

MINUTES

PLANNING AND ZONING COMMISSION MEETING

July 27, 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. and noted there was a quorum. Chairperson Wright then asked P&Z Alternate Three Commissioner Douglas to be a voting member for this meeting. Commissioner Douglas 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 JUNE 8, 2017.

MOTION: Commissioner Lozano moved to approve the minutes as corrected.

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

Item 2, paragraph 2:

Vice Chair Lozano stated his concerns, regarding both requested variances, and the conflicts with the city's Subdivision Regulations, stating he had a concern with the excessive length of the cul-de-sac. Mr. Lozano also asked that the Cichosz development comply with the width as prescribed in the City Code of Ordinances.

Commissioner Leamy seconded with Commissioners Wright, Lozano, Leamy, Sutaria, and Douglas voting for the motion. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESERVE AT SOUTHRIDGE FINAL PLAT. (EXHIBIT A – RESERVE AT SOUTHRIDGE)

City Administrator summarized, stating there were four (4) items of concern:

- 1) The retaining wall has been addressed. A sidewalk cap has been added to the plans and approved by the engineers, although it has not been constructed yet.
- 2) The drainage easement confusion has been resolved by combining the drainage easements, overlapping North Texas Municipal Water District (NTMWD)'s underground line. This is in the process of being corrected.
- 3) The next issue is with siltation, bar ditches and large rocks. The Project Manager said he would have those items corrected, prior to going to City Council August 15th.
- 4) The last item was the landscaping around the pond. It was not part of the plat, but they are willing to escrow money until it is completed.

City Engineer Birkhoff will be required to do one (1) more walk through, prior to going to City Council.

Commissioner Douglas asked Marissa Smith, with Kimley-Horn, what percentage of the vegetation was complete. Ms. Smith said approximately 70-80%.

Mr. Douglas also asked whether the trees, discussed during the Zoning process, along Curtis Lane between the two developments were planted. The trees have been planted.

City Administrator Flanigan also noted during the preliminary plat phase there was an agreement that the developer would dedicate right of way for the future 2551. That paperwork has been completed and Collin County is reviewing the dedication.

Chairperson Wright asked if the development vegetation was the main concern. City Administrator Flanigan said the vegetation was coming along. Some of the concern was the water ponding in the ditches, which would be addressed before the item goes to Council.

Commissioner Leamy asked if the item would be held up if the city engineer finds issues on his follow up site review. City Administrator Flanigan said it could be held back; generally, it depends on the issues. Mr. Flanigan said City Council could approve, deny or table the item until the issues are addressed.

MOTION: Commissioner Leamy moved to approve the final plat, subject to completing the list of concerns to the engineers' satisfaction. Commissioner Lozano seconded with Commissioners Wright, Lozano, Leamy, Sutaria and Douglas voting for the motion. Motion carried 5-0.

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

City Administrator Flanigan gave an update, stating King's Crossing Phase 4 is part of a development agreement the City of Parker signed around 2007. Part of that development agreement gives this developer the opportunity or ability to file an early plat and escrow dollars for uncompleted items, which is different from what our subdivision regulations state. The P&Z Commission has a letter from City Engineer John Birkhoff, P.E., dated June 15, 2017, with seven (7) items of concern. There is also a letter from the engineer of record, Richard Hovas, P.E., dated July 19, 2017, with a cost estimate for completing those items. Mr. Hovas' letter has been forwarded to Mr. Birkhoff, but the cost estimate has not been verified. Verification of those cost estimates will happen prior to the item being placed on the City Council agenda.

Chairperson Wright asked about water ponding and proper grading.

City Administrator Flanigan said when dealing with a city, such as Parker, which is flat, there can be grading problems with the engineers' development designs, especially when no extra dirt is used.

MOTION: Commissioner Leamy moved to recommend approval of the final plat with the understanding that all the items in City Engineer Birkhoff's letter, dated June 15, 2017, and the cost values set in the engineer of record Richard Hovas, dated July 19, 2017, are completed and agreed upon. Commissioner Douglas seconded.

City Administrator Flanigan clarified, stating City Engineer Birkhoff would not inspect at this stage, but would return when the items are complete, prior to final plat approval.

Commissioners Wright, Lozano, Leamy, Sutaria, and Douglas voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

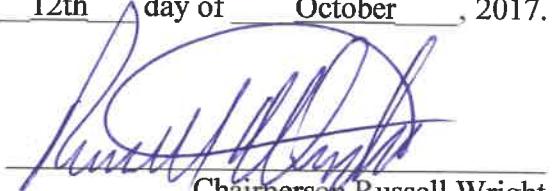
4. FUTURE AGENDA ITEMS

Chairperson Wright asked if there were any future agenda items. City Administrator Flanigan noted City Council set up a small committee to review the city codes and prepare recommendations. The P&Z Commission would review zoning and building code changes and/or recommendations.

5. ADJOURN

Chairperson Wright adjourned the meeting at 7:23 p.m.

Minutes Approved on 12th day of October, 2017.

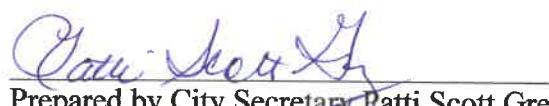


Chairperson Russell Wright

Attest:



Commission Secretary Jeang



Prepared by City Secretary Patti Scott Grey

Exhibit(s):

- A - Reserve at Southridge**
- B - King's Crossing Phase 4**

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 R. 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
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into the Channel B5. The design engineer on July 16th 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.



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 Hussain

Contact Phone Number: 972-814-6248

Contact Email: ahmed0516@hotmail.com

2. Description and Location of Property:

- a. Survey and abstract: Marlin 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:

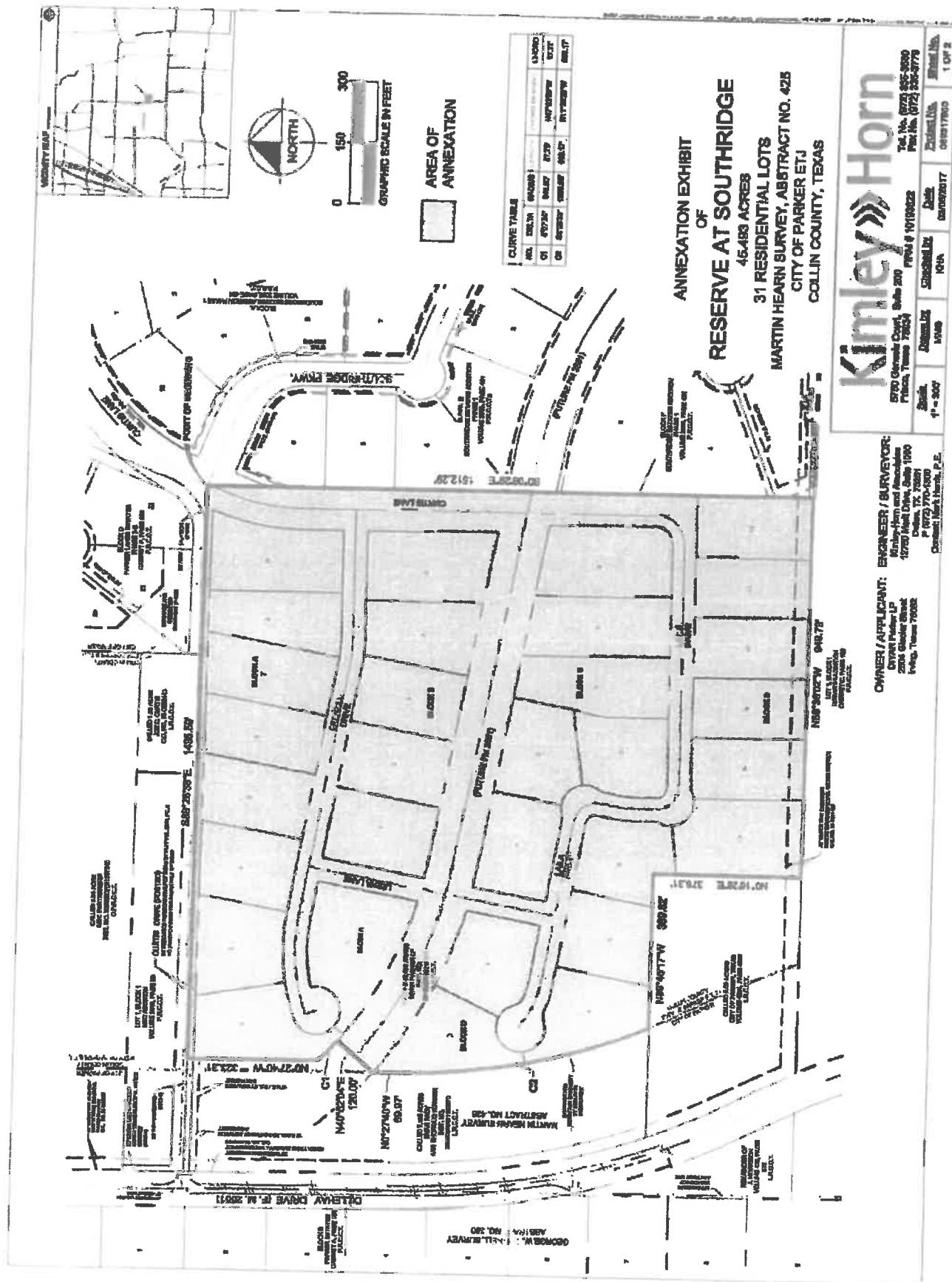
You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

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 - 4807 Ravensthorpe Dr. Parker, TX. 75002
6. Carolyn Hollins - 4605 Ravensthorpe Dr. Parker, TX. 75002
7. Sylvia & M.A. Grotowski - 4804 Ravensthorpe Dr. Parker, TX. 75002
8. Cheri & Vadav Sydney - 5000 Englenook Dr. Parker, TX. 75002
9. Richard & Jennifer Oldner - 4905 Englenook Dr. Parker, TX. 75002
10. Wendell & 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 Dilliehay Dr. Parker, TX. 75002
14. Zai Mei Chen - 6001 Southridge Pkwy. Parker, TX. 75002
15. Eman Randy - Dilliehay 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



OWNER'S CERTIFICATE

STATE OF TEXAS 3

COUNTY OF COLLIN 3

WHEREAS DYNA PARKER, LP, is the owner of all of the tract of land situated in the North Haven Survey, Abstracted lot #255, Collin County, Texas, and being all of a certain 45.463 acre tract and described in the deed recorded Under Instrument No. 20100802001122670, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEINGHEREA of an "X" found and marked in corners to the northeast corner of said 45.463 acre tract, common to the northeast corner of the Subdivision Extension Addition Phase 1, an addition to the City of Parker according to the plan thereof recorded in Volume 2006, Page 229, Plat Records of Collin County, Texas, and from which the eastward continuation of Curtis Lane and Southridge Parkway South South 08735'21" East, a distance of 237 feet;

THENCE South 08735'21" East, along the southerly line of said 45.463 acre tract, and along the westward line of said Subdivision Extension Addition Phase 1, a distance of 1512.20 feet to a 60-foot line and with plastic cap stamped "PEINTT RP/LS 4067" found for the northeast corner of said 45.463 acre tract, and on the northerly line of lot 1, Block 1 of Parkhill Addition, an addition to the City of Parker according to the plan thereof recorded in Collin Co., Page 103, and Plat Records, and from which a 60-foot line and with plastic cap stamped "PEINTT RP/LS 4067" bears South 08735'25" East, a distance of 7.32 feet;

THENCE North for 3010.20' West, along the southerly line of said 45.463 acre tract, and from the northerly line of said Paragon Addition, a distance of 940.73 feet to a 60-foot line and with plastic cap stamped "PRO/ONE" found for the southerly-most southwest corner of said 45.463 acre tract, common to the northeast corner of a certain 5.00 acre tract described in the deed of the City of Parker, Texas, recorded in Volume 2005, Land Records of Collin County, Texas, and from which a 60-foot line and with plastic cap stamped "PEINTT RP/LS 4067" bears North 11°50' East, a distance of 0.9 feet;

THENCE North 01°15'20" East, along the southerly line of said 45.463 acre tract, and along the easterly line of said 5.00 acre tract, a distance of 278.31 feet to a 60-foot line and with plastic cap stamped "PEINTT RP/LS 4067" found for the northeast corner of said 5.00 acre tract, common to a northeast corner on the southerly line of said 45.463 acre tract;

THENCE North 08745'17" West, along a southerly line of said 45.463 acre tract, and along the northerly line of said 5.00 acre tract, a distance of 300.12 feet to a 60-foot line and with plastic cap stamped "PEINTT" for the southerly-most southwest corner of land described in the deed to Elam Rudy and Sharron Hauseh, recorded in Instrument No. 2010080200112270, said Land Records, and at the beginning of a northerly curve to a right having a central angle of 122°20'50", a distance of 1000.50 feet, a chord bearing and distance of North 11°30'20" West, 625.17 feet;

THENCE continuing the southerly line of said 5.00 acre tract, along the southerly line of said 45.463 acre tract, and along the southerly line of said 7.140 acre tract, the following five (5) corners:

1. In a northerly direction, with said curve to the right, an arc distance of 625.17 feet to a 60-foot line and with plastic cap stamped "PEINTT" for corner at the end of said curve;

2. North 027°44' West, a distance of 62.87 feet to a 60-foot line and with plastic cap stamped "PEINTT" for corner;

3. North 40°22'20" East, a distance of 120.00 feet to a 60-foot line and with plastic cap stamped "PEINTT" for corner at the beginning of a northerly curve to the right having a central angle of 47°7'25", an arc distance of 840.00 feet, a chord bearing and distance of North 47°03'37" West, 67.77 feet;

4. In a northerly direction, with said curve to the right, an arc distance of 67.79 feet to a 60-foot line and with plastic cap stamped "PEINTT" for corner at the end of said curve;

5. North 07°27'40" West, a distance of 322.31 feet to a 60-foot line and with plastic cap stamped "PEINTT" for the northeast corner of said 45.463 acre tract, and to the northerly corner of said 7.140 acre tract, and on the southerly line of the 1.05 acre tract of land described in the deed to Joe C. Curtis, recorded in County Clerk's File No. 80-8020043, said Land Records, and along the northerly line of the Lakes Estates Phase 3-B, an addition to the City of Parker according to the plan thereof recorded in Collin Co., Page 103, said Plat Records, and along a southerly line of the asphalt roadway under apparent public use (no record found);

THENCE South 08726'20" East, along the southerly line of said 45.463 acre tract, and along the southerly line of said HSC Addition, and along the southerly line of a certain 1.05 acre tract of land described in the deed to Joe C. Curtis, recorded in County Clerk's File No. 80-8020043, said Land Records, and along the northerly line of the Lakes Estates Phase 3-B, an addition to the City of Parker according to the plan thereof recorded in Collin Co., Page 103, said Plat Records, and along a southerly line of the asphalt roadway under apparent public use (no record found);

THENCE North 08745'17" West, along the southerly line of said 45.463 acre tract, and

ANEXATION EXHIBIT
OF
RESERVE AT SOUTHRIDGE
45.463 ACRES
31 RESIDENTIAL LOTS
MARTIN HORN SURVEY, ABSTRACT NO. 425
CITY OF PARKER, TX
COLLIN COUNTY, TEXAS

Kimley»Horn
3100 Gammie Court
Kingsland and Associates
7277 North Dallas, Suite 600
Dallas, Texas 75240
Phone: (972) 865-3770
Fax: (972) 865-3771
Contact: Mark Horn, P.E.
Date: 11-20-07
Page: 2 of 2
Pages: 7000

OWNER / APPLICANT: ENGINEER / SURVEYOR:
DYNA Parker LP
2004 Glacier Street
Irving, Texas 75038
Phone: (972) 708-8200
Contact: Mark Horn, P.E.

Section	Lot	Block	Lot No.	Block No.	Section No.
11-20-07	104	1	104	1	2 of 2

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

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JOE R CARTER, P.E.
MATT HICKIE, 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

