

MINUTES

**PLANNING AND ZONING COMMISSION MEETING**

August 27, 2020

**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.

Commissioners Present: Use “✓” or “X”, please

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

Staff/Others Present:

✓ Public Works Director Gary	City Attorney Brandon S. Shelby
Machado	
✓ 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 ON WHITESTONE ESTATES PHASE 2 FINAL PLAT. (**EXHIBIT – WHITESTONE ESTATES PHASE 2 FINAL PLAT**)

There were discussions about two items left to be handled: reseeding of the detention pond by the developer in the Fall and replacing the grouted rip rap with concrete, for which a surety check has been received. The Commissioners were assured that these two remaining items will be handled.

There were discussions about certain lots in the development that may need to be cleaned up and fencing behind certain lots inside the drainage easement. Discussion about Onsite sewage facility (OSSF). Discussion about whose responsibility it is to maintain certain areas of the lots at the end of Pecan Orchard Drive, and to add it to the HOA maintenance agreement instead of relying on the homeowner. Discussion about existing neighboring homeowner's concern about the new fence for the neighborhood creating a double fence situation.

MOTION: Commissioner Leamy moved to recommend that the City Council approve the final plat for Whitestone Estates Phase 2. Commissioner Lozano seconded with Commissioners Wright, Lozano, Jeang, Leamy, and Sutaria voting for. Motion carried 5-0.

#### ROUTINE ITEMS

2. Questions were asked about the status of the on-going project of amending the city zoning regulations, which is still pending city attorney review; questions were asked about Comprehensive Plan Committee meeting schedule.
3. ADJOURN

Chairperson Wright adjourned the meeting at 7:15 p.m.

Minutes Approved on 5th day of November, 2020.

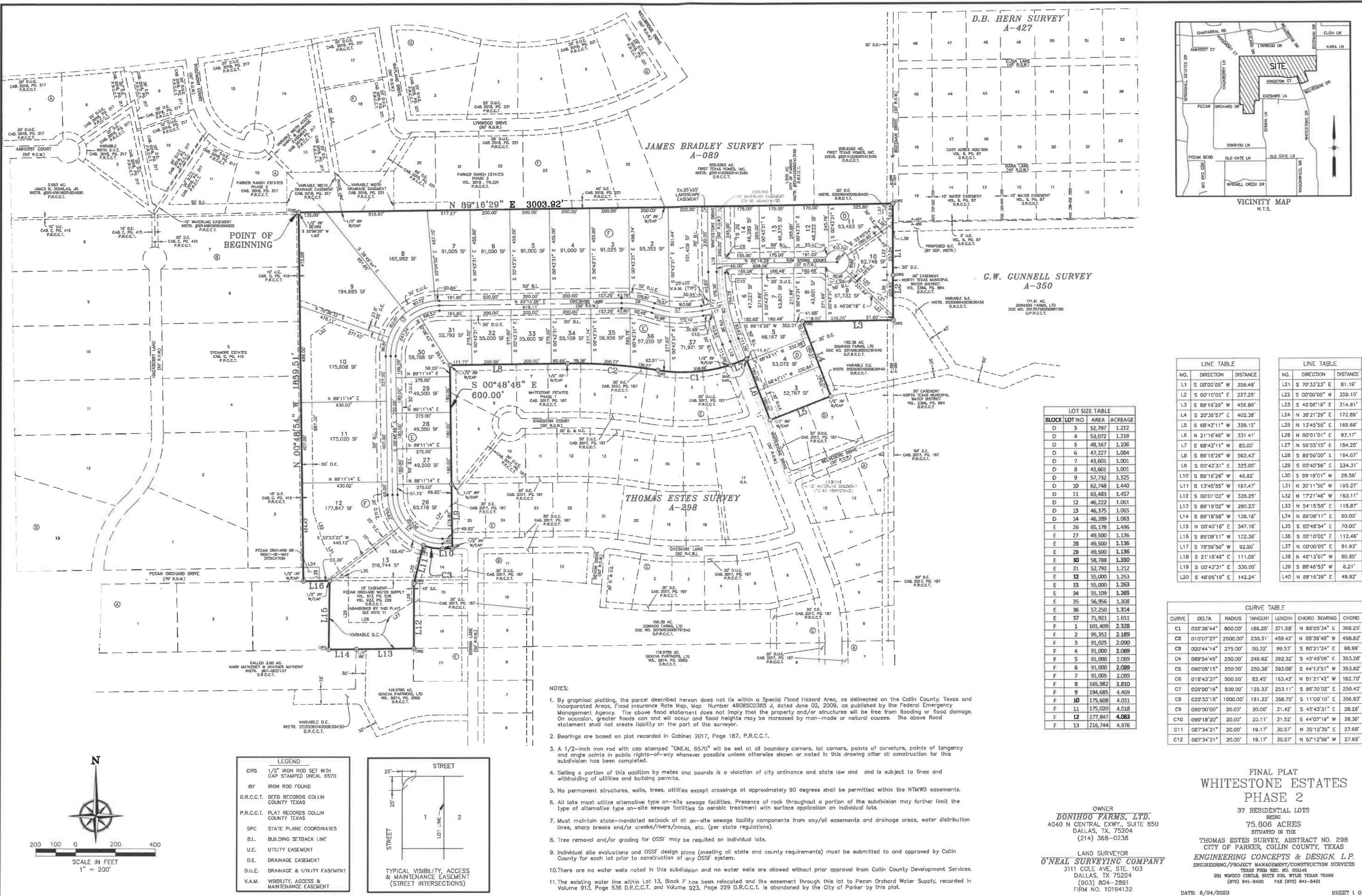


Chairperson Russell Wright

Prepared by Commission Secretary Wei Wei Jeang

Attest:

City Secretary Patti Scott Grey



LEGAL DESCRIPTION  
WHITESTONE ESTATES, PHASE 2

BEING 75.806 ACRES OF LAND SITUATED IN THE THOMAS ESTES SURVEY, ABSTRACT NUMBER 298, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 150.38 ACRE TRACT OF LAND AS CONVEYED TO DONIHOO FARMS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2015063000791540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 150.38 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF LOT 12, BLOCK A, PARKER RANCH ESTATES PHASE 2, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 2018, PAGE 217, (OPRCCT) AND BEING AT THE NORTHEAST CORNER OF SYCAMORE ESTATES, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET C, PAGE 415, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT), FROM WHICH A 1/2" IRON ROD WITH RED CAP STAMPED "TIPTON" FOUND (DISTURBED) BEARS SOUTH 20 DEGREES 56 MINUTES 29 SECONDS WEST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 29 SECONDS EAST, AT A DISTANCE OF 216.39 FEET PASS A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED PARKER RANCH ESTATES PHASE 2, SAME BEING THE SOUTHWEST CORNER OF PARKER RANCH ESTATES PHASE 3, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 2018, PAGE 221, (OPRCCT), AT A DISTANCE OF 1850.58 FEET PASS A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHEAST CORNER OF THE JUST MENTIONED PARKER RANCH ESTATES PHASE 3, AND CONTINUING FOR A TOTAL DISTANCE OF 3003.92 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHEAST CORNER OF SAID 150.38 ACRE TRACT, SAME BEING IN THE WEST LINE OF A 20' ROAD AS DEDICATED IN EASY ADDITION, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 6, PAGE 87, DEED RECORDS, COLLIN COUNTY, TEXAS (DRCCT) AND BEING AT THE SOUTHEAST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 205.9329 ACRE TRACT AS CONVEYED TO FIRST TEXAS HOMES, INC. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20141229001413160, (OPRCCT);

THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, AT A DISTANCE OF 97.68 FEET PASS THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED EASY ACRES ADDITION, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 171.91 ACRE TRACT AS CONVEYED TO DONIHOO FARMS, LTD. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 20170726000981160, (OPRCCT), AND CONTINUING ALONG THE WEST LINE OF SAID 171.91 ACRE TRACT AND THE COMMON EAST LINE OF SAID 150.38 ACRE TRACT FOR A TOTAL DISTANCE OF 359.48 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 227.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE LEAVING SAID COMMON LINE AND GOING OVER AND ACROSS SAID 150.38 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 456.86 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 20 DEGREES 39 MINUTES 57 SECONDS EAST, A DISTANCE OF 402.38 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTHWEST LINE OF LOT 2, BLOCK D, WHITESTONE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET 2017, PAGE 187, (OPRCCT), FROM WHICH THE NORTHEAST CORNER OF THE JUST MENTIONED LOT 2, BLOCK D BEARS NORTH 78 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 71.85 FEET;

THENCE SOUTH 68 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 329.12 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTHEAST LINE OF WHITESTONE DRIVE (85' WIDE RIGHT-OF-WAY) AT THE WEST CORNER OF LOT 1, BLOCK D OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE NORTH 21 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF 331.41 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF WHITESTONE DRIVE, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE ALONG THE NORTH LINE OF SAID WHITESTONE ESTATES, PHASE 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 68 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 85.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND (BENT) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 026 DEGREES 36 MINUTES 44 SECONDS, A RADIUS OF 800.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 86 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 388.25 FEET;
- 2) SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 371.58 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 010 DEGREES 07 MINUTES 27 SECONDS, A RADIUS OF 2600.00 FEET AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 39 MINUTES 48 SECONDS WEST, A DISTANCE OF 458.82 FEET;
- 3) NORTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 459.42 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND;
- 4) SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 592.43 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 00 DEGREES 48 MINUTES 46 SECONDS EAST, ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 600.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHWEST CORNER OF LOT 9, BLOCK E IN SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 00 DEGREES 43 MINUTES 31 SECONDS EAST, CONTINUING ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 325.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTH LINE OF LOT 14, BLOCK F, SAID WHITESTONE ESTATES, PHASE 1, SAME BEING THE SOUTHWEST CORNER OF CHESHIRE LANE (50' WIDE RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 14, BLOCK F, A DISTANCE OF 49.92 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 020 DEGREES 44 MINUTES 14 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 80 DEGREES 21 MINUTES 24 SECONDS WEST, A DISTANCE OF 98.99 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 99.53 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK F;

THENCE SOUTH 13 DEGREES 45 MINUTES 55 SECONDS WEST, ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 197.47 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK F, SAME BEING THE NORTHWEST CORNER OF LOT 15, BLOCK F IN SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, CONTINUING ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 328.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF LOT 16, BLOCK F, WHITESTONE ESTATES, PHASE 1, SAME BEING IN THE SOUTH LINE OF SAID 150.38 ACRE TRACT AND THE COMMON NORTH LINE OF THAT CERTAIN CALLED 119.9785 ACRE TRACT AS CONVEYED TO GENEVA PARTNERS, LTD. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5874, PAGE 2850, (DRCCT);

THENCE SOUTH 89 DEGREES 19 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 150.38 ACRE TRACT, A DISTANCE OF 290.23 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF THE ABOVE-MENTIONED 119.9785 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 3.00 ACRE TRACT AS CONVEYED TO MARY MATHENY AND WIFE, HEATHER MATHENY BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 97-0021137, (OPRCCT);

THENCE SOUTH 89 DEGREES 18 MINUTES 58 SECONDS WEST, ALONG THE NORTH LINE OF THE ABOVE-MENTIONED 3.00 ACRE TRACT, A DISTANCE OF 139.18 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF SAID 150.38 ACRE TRACT AND BEING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK A OF THE ABOVE-MENTIONED SYCAMORE ESTATES;

THENCE NORTH 00 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 347.16 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "L.E. SMITH 3700" FOUND AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED LOT 3, BLOCK A, AND BEING AT AN INTERIOR CORNER OF SAID 150.38 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3, BLOCK A, A DISTANCE OF 132.36 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE" FOUND AT THE SOUTHEAST CORNER OF SYCAMORE LANE (70' WIDE RIGHT-OF-WAY) AND AN EXTERIOR CORNER OF SAID 150.38 ACRE TRACT;

THENCE NORTH 00 DEGREES 48 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SYCAMORE ESTATES AND THE COMMON WEST LINE OF SAID 150.38 ACRE TRACT, A DISTANCE OF 1859.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.806 ACRES OF LAND, MORE OR LESS.

OWNERS CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, DONIHOO FARMS, LTD., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as WHITESTONE ESTATES, PHASE 2, an addition to the City of Parker, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, of any time or procuring the permission of anyone.

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

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_ day of \_\_\_\_\_, 2020.

For: DONIHOO FARMS, LTD., a Texas limited partnership  
By: DF Advisors, LLC, its general partner

By: Stephen L. Sallman, Manager

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stephen L. Sallman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas  
My Commission Expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, hereby certify, that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown herein were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Parker, Collin County, Texas.

Preliminary, this document shall not be recorded for any purpose.

DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6570

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas  
My Commission Expires:

CITY APPROVAL CERTIFICATE

Recommended for Approval:

Chairman, Planning and Zoning Commission  
City of Parker, Texas

Date \_\_\_\_\_

Approved and Accepted:

Mayor, City of Parker, Texas

Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing final plat of Whitestone Estates, Phase 2, a subdivision or addition to the City of Parker was submitted to the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2020, and the City Council by formal action then 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 \_\_\_\_ day of \_\_\_\_\_, 2020.

City Secretary  
City of Parker, Texas

Date \_\_\_\_\_

On-Site Sewage Facilities (OSSF) Notes:

1. All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
2. All lots 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/streams, etc. (Per State regulations).
  - Due to the presence a bisecting waterline easement and pond on lot 13, it is recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lot 13 without pre-development planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
  - Due to the presence large drainage areas on lots 9, 10, 11, 12 and 26, it is recommended that no surface improvements, impervious cover, outbuildings, swimming pools, etc. be planned on lots 9, 10, 11, 12 or 26 without pre-development planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services.
7. There were no permitted/approved existing structures or OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
8. Tree removal and/or grading for OSSF may be required on individual lots.
9. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
10. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
11. 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.

Registered Sanitarian or Designated Representative  
Collin County Development Services

FINAL PLAT

WHITESTONE ESTATES

PHASE 2

37 RESIDENTIAL LOTS

SEEN

75.806 ACRES

SITUATED IN THE

THOMAS ESTES SURVEY, ABSTRACT NO. 298

CITY OF PARKER, COLLIN COUNTY, TEXAS

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 04145

201 WINDO CIRCLE, SUITE 200, Wylie, TEXAS 75098

(972) 941-8460 FAX (972) 941-8461

LAND SURVEYOR  
O'NEAL SURVEYING COMPANY  
3111 COLE AVE, STE. 103  
DALLAS, TX 75204  
(214) 368-0238  
FIRM NO. 10194132

DATE: 6/04/2020

SHEET 2 OF 2

06111\DWG\5111 Final Plat Ph 2.dwg