



MINUTES
CITY COUNCIL MEETING
AUGUST 1, 2023

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a regular meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Lee Pettle called the meeting to order at 6:00 p.m. Mayor Pro Tem Jim Reed and Councilmembers Todd Fecht and Terry Lynch were present. Councilmember Amanda Noe was absent. Newly appointed Councilmember Randy Kercho was also present.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage (arrived at 6:55 p.m.), City Attorney Amy J. Stanphill, Public Works Director Gary Machado, City Engineer John Birkhoff, P.E., Fire Chief Mike Sheff (arrived at 6:20 p.m.), and Police Chief Kenneth Price (arrived at 6:55 p.m.)

EXECUTIVE SESSION - Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 51.074 Personnel: To deliberate the evaluation and appointment of candidates for the vacancy created by the pending resignation of one member of city council.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettle recessed the regular meeting to Executive Session at 6:02 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettle reconvened the meeting at 6:55 p.m.

ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

No action was taken.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Cyndy Lane led the pledge.

TEXAS PLEDGE: Randy Kercho led the pledge.

PUBLIC COMMENTS The City Council invites any person with business before the Council to speak. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

Kathy Harvey, 5804 Gregory Lane, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. She asked that City Council vote to deny the plat.

Margaret Henry, 5408 Gregory Lane, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. She asked that City Council vote to deny the plat.

Emily Plummer, 5908 Gregory Lane, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. She asked that City Council vote to deny the plat.

Ted Lane, 5004 Dublin Creek Lane, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. He asked that City Council vote to deny the plat.

Lynne Orozco, 5704 & 5700 Gregory Lane, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. She asked that City Council vote to deny the plat.

LJA Project Manager Michelle Tilotta, P.E. for Panorama Street Preliminary Plat, 6060 N. Central Expressway, Suite 400, Dallas, TX, 75206, spoke on behalf of the plat applicant. Ms. Tilotta provided additional documents for the plat and requested City Council approve the plat or table action until August 20, 2023 at the latest, if additional review is needed.

J. Victor Muller, 6100 Gregory Lane, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. He asked that City Council vote to deny the plat.

Carrollyn Moebius, 1412 Parkview Lane, Murphy, Texas, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. She asked that City Council vote to deny the plat and said she hopes the City of Parker joins the City of Murphy is requesting a delay as many revisions were just provided.

Buddy Pilgrim, 3106 Bluffs Lane, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. He asked that City Council vote to deny the plat.

Scott Clark, 6000 Gregory Lane, spoke in opposition to item #5 on tonight's agenda, the Panorama Street Preliminary Plat, being approved. He asked that City Council vote to deny the plat.

ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest items below:

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, AUGUST 9, 2023, 5:00 PM

SET PROPOSED TAX RATE - TUESDAY, AUGUST 15, 2023, 6:00 PM

PUBLIC HEARING ON PROPOSED TAX RATE AND BUDGET – FINAL ACTION ON TAX RATE AND BUDGET, TUESDAY, SEPTEMBER 5, 2023, 6:00 PM

PRESENTATION

POLICE VEHICLES

Police Chief Price reviewed the information provided in tonight's City Council packet and requested the City Council approve purchase of a pickup truck, instead of the usual Chevrolet Tahoe as a police vehicle. Chief Price said the Tahoe and truck are similar in price, but the truck is more versatile and will allow the officers to move the speed signs and provide better service in inclement weather, as the truck will be a 4-wheel drive and can hold the equipment necessary. He also noted other cities have reported less maintenance and lower expenses with Ford trucks.

The City Council approved Police Chief Price moving forward with the purchase of the pickup.

CONSENT AGENDA Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

1. APPROVAL OF MEETING MINUTES FOR JULY 18, 2023. [CITY COUNCIL WORKSHOP – TEXAS OPEN MEETINGS ACT AND ETHICS OVERVIEW]
2. APPROVAL OF MEETING MINUTES FOR JULY 18, 2023. [REGULAR MEETING]

MOTION: Councilmember Lynch moved to approve the consent agenda items 1 and 2 as presented. Councilmember Fecht seconded with Councilmembers Fecht, Lynch, and Reed voting for the motion. Motion carried 3-0.

INDIVIDUAL CONSIDERATION ITEMS

3. CONSIDERATION AND APPROPRIATE ACTION TO FILL A COUNCILMEMBER VACANCY THROUGH MAY 2024 BY EITHER SPECIAL ELECTION IN ACCORDANCE WITH TITLE 12, TEX. ELECTION CODE, § 201.054, OR BY COUNCIL APPOINTMENT AS AUTHORIZED BY TEX. LOC. GOV'T CODE § 22.010 FOR A TYPE A GENERAL LAW CITY WITH TWO YEAR TERMS AND ONE VACANCY; AND IF BY COUNCIL APPOINTMENT, APPOINTEE NOMINATIONS, IF ANY.

The City Council discussed various ways to fill the Councilmember vacancy. They discussed the expense and time involved to have a special election; the time involved to have an application and interview process, and finally City Council appointment of a resident for the remainder of term through May 2024.

There was also discussion of recent quorum and/or special quorum needs due to special and budget meetings.

MOTION: Councilmember Lynch moved to have City Council make nominations and appoint for the Councilmember vacancy. Mayor Pro Tem Reed seconded with Councilmembers Fecht, Lynch, and Reed voting for the motion. Motion carried 3-0.

4. CONSIDERATION AND APPROPRIATE ACTION CONCERNING RESOLUTION NO. 2023-746 APPOINTING A COUNCILMEMBER TO SERVE EFFECTIVE AUGUST 1, 2023, THROUGH THE REGULARLY SCHEDULED ELECTION OF MAY 4, 2024, AND OATH OF OFFICE TO COUNCIL APPOINTEE, IF AN APPOINTMENT IS MADE.

MOTION: Councilmember Lynch moved to nominate Randy Kercho, who is currently serving on the Zoning Board of Adjustment (ZBA); has recently been involved with Capital Improvements (CIP) and served on the Home Rule Commission (HRC) in the past. Mayor Pro Tem Reed seconded.

The Mayor asked Mr. Kercho, who happened to be in attendance, if he would be willing to serve through May 2024. Mr. Kercho agreed to serve.

Councilmembers Fecht, Lynch, and Reed voted to have nomination(s). Motion carried 3-0.

MOTION: Councilmember Lynch moved to approve Resolution No. 2023-746 appointing a Councilmember, namely Randy Kercho, to serve effective August 1, 2023, through the regularly scheduled election of May 4, 2024, and accepted his resignation from ZBA effective immediately [**See Exhibit 1** – Randy Kercho's resignation, dated August 1, 2023.]. Mayor Pro Tem Reed seconded with Councilmembers Fecht, Lynch, and Reed voting for the motion. Motion carried 3-0.

Mayor Pettle administered the Oath of Office to newly appointed Councilmember Randy Kercho. Councilmember Kercho took his respective seat at the dais.

City Council, Staff, and residents welcomed Mr. Kercho.

5. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON PANORAMA STREET PRELIMINARY PLAT, SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10 CITY OF PARKER, COLLIN COUNTY, TEXAS.

City Attorney Stanphill asked if the August 20, 2023 date Ms. Tilotta mentioned earlier tonight should actually be August 19, 2023.

LJA Project Manager Michelle Tilotta, P.E. for Panorama Street Preliminary Plat, 6060 N. Central Expressway, Suite 400, Dallas, TX, 75206, provided copies of an engineering response, dated July 31, 2023, and reviewed the item. [**See Exhibit 2** – LJA Project Manager Michelle Tilotta, P.E.'s response, dated July 31, 2023.].

City Engineer Birkhoff reviewed the item and his response, dated July 27, 2023, to LJA Project Manager Michelle Tilotta's Panorama Street Preliminary Plat with no plans, dated July 20, 2023, stating the plat does not meet the City of Parker's Subdivision Ordinance and concerns regarding timeliness or lack of time for staff to review the submissions.

Public Works Director Machado reported, as stated in tonight's City Council packet on the summary page, on July 20, 2023, Planning and Zoning (P&Z) Commission voted 4-0, {Lozano, Jeang, Leamy, Crutcher}, to recommend the Parker City Council deny approval of the Panorama Street Preliminary Plat.

MOTION: Councilmember Fecht moved to deny the Panorama Street Preliminary Plat, situated in the Phillip Anderson Survey, Abstract No. 10 City of Parker, Collin County, Texas for not meeting Transportation Code and Subdivision Regulations. Mayor Pro Tem Reed seconded with Councilmembers Fecht, Kercho, Lynch, and Reed voting for the motion. Motion carried 4-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-747 MAKING APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENT (ZBA).

Mayor Pettle explained there was a ZBA vacancy due to the recent resignation/transfer to Planning and Zoning (P&Z) Commission of Lucy Estabrook and now an additional vacancy due to the appointment of Councilmember Kercho.

MOTION: Councilmember Lynch moved to approve Resolution No. 2023-747 making an appointment to the Zoning Board of Adjustment (ZBA) Alternate one (1), namely Lindy M. "Buddy" Pilgrim. Councilmember Fecht seconded with Councilmembers Fecht, Kercho, Lynch, and Reed voting for the motion. Motion carried 4-0.

7. AUTHORIZING STAFF AND ENGINEERING TO ADVERTISE AND PREPARE BID DOCUMENTS FOR THE 2024 STREET MAINTENANCE PROJECT.

MOTION: Councilmember Lynch moved to postpone authorizing staff and engineering to advertise and prepare bid documents for the 2024 Street Maintenance Project. Mayor Pro Tem Reed seconded with Councilmembers Fecht, Kercho, Lynch, and Reed voting for the motion. Motion carried 4-0.

ROUTINE ITEMS

8. UPDATE(S):

FM2551

City Administrator Olson and Public Works Director Machado said there has been no real change and nothing new to relay at this time. Texas Department of Transportation (TxDot) is still working on utilities.

COMPREHENSIVE PLAN

Mayor Pettle indicated the committee was in transition as former Councilmember Michael Slaughter resigned and is transferring the information collected to City Administrator Olson. Also, former Councilmember Cindy Meyer has agreed to continue her work on the project and requested any additional residents willing to help would be greatly appreciated.

CAPITAL IMPROVEMENTS PLAN

The Mayor and City Council scheduled a meeting for next Tuesday, August 8, 2023, at 4:00 PM at Parker City Hall.

NEWSLETTER COMMITTEE

Mayor Pettle indicated the committee was "paused" until they find a meeting time and determine how to move forward. The Mayor asked for suggestions,

ANY ADDITIONAL UPDATES

There were no additional updates at this time.

DONATION(S)

9. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$500).

Maryam Boroujerdi donated 1 dozen mini Bundtinis from Nothing Bundt Cakes valued at \$27.00 to City Staff.

Mayor Pettle, on behalf of herself, City Council, and City Staff, thanked the donors for their kind and generous donations.

FUTURE AGENDA ITEMS

10. FUTURE AGENDA ITEMS

Mayor Pettle asked if there were any items to be added to the future agenda.

Hearing no requests, she encouraged everyone to email her any requests. She noted the Capital Improvement (CIP) on Tuesday, August 8, 2023, 4:00 PM and the next regularly scheduled meeting would be Tuesday, August 15, 2023.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 8:47 p.m.

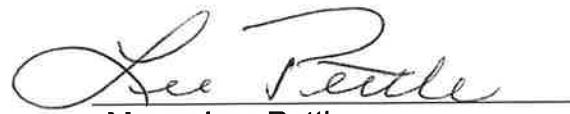


ATTESTED:



Patti Scott Grey, City Secretary

APPROVED:



Mayor Lee Pettle

Approved on the 15th day
of August, 2023.



August 2, 2023

Name: Randy Kiercho
Address: 5009 Edgewater Ct
Parker, TX _____

I, Randy Kiercho, resign from ZBA effective immediately.

Regards,

Randy Kiercho
Signature
Randy S. Kiercho
Print Name

Any comments:

to become member of Council

City Council accepted date: 8/1/2023

July 31, 2023

Mr. Gary Machado
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

Re: Panorama Street Preliminary Plat and Engineering Plan

Dear Mr. Machado:

The following are LJA Engineering response on behalf of Margaret Turner to the July 27, 2023, comment letter from the city's consulting engineer Birkhoff, Hendricks & Carter, L.L.P. (the "Plat Comment Letter").

As noted in the Plat Comment Letter, the Preliminary Plat & Engineering Plans for the Panorama Street Addition (the "Street Plat") prepared by LJA Engineering, Inc. include only a new street.

As submitted, the Plat & Engineering Plans for the Panorama Street comply with all applicable City of Parker development requirements and good engineering practice. Listed below are responses to each review comment provided in the Plat Comment Letter.

Adherence to Subdivision Ordinance:

1. Comment: 155.049 (B)(1)(b) Requires two means of access, a divided street or provisions to connect to future street extension. This has not been addressed for City action. No development plans have been submitted to the city for the ETJ and no streets are shown on the City's throughfare map that would indicate this street is even needed. This lot has access to Gregory Lane. Any future subdivision in the ETJ would have to access to FM 2551, to Rolling Ridge Drive in Murphy or there can be two points of access from FM 2551. Currently as shown is a city street to nowhere.

Response: Panorama Street will be connected to future public rights-of-way in the City's ETJ consistent with requirements of 155.049 (B)(1)(b).

2. Comment: 155.049 (B)(2) All platted lots to be connected to water line, looped system. A water line is required along the roadway with provision to connect to extension of the water system. The engineer states a development is planned for the EJ, the tract of land Panorama is on is a Major Plat then the water line from the city system must be extended now to reach this future unplattd subdivision.

Response: No platted lots are the subject of this plat so 155.049 (B)(2) does not apply to the Street Plat. In the future if a water line is required, it can be accommodated in the 17.5' parkway of the proposed road.

3. Comment: 155.049(4) Drainage cannot adversely affect a joining property. Elevated roadway causes potential to back up water to property to the west. No channel design data proved to show water will not back up. Property to the east, water is concentrated and not designed for overflow to pass through the adjoining property. The roadway design as is shows an elevated and no channel calculations on the north side of the elevated roadway sections to convey water to the culverts. The engineer through cross sections and calculations which should have been completed and readily available to support their statement of no adverse effects to the adjoining property have not been provided.

Response: A pilot channel is provided on west side of roadway to prevent water from backing up onto the adjacent property. Calculations, profiles, and cross sections of the channel are provided and demonstrate water will not back up onto the adjacent property. The proposed detention improvements do no increase flows or alter existing flow rates, velocities, quality or depths on the downstream properties.

4. Comment: 155.049(D) (2) boundary iron pins must be 1 inch in diameter and have a length of 18 inches. This will be needed to be confirmed in the engineering plans.

Response: Applicant agrees with the information comment and understands and will comply with applicable regulations. Note 2 on the preliminary plat has been updated to call out the length in addition to the diameter of the iron pin.

5. Comment: 155.049(F) No permanent benchmark is included in the design plans. Details of the benchmark are called for in this section of the subdivision ordinance. This will need to be confirmed in the engineering plans.

Response: Existing benchmarks are included in the Street Plat plans. All required permanent benchmarks will be set and paper descriptions shall be filed with the city prior to final inspection of the completed work consistent with the requirements of Section 155.049(F)(6).

6. Comment: 155.052(C)(4) Gregory Lane is required to be upgraded as it is adjacent to this tract. The adjacent roadway is public right-of-way and if not being upgraded a Traffic Impact Analysis for the new road is required for a rough proportionality calculation to be completed. This engineer as we understand also has knowledge of the development in the ETJ that will fully utilize this proposed road. The property in the ETJ needs to be platted to complement what the engineer is proposing for this project.

Response: Gregory Lane in its current condition is substandard. Applicant has no obligation to cure existing conditions not created by its new development. The portion of Gregory Lane adjacent to the Street Plat requires no improvements.

A trip distribution memo contemplating the proposed roadway and ETJ development is included for reference. This can be utilized by the City to prepare a rough proportionality calculation consistent with the city's obligation under Texas Local Government Code section 212.904. No Traffic Impact Analysis is required until residential lots are platted that will have access to Gregory Lane. The property in the ETJ will be platted to complement what is proposed for this project.

7. Comment: 155.052(18)(C)(b) Street sign is required at Gregory and Panorama. Section 155.052(18)(a) requires the name to be approved by City P&Z. This will need to be confirmed in the engineering plans.

Response: Street Plat plans depict a stop sign. Such plans will be updated to make clear the stop sign is a combination stop sign and street name sign. Applicant requests City P&Z approve the proposed street name Panorama.

8. Comment: 155.052(C)(13) Reserve strip is not allowed. Strip of land west side of ROW (reserve strip) is not allowed. A proposed access easement on the reserve strip does not remove the reserve strip that is not allowed. There is drainage in the reserve strip area that must be designed, and the design provided for review.

Response: The strip on the west side of ROW is used to accommodate drainage requirements and does not deny access. The adjacent property owner shall have access to Panorama Street via the proposed access easement by separate instrument.

9. Comment: 155.052(O) The reserve strip west of shown ROW must be Right of way and a drainage channel is required to be designed to convey storm water to point of concentration. The required water line will need to be in the right of way. Place the water line on the east side of shown Right of way.

Response: The strip on the west side of the ROW is used to accommodate drainage requirements and does not deny access. The Street Plat plans provide for drainage designed to convey storm water to the point of concentration. There is no required water line for the Street Plat because no lots are being platted.

10. Comment: 155.057 Private easement for electrical service (streetlights) is required. Show this easement on the plat, a separate instrument is not required and is not acceptable on a major plat.

Response: Applicant agrees with the information comment and understands and will comply with applicable regulations. A private easement for electric service will be granted by separate instrument and will not be included in the Street Plat consistent with the requirements of 155.057.A.1.

11. Comment: 155.052 (15)(a) Streets shall be related approximately to the topography grade and shall conform to as closely as possible to the original topography. The elevated roadway is not acceptable. We do not understand what you are trying to prevent flooding from, by an elevated roadway. A properly designed storm sewer system would not allow flooding while meeting the character of the topography. There are adjacent property owners that are affected by public improvements on this tract.

Response: Panorama Street is related appropriately to the topography. The original topography is modified only to the extent required to prevent flooding so does conform as closely as possible to the original. The roadway is elevated to provided sufficient detention storage and conveyance of offsite flows via the proposed channels. This design does not adversely affect upstream and downstream property owners.

12. Comment: 155.052(15)(b) Plans must show design speed for the vertical curves. This will need to be confirmed in the engineering plans.

Response: The design speed of 30 mph is provided on paving sheets.

13. Comment: 155.054(A)(1) Provide source and calculations that established the 100-year water surface. Maxwell Creek to the east is a studied reach. Offsite water is being handled by this design and downstream must be proven out not to have affects on the downstream property owners. The pond is shown to have emergency overflow and that water must be conveyed. During public comments it was stated that testimony before other governmental agency had water coming to these ponds, however the drainage area map does not reflect this and as such the ponds, however the drainage area map does not reflect this and as such the ponds are grossly oversized for predevelopment flows from upstream. It appears that all know information is not being provided to the city for their review.

Response: Updated calculations are provided in the plans that show how the 100-yr water surface elevation onsite has been established. The proposed grading and storm infrastructure does not increase flow rates to Maxwell Creek and does not alter existing drainage flow rates, velocities, quality, or depths on downstream properties. No FEMA floodplain is present on the property.

14. Comment: 155.054(A)(4) Provide calculations that roadway ditch in Gregory has adequate capacity and free board based on adding additional storm water to this channel. Improve the channel until capacity and freeboard can be achieved. Maxwell Creek is to the east of the proposed improvements. The engineer states that no additional water is being conveyed to the roadway channel in Gregory Lane. The plans are clear that by raising the roadway a positive grade is established from Gregory to the elevated road section. The roadway is proposed to be a concrete curb and gutter section. No inlets are included to pick up this flow, so it does go into the roadway channel. The design engineer set the grade to drain water to Gregory.

Response: Inlets are provided on Panorama Street to intercept flows from the ROW. Calculations are provided to show capacity in the existing bar ditch on Gregory Lane.

15. Comment: 155.054(B)(1) Provide details of outlet structure that is designed for the 2, 25, 50 and 100 year storm. Include the structural details for a V-notch or stepped weir. Once plans are resubmitted, we will review the calculations for each storm.

Response: All outfalls are designed for the 2, 25, 50 and 100 year storm – see calculations provided in Street Plat plans.

16. Comment: 155.054(B)(6) Provide maintenance plan for the retention pond. Address aquatic growth, silt removal plan, mosquito control mowing plan and permanent erosion control measures. The maintenance plan is required regardless of who owns the pond. The pond must be maintained to protect the property owners downstream. The plan will need to include measures the city must take in order to insure the pond operates properly to protect the general public.

Response: A maintenance plan is included for review.

17. Comment: 155.051 Provide photometrics for street lights proposed and details for shield to keep light from adjoining properties. The engineer has proposed street lights and the splash for the street lights must be checked and most likely light shield will be required to protect the adjacent property owners. Who owns the street lights is not important to address the adjacent property owners.

Response: Regardless of ownership, the street lights will be designed to not adversely effect adjacent property owners. The allowable light measured at the property line will not exceed 1 foot candle.

18. Comment: 155.054(A)(3)(d) Include in erosion control methods requirements of this section of the subdivision ordinance including watering and fertilizing schedule. This must be part of the erosion control plans being prepared by the engineer of record. The SWPPP will follow at construction and is prepared by the contractor. The contractor needs to know the requirements to properly prepare the SWPPP.

Response: Language from the ordinance has been added to the erosion control plan for reference in preparation of the SWPPP.

19. Comment: 155.027(f)(v) Provide method to undercut rock if encountered place topsoil to establish vegetation.

Response: No rock will be encountered during construction of Panorama Street based on its design. Topsoil exists to establish vegetation.

20. Comment: 155.052 (17) Cul de Sac streets shall not be longer than 600 feet. The length of this street exceeds this requirement. There are no streets platted in the ETJ. There are no streets shown in the City's throughfare plan that shows the ETJ area needs to be connected to Gregory. The street does not meet the ordinance.

Response: Panorama Street is not a cul de sac. The temporary turn-around shown in the Street Plat plans will be removed when Panorama Street is connected to the street to be constructed on the adjacent ETJ property.

Please be aware that the plan set was prepared under my supervision as the project manager for the roadway improvements.

Consistent with the requirements of Texas law and Parker regulations, we respectfully request the Plat & Engineering Plans for Panorama Street be approved.

Respectfully,

A handwritten signature in blue ink that reads "Michelle Tilotta".

Michelle Tilotta, P.E.
Project Manager