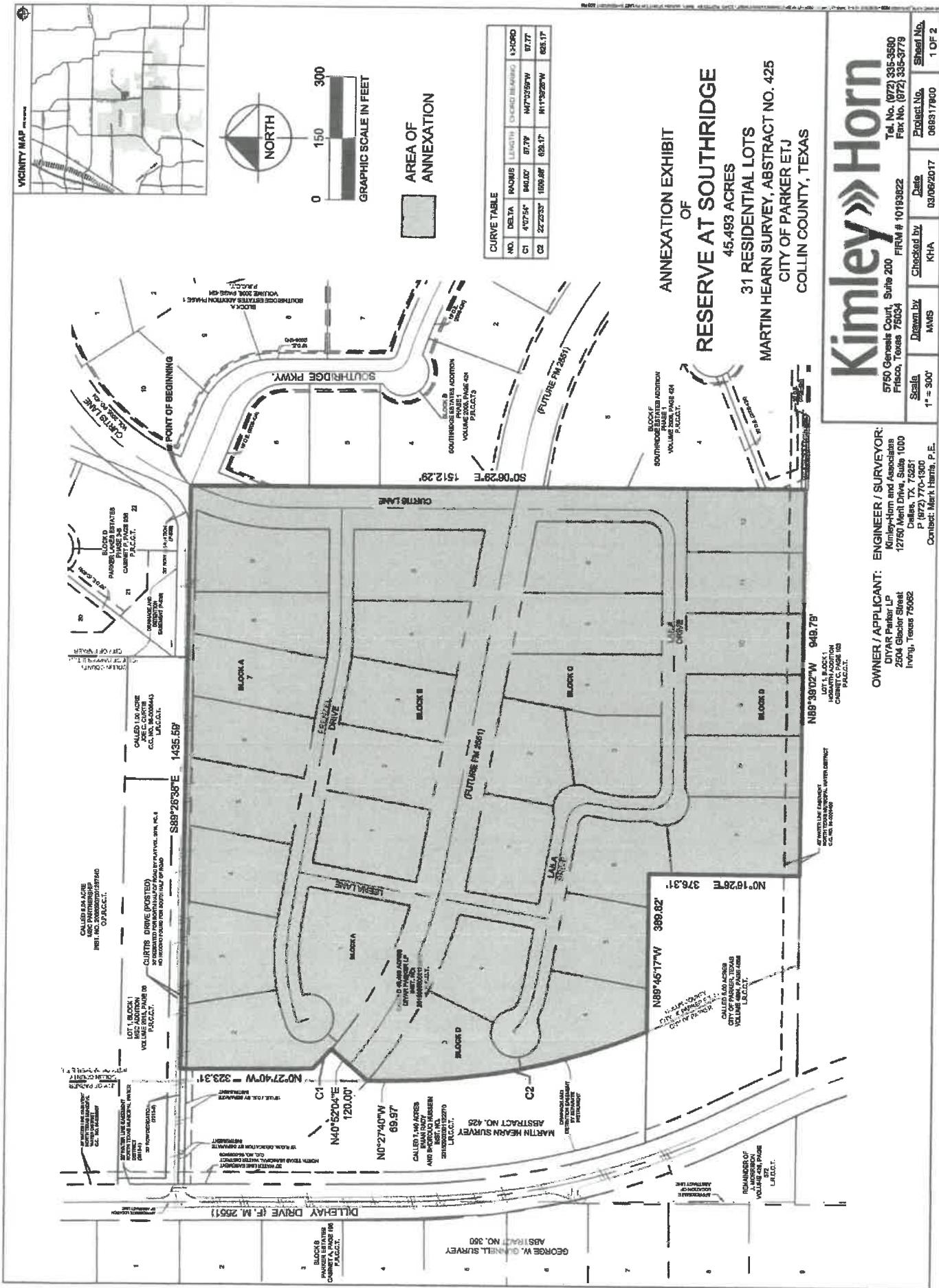
You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. Kasser & Ammira Akil - 6000 Southridge Pkwy. Parker, TX. 75002
2. Praveen Madidi & Pesser Keertana - 6002 Southridge Pkwy. Parker, TX. 75002
3. David & Sabrina Butler - 6004 Southridge Pkwy. Parker, TX. 75002
4. Vincent & Tammy Turner - 6006 Southridge Pkwy. Parker, TX. 75002
5. Matthew & Kim Barr - 4607 Ravensthorpe Dr. Parker, TX. 75002
6. Carolyn Hollins - 4605 Ravensthorpe Dr. Parker, TX. 75002
7. Sylvia & M.A. Grotowski - 4604 Ravensthorpe Dr. Parker, TX. 75002
8. Cheri & Vaclav Sydney - 5000 Englenook Dr. Parker, TX. 75002
9. Richard & Jennifer Oldner - 4905 Englenook Dr. Parker, TX. 75002
10. Wyndell & Janette Caviness - 5001 Englenook Dr. Parker, TX. 75002
11. Joe Curtis - 5903 Curtis Dr. Parker, TX. 75002
12. MSC Partnership - 5855 Curtis Dr. Parker, TX. 75002
13. Louise Shanley - 4508 Dillehay Dr. Parker, TX. 75002
14. Zai Mei Chen - 6001 Southridge Pkwy. Parker, TX. 75002
15. Eman Randy - Dillehay Dr. Parker, TX. 75002

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

Thank you.  
City of Parker  
5700 E Parker Road  
Parker, Texas 75002



OWNERS CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS DYAR PARKER, LP, is the owner of all of that tract of land situated in the Martin Hearn Survey, Abstract No. 425, Collin County, Texas, and being all of a called 45.493 acre tract of land described in the deed recorded under Instrument No. 2015090301122270, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' found inscribed in concrete for the northeast corner of said 45.493 acre tract, common to a re-entrant corner on the westerly line of Southridge Estates Addition Phase 1, an addition to the City of Parker according to the plat thereof recorded in Volume 2008, Page 424, Plat Records of Collin County, Texas, and from which the centerline intersection of Curtis Lane and Southridge Parkway bears South 68°36'12" East, a distance of 2.37 feet;

THENCE South 0°06'29" East, along the easterly line of said 45.493 acre tract, and along the westerly line of said Southridge Estates Addition Phase 1, a distance of 1512.20 feet to a 5/8-inch iron rod with plastic cap stamped "PETIT RPLS 4087" found for the southeast corner of said 45.493 acre tract, and on the northerly line of Lcr 1, Block 1 of Hogarth Addition, an addition to the City of Parker according to the plat thereof recorded in Cabinl C, Page 103, said Plat Records, and from which a 5/8-inch iron rod with plastic cap stamped "PETIT RPLS 4087" bears South 0°06'29" East, a distance of 7.32 feet;

THENCE North 89°39'02" West, along the southerly line of said 45.493 acre tract, and along the northerly line of said Hogarth Addition, a distance of 849.79 feet to a 1/2-inch iron rod with plastic cap stamped "P ROOM" found for the southerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 5.00 acre tract of land described in the deed to City of Parker, Texas, recorded in Volume 4889, Page 4889, Land Records of Collin County, Texas, and from which a 5/8-inch iron rod with plastic cap stamped "PETIT RPLS 4087" bears North 11°59' East, a distance of 0.9 feet;

THENCE North 0°18'26" East, along the westerly line of said 45.493 acre tract, and along the easterly line of said 5.00 acre tract, a distance of 376.31 feet to a 5/8-inch iron rod with plastic cap stamped "PETIT RPLS 4087" found for the northeast corner of said 5.00 acre tract, common to a re-entrant corner on the westerly line of said 45.493 acre tract;

THENCE North 89°45'17" West, along a southerly line of said 45.493 acre tract, and along the northerly line of said 5.00 acre tract, a distance of 389.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the westerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 7.140 acre tract of land described in the deed to Enan Rady and Shonouq Hussein, recorded in Instrument No. 2015090301122270, said Land Records, and at the beginning of a non-tangent curve to the right having a central angle of 22°23'33", a radius of 1809.88 feet, a chord bearing and distance of North 11°38'26" West, 625.17 feet;

THENCE departing the northerly line of said 5.00 acre tract, along the westerly line of said 45.493 acre tract, and along the easterly line of said 7.140 acre tract, the following five (5) courses:

1. In a northwesterly direction, with said curve to the right, an arc distance of 629.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

2. North 0°27'40" West, a distance of 68.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

3. North 40°52'04" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 4°07'54", a radius of 940.00 feet, a chord bearing and distance of North 47°03'59" West, 67.77 feet;

4. In a northwesterly direction, with said curve to the right, an arc distance of 67.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

5. North 0°27'40" West, a distance of 923.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 45.493 acre tract, common to the northeast corner of said 45.493 acre tract, and on the southerly line of the MSC Addition, an addition to the City of Parker according to the plat (hereof recorded in Volume 2015, Page 6, said Plat Records, and in Curtis Road, an asphalt roadway under apparent public use [no record found]);

THENCE South 092°26'30" East, along the northerly line of said 45.493 acre tract, and along the southerly line of said MSC Addition, and along the southerly line of a called Clark's File No. 98-0005463, said Land Records, recorded in County Lakes Estates Phase 3-5, an addition to the City of Parker according to the plat thereof recorded in Cabinl P, Page 838, said Plat Records, and along a southerly line of aforesaid Southridge Estates Addition Phase 1, a distance of 1435.58 feet to the POINT OF BEGINNING and containing 45.493 acres (1,981,684 square feet) of land, more or less.

ANNEXATION EXHIBIT  
OF  
RESERVE AT SOUTHRIDGE  
45.493 ACRES  
31 RESIDENTIAL LOTS  
MARTIN HEARN SURVEY, ABSTRACT NO. 425  
CITY OF PARKER ETJ  
COLLIN COUNTY, TEXAS

**Kimley-Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75044  
Tel. No. (972) 335-3980  
Fax No. (972) 335-3773  
FIRM # 10139222  
Project No. 068517900  
Sheet No. 2 OF 2

OWNER / APPLICANT: ENGINEER / SURVEYOR:  
Dyar Parker LP  
Kimley-Horn and Associates  
12750 Main Drive, Suite 1000  
Dallas, TX 75261  
P (972) 770-1500  
Contact: Mark Harris, P.E.  
Custodian: Mark Harris, P.E.  
Scale: 1" = 300' MMS  
Drawn by: KHA  
Schedued by: Date: 03/08/2017  
Project No. 068517900  
Sheet No. 068517900  
2 OF 2



## Council Agenda Item

Item 3  
C Sec Use Only

Budget Account Code:	Meeting Date: July 27, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: July 17, 2017
Exhibits:	<ul style="list-style-type: none"><li>1. City Engineer John Birkhoff's letter, dated June 15, 2017</li><li>2. Richard Hovas, P.E. response letter, dated July 19, 2017</li><li>3. Manager Stephen Sallman Letter, dated July 18, 2017</li><li>4. Maps</li></ul>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING'S CROSSING PHASE 4 FINAL PLAT.

### SUMMARY

As per the development agreement, the developer will provide a surety of 120% of the items remaining to be completed in the amount of \$25,000. (\$25,000 x 120% = \$30,000)

### 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:	Jeff Flanigan	Date: <i>[Signature]</i>	07/21/2017

**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.

June 15, 2017

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

Re: Kings Crossing IV

Dear Mr. Flanigan:

We completed a site visit to the Kings Crossing IV development on Tuesday, June 15, 2017 to determine if the work is complete. During our site visit we observed the following:

1. Water is ponding at the southeast corner of the development along Lewis Lane.
2. Intersection of Warwick and Westfall ditches are silted up and holding water.
3. Erosion control is not in place and being maintained. Ditches have silted up and water is not draining as designed. Ditches need to be graded to plan elevations and erosion control established. It appears that erosion is coming off lots and filling the drainage ditches.
4. The sloped headwall located at the intersection of Stafford and Lewis Lane is starting to be undercut from storm water, as no vegetation has been established.
5. Spoil piles exist on and off the roadways.
6. The Drainage channel in the City of Lucas (Drainage Easement) must be established and vegetated.
7. Sanitary sewer system must be re-tested in accordance with NCTCOG requirements. The City understands the leaks found in the initial testing are completed. The re-testing must be completed in the presence of the City Inspector.

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.E.

July 19, 2017

Mr. Steve Sallman  
KINGS CROSSING PHASE FOUR, LTD.  
4926 Greenville Ave, Suite 1020  
Dallas, TX 75206

RE: Kings Crossing Phase 4 Addition  
Work Remaining as identified by John Birkhoff on June 15, 2017

Dear Mr. Sallman,

After review of the letter from John Birkhoff, dated June 15, 2017, we have provided the following comments and estimated costs to complete for each item identified by Mr. Birkhoff. Though most of these items will be completed by the planning and zoning meeting we placed a construction cost for items for reference until they can be verified.

- 1. Water is ponding at the southeast corner of the development along Lewis Lane.**  
*Contractor RPMx Construction will resolve this issue. Estimated cost \$ 1,500.*
- 2. Intersection of Warwick and Westfield ditches are silted up and holding water.**  
*Contractor RPMx Construction will resolved this issue. Estimated cost \$ 1,000.*
- 3. Erosion control is not in place and being maintained. Ditches have silted up and water is not draining as designed. Ditches need to be graded to plan elevations and erosion control established. It appears that erosion is coming off lots and filling the drainage ditches.**  
*Contractor RPMx Construction will regrade the ditches. Schneider Siltation will place additional silt fence before July 25.  
Estimated cost to complete: \$15,000*
- 4. The sloped headwall located at the intersection of Stafford and Lewis Lane is starting to be under cut from storm water, as no vegetation has been established.**  
*Contractor RPMx Construction will complete the grading. Silt Fence and additional erosion protection will be placed by Schneider Siltation to prevent additional erosion until vegetation is established. Estimated cost to complete: \$5,000*
- 5. Spoil piles exist on and off the roadways.**  
*Spoils piles have been removed.*

6. The Drainage channel in the City of Lucas (Drainage Easement) must be established and vegetated.

*Ditch has been established, additional vegetation to be added by Schneider Siltation.  
Estimated cost to complete: \$2,500*

7. Sanitary sewer system must be re-tested in accordance with NCTCOG requirements. The City understands the leaks found in the initial testing are completed. The re-testing must be completed in the presence of the City Inspector.

*Completed. Leaks sealed and line tested by CW Young in the presence of the City Inspector.*

Based on the above estimates the remaining cost to complete is: \$25,000.

Per the Development Agreement, we recommend the developer provide a surety of 120% of the items remaining to be completed in the amount of \$25,000. ( $\$25,000 \times 120\% = \$30,000$ )

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,



Richard Hovas, P.E.

**KINGS CROSSING FOUR, LTD.**  
4925 Greenville Ave., Suite 1020  
Dallas, Texas 75206  
(214) 368-0238:Office  
(214) 368-0812:Fax

July 18, 2017

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

Ref: Kings Crossing Phase 4 – Final Plat Filing

Dear Jeff:

We request that the Final Plat be placed on the City Council Agenda at the first meeting in August. The Development Agreement regulating development of Kings Crossing provides for the filing of the plat prior to 100% completion of the public improvements, provided that a surety is established by the Owner in the amount of 120% of the estimated cost of the outstanding work. The subdivision improvements have been completed with the exception of a few minor items. Our engineer will provide an estimate of the cost of the remaining work for your review once we receive the comments from the City Engineer. We will provide surety in the amount required, as we did for Kings Crossing Phases 1 & 2.

Please contact me if you require additional information to accommodate our request.

Sincerely,



Stephen L. Sallman  
Manager

#### KING'S CROSSING PHASE 4

