

MINUTES
PLANNING AND ZONING COMMISSION MEETING
November 5, 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. 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: Use “√” or “X”, please

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

Staff/Others Present:

√	Public Works Director Gary Machado	X	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 public comment(s).

INDIVIDUAL CONSIDERATION ITEMS

1. APPROVAL OF MEETING MINUTES FROM AUGUST 27, 2020.

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

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER RANCH ESTATES PHASES 4A & 4B FINAL PLAT. (**EXHIBIT – PARKER RANCH ESTATES PHASES 4A & 4B FINAL PLAT**)

Director Machado reported that everything has been completed. Commissioner Lozano asked about whether a landscape plan, trail plan, and a tree plan were submitted at the time the preliminary plat were submitted pursuant to the city ordinances. The Commission was assured that the landscape plan for along Chaparral Road was part of the submission for the earlier phases of the development. The forthcoming submission for Phase 5 preliminary plat will include further trail plan and landscape plan for the Chaparral Road corridor and will address this area. The Commission was assured that the preliminary plat submission for phases 4A & 4B did include a tree plan.

MOTION: Commissioner Leamy moved to recommend that the City Council approve the final plat for Parker Ranch Estates Phases 4 & 4B Final Plat. Commissioner Sutaria seconded with Commissioners Wright, Lozano, Leamy, Sutaria, and Crutcher voting for the motion. Motion passed 5-0.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS

Questions were asked about the status of the on-going project of amending the city zoning regulations, which is still pending city attorney review.

4. ADJOURN

Chairperson Wright adjourned the meeting at 7:11 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

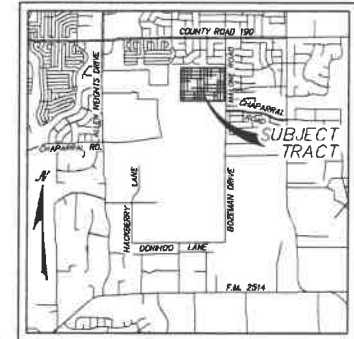
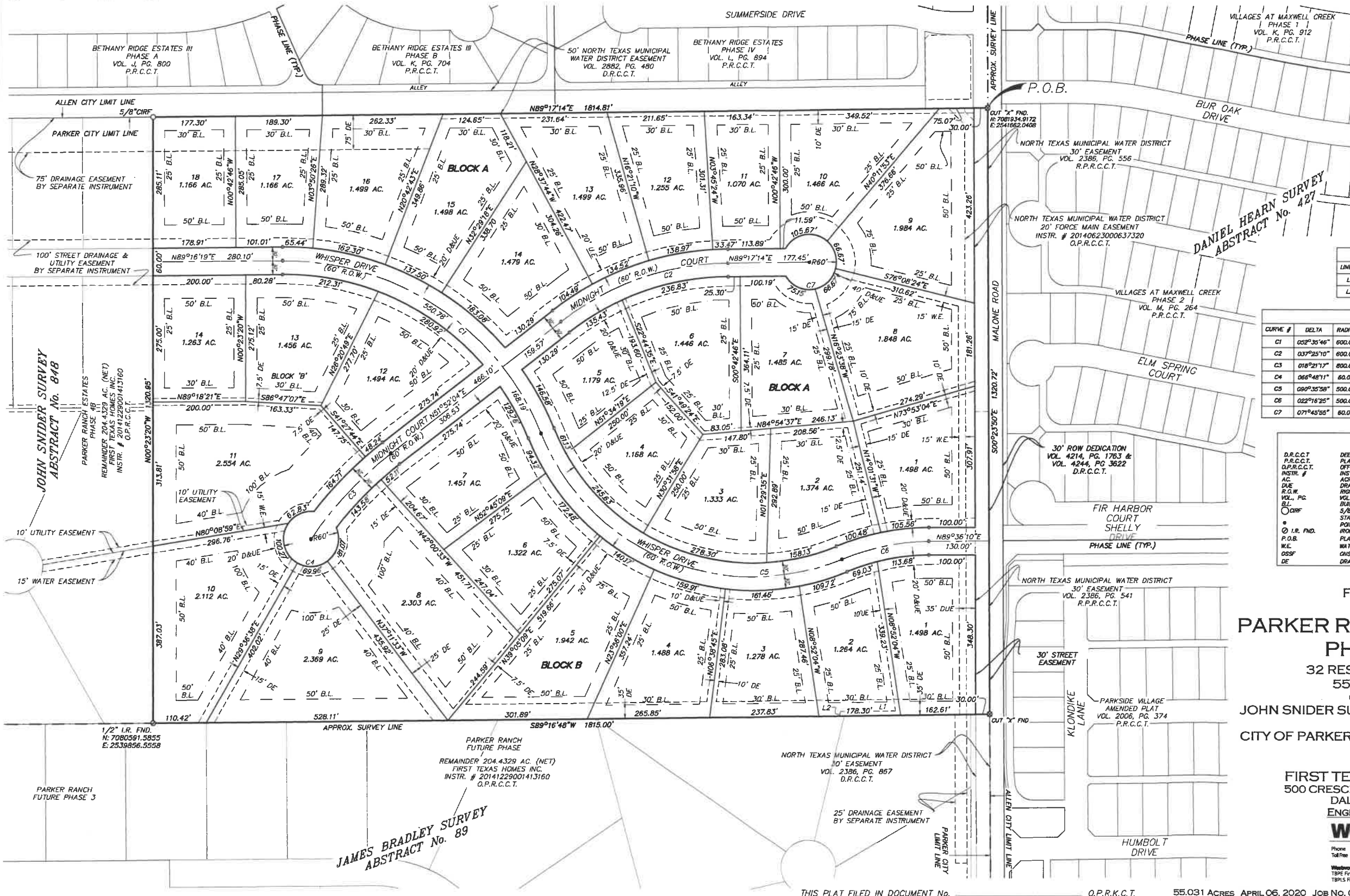
SURVEYOR'S NOTES

1. Basis of bearing is the final plat of Kreymer Estates Phase 1, as recorded in Volume 2013, Page 77-178, and in Doc# 20130502010001260, O.P.R.C.C.T.
2. All exterior corners set are monumented with a 5/8" diameter iron rod with yellow plastic cap stamped "WESTWOOD PS". All interior corners set are monumented with a 1/2" diameter iron rod with yellow plastic cap stamped "WESTWOOD PS".
3. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48085c0385 J, Dated June, 2 2009, the subject tract does not appear to be within the 100 Year Floodplain.

GENERAL NOTES

1. All lots must utilize alternative type on-site sewage facilities.
2. 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).
- 2.1. The following lots have large drainage easements and/or other site conditions that could affect structure/impermeable cover placement, OSSF placement, dwelling size, etc. and it is strongly recommended that no surface improvements, impermeable cover, outbuildings, swimming pools, etc. be planned on any of the following lots without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services:
 - 2.1.1. Lots 16, 17 and 18 - 75' drainage easement
3. Other than any pond(s) noted on the plat, there are no ponds on any lots and none are allowed without prior approval from Collin County Development Services.

4. 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.
5. Tree removal and/or grading for OSSF may be required on individual lots.
6. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
7. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
8. 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.
9. Any drainage channels outside of the city ROW shall be maintained by the HOA or the resident.

VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	119.32	N88°16'48"E
L2	10.30	N13°14'03"E

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	ARC LENGTH
C1	052°35'46"	600.00'	N84°25'49"W	531.65'
C2	037°25'10"	600.00'	S70°34'30"W	384.93'
C3	018°21'17"	800.00'	S42°41'26"W	255.18'
C4	066°48'11"	60.00'	N88°12'32"E	66.06'
C5	080°35'58"	500.00'	S67°22'18"E	710.80'
C6	022°16'25"	500.00'	S78°27'57"W	193.15'
C7	071°45'55"	60.00'	S86°35'43"E	70.34'

LEGEND

D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
INSTR. #	INSTRUMENT NUMBER
AC	ACRE
D&UE	DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
VOL., PG.	VOLUME, PAGE
B.L.	BUILDING LINE
5/8" CIRF	5/8" CAPPED IRON ROD FOUND WITH YELLOW CAP STAMPED "WESTWOOD PS"
1/2" I.R. FND.	POINT OF TANGENCY / POINT OF CURVATURE
P.O.B.	IRON ROD FOUND
W.E.	PLACE OF BEGINNING
OSSF	WATER EASEMENT
DE	ONSITE SEWER FACILITY
	DRAINAGE EASEMENT

FINAL PLAT
OF
**PARKER RANCH ESTATES
PHASE 4A**
32 RESIDENTIAL LOTS
55.031 ACRES
OUT OF THE
JOHN SNIDER SURVEY, ABSTRACT No. 848
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
FIRST TEXAS HOMES, INC.
500 CRESCENT COURT, SUITE 350
DALLAS, TX 75201
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TSPS Firm Reg. No. 11756
TSPS Firm Reg. No. 10074301

THIS PLAT FILED IN DOCUMENT No.

O.P.R.K.C.T.

55.031 ACRES APRIL 06, 2020 JOB No. 0006535 PARKER RANCH PHASE 4A

C:\0006535.00\dwg\Survey\PHASE 4A\0006535P PARKER 4A.dwg

LEGAL DESCRIPTION

Being a 55.031 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the John Snider Survey, Abstract No. 848, and being the same land described as 55.031 acres in deed to First Texas Homes, Inc. of record in Instrument No. 20181206001491270 of the Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at an "X" found in the concrete pavement of Malane Road (a public road) in the west line of a 30' right-of-way dedication to the City of Allen, Texas of record in Volume 4214, Page 1763 and Volume 4244, Page 3622, both of the Deed Records, Collin County, Texas, said "X" marking the northeast corner of said 55.0291 acre tract;

Thence South 00°23'50" East along Malane Road and with the west line of said dedication, a distance of 1,320.72 feet to an "X" found in the concrete pavement for the most easterly northeast corner of the 204.4329 acre tract of land conveyed to First Texas Homes, Inc. by deed of record in Clerk's File No. 20141229001413160 of said Official Public Records, said "X" marking the southeast corner of said 55.031 acre tract;

Thence South 89°16'48" West with the north line of said 204.4329 acre tract, a distance of 1,815.00 feet to a 1/2" iron rod found marking an ell corner in the north line of said 204.4329 acre tract and the southwest corner of said 55.031 acre tract;

Thence North 00°23'20" West a distance of 1,320.95 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" found in the south line of the 50' easement to North Texas Municipal Water District of record in Volume 2882, Page 480 of said Deed Records, said rod being the northwest corner of said 55.031 acre tract, and being the northeast corner of said 204.4329 acre tract;

Thence North 89°17'14" East with the south line of said 50' easement, a distance of 1,814.81 feet to the Point-of-Beginning and containing 2,397,149 Square Feet or 55.031 Acres of land.

LOT AREA TABLE

LOT NO.	TOTAL AREA(Ac.)	BUILDABLE AREA(Ac.)	LOT NO.	TOTAL AREA(Ac.)	BUILDABLE AREA(Ac.)
BLOCK A			BLOCK B		
1	1.498	0.718	1	1.498	0.686
2	1.374	0.736	2	1.264	0.669
3	1.333	0.699	3	1.278	0.691
4	1.168	0.592	4	1.488	0.844
5	1.179	0.501	5	1.942	1.002
6	1.446	0.792	6	1.322	0.717
7	1.485	0.840	7	1.451	0.655
8	1.848	0.971	8	2.303	0.970
9	1.984	1.019	9	2.369	1.052
10	1.466	0.807	10	2.112	0.880
11	1.070	0.535	11	2.554	1.045
12	1.255	0.673	12	1.494	0.684
13	1.499	0.844	13	1.456	0.790
14	1.479	0.725	14	1.263	0.672
15	1.498	0.863			
16	1.499	0.855			
17	1.166	0.606			
18	1.166	0.603			

AVERAGE LOT AREA - 1.537 ACRES

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FIRST TEXAS HOMES, INC., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as PARKER RANCH ESTATES PHASE 4A 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 use 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 anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

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

FIRST TEXAS HOMES, INC.

By: KEITH HARDESTY

THE STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Keith Hardesty, 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 FIRST TEXAS HOMES, INC., and that he executed the same as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
I, Jason, B. Armstrong, Registered Professional Land Surveyor for Westwood, PS, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in October, 2018, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Parker, Texas.

Date: This the _____ day of _____, 2020.

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 the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 map or plat of PARKER RANCH ESTATES PHASE 4A 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

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSE laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

FINAL PLAT
OF
PARKER RANCH ESTATES
PHASE 4A
32 RESIDENTIAL LOTS
55.031 ACRES
OUT OF THE
JOHN SNIDER SURVEY, ABSTRACT No. 848
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
FIRST TEXAS HOMES, INC.
500 CRESCENT COURT, SUITE 350
DALLAS, TX 75201
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Tel/Fax (866) 937-5150 Plano, TX 75093
www.westwoodps.com
Westwood Professional Services, Inc.
TSPS Firm Reg. No. 11735
TSPS Firm Reg. No. 10074301

