



AGENDA

PLANNING AND ZONING

June 13, 2013 @ 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, June 13, 2013 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 City Council invites any person with business before the Council to speak to the Council. 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 ON MEETING MINUTES FOR MAY 30, 2013.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PRELIMINARY PLAT FOR ESTATES AT CREEKSIDE PARKER, PHASE 1, ZONED SF-T AND GENERALLY LOCATED EAST OF MOSS RIDGE.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A ZONING CHANGE REQUESTED BY WYNNE/JACKSON, INC. FOR RE-ZONING APPROXIMATELY 322.34 ACRES OF LAND LOCATED IN THE GW GUNNELL SURVEY, ABSTRACT NO. 350, AND THE THOMAS ESTES SURVEY, ABSTRACT NO. 298, COLLIN COUNTY, TEXAS FROM SINGLE- FAMILY AND AGRICULTURAL-OPENSPACE TO SINGLE-FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS. THE PROPERTY IS GENERALLY LOCATED AT THE WEST SIDE OF FM 2551 SOUTH OF KARA LANE AND NORTH OF E. PARKER ROAD.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

Next Regular Meeting – June 27, 2013
City Thoroughfare Plan

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 June 7, 2013 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at www.parkertexas.us

Date Notice Removed

Carrie L. Smith, 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.



PLANNING AND ZONING COMMISSION

Meeting Date: June 13, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR May 30, 2013.

Exhibits: PROPOSED MINUTES

Summary:

Possible action:

APPROVE
AMEND
TABLE

MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 30, 2013

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 7:07 P.M.

Commissioners Present:

Chairperson Wright

Commissioner Schroeder

Commissioner Lozano

Commissioner Stanislav

Alternate Raney

Alternate Herzberger

Alternate Sutaria

Alternate Sutaria was appointed a voting member.

Staff Present

City Administrator Flanigan

City Secretary Smith

PLEDGE OF ALLEGIANCE

The pledges to the American and Texas flags were recited.

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

None

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR MAY 9, 2013.

MOTION: Commissioner Lozano moved to approve the minutes as written. Commissioner Stanislav seconded with Commissioners Sutaria, Schroeder, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CITY THOROUGHFARE MAP.

City Administrator Flanigan reviewed the current thoroughfare plan and discussed the areas the Commission need to look at amending. After the Commissions review they will make a recommendation, on changes, to Council. Public hearings will be required for any changes. Commission will continue to discuss the thoroughfare plan at a future meeting.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A RECOMMENDATION TO CITY COUNCIL TO FILL 2013-2014 COMMISSION VACANCIES AND APPOINT OFFICERS.

In accordance with Resolution 2011-348, P&Z interviewed two applicants Wei Wei Jeang and Tony Cassavechia at previous meetings. Alternate Rick Herzberger submitted his resignation due to a conflict with work.

MOTION: Commissioner _____ moved to recommend to Council to appoint Cleburne Raney to Place 4 serving the unexpired term of Tom Stone. Commissioner _____ seconded with Commissioners Schroeder, Wright, Lozano, Sataria and Stanislav voting for. Motion carried 5-0.

MOTION: Commissioner _____ moved to recommend to Council to appoint Wei Wei Jeang as an Alternate with a term expiring in 2015. Commissioner _____ seconded with Commissioners Schroeder, Wright, Lozano, Sataria and Stanislav voting for. Motion carried 5-0.

MOTION: Commissioner _____ moved to recommend to Council to appoint Wei Tony Cassavechia as an Alternate with a term expiring in 2015. Commissioner _____ seconded with Commissioners Schroeder, Wright, Lozano, Sataria and Stanislav voting for. Motion carried 5-0.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

Next Regular Meeting – June 13, 2013
6/27/2013 - Thoroughfare Map

5. ADJOURN

Adjourned at _____ p.m.

Minutes Approved on _____ day of _____, 2013.

Chairman Russell Wright

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith



PLANNING AND ZONING COMMISSION

Meeting Date: June 13, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ESTATES AT CREEKSIDE PARKER, PHASE 1, PRELIMINARY PLAT, GENERALLY LOCATED EAST OF MOSS RIDGE.

Exhibits: City Engineer Comment Letter to be provided at the meeting.

Possible action:

Approve
Table
Deny

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

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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.
PAUL A. CARLINE, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.

June 10, 2013

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

Re: Estates at Creekside - Third Review

Dear Mr. Flanigan:

As requested, we have reviewed the Engineering Plans for the Estates at Creekside Phase 1, dated May 30, 2013. We received these plans from Bury on May 31, 2013.

Our review of the Engineering Plans is for general compliance with the City of Parker's development requirements and good engineering practice, and does not relieve the engineer of record of his responsibilities under the Texas Engineering Practice Act. This is our third review of the Engineering Plans. We will repeat our initial review comments in *italics text* and then indicate the status for this review in **bold text**. Additional comments have been made.

Preliminary Plat Comments

1. *Label the zoning on the preliminary plat.*
 - Status this review: **Complete**
2. *Easements dedicated to the City of Parker shall be a minimum of 15-feet in width.*
 - Status this review: **Complete**
3. *City ordinance requires two points of access to be provided.*
 - Status this review: **City discretionary item.**
4. *Overall tract shall be platted prior to subdividing.*
 - Status this review: **City discretionary item.**
5. *As stated in City Ordinance, each lot shall have frontage on a public roadway.*
 - Status this review: **City discretionary item.**

General Notes Comments

6. *Fire hydrants shall be painted in accordance with City of Parker standards.*
 - Status this review: **Complete.**

7. *Minimum cover for a water line is 4-feet.*
 - Status this review: Complete.

Paving Plan and Profile Comments

8. *Provide paved positive overflow at all sag inlets. Maximum ponding allowable is 6-inches.*
 - Status this review: Complete.
9. *Specify compaction methods in areas where fill is being placed.*
 - Status this review: Complete.
10. *Sidewalks and barrier free ramps shall meet all ADA and TAS regulations.*
 - Status this review: Complete.
11. *Provide pavement design details. Strength of concrete, rebar and spacing, percentage of lime to be used, etc.*
 - Status this review: Complete.
12. *Paving details are labeled as City of Wylie.*
 - Status this review: Details are now labeled as Parker. Multiple, and contradicting, paving details are shown. Clarify which paving section is to be used.

Grading Plan Comments

13. *It appears that fill is proposed within the floodplain. We recommend a flood study be completed and that the developer submit a CLOMR to FEMA for this project.*
 - Status this review: Complete. A CLOMR was submitted for this development to FEMA for review in December 2004. A response letter from FEMA to the City of Parker dated April 10, 2006 stated that a revision to the FIRM would be warranted.

The FEMA FIRM for this area was revised in June 2009, which is after the initial CLOMR was submitted and reviewed. This revision included revising the floodplain limits map, and possibly the floodplain model, flows, elevations, etc.

As we discussed in a meeting on May 16, 2013, O'Brien Engineering states that the floodplain model has not affected the previously submitted CLOMR. Although the engineering plans associated with the CLOMR have been revised, O'Brien states that the hydraulic modeling has not been affected. See enclosed letter from O'Brien Engineering for reference.

14. *Maximum slope is 4:1.*
 - Status this review: Complete.
15. *Cross lot drainage is not allowed. Provide a drainage easement in locations where conveyance between properties is required.*
 - Status this review: Complete

16. Grade out the proposed channels. Spot shots show some places where over 7-feet of cut is proposed, however it is unclear how the contours will tie in or if the existing creek, which is in the floodplain, will be excavated.

- Status this review: Not complete. Channels are not graded by contours, nor are slopes shown on the plan sheet. The chart provided shows capacities of a channel with 1% slope, however it does not appear that the channels are at 1%.

Also in areas of significant cut, the proposed channel will exceed the limits of the easement. On Sheet 3.2, 8.4-feet of cut is shown on the northwest corner of Lot 19. The channel would be approximately 70-feet wide to accommodate this. Provide a detailed engineering design, flow rates, velocities, and water surface elevations. 2-feet of freeboard is required between the 100-year water surface elevation and the finished pad elevation.

Furthermore, the proposed spot shots shown in the channel are lower than the downstream elevations. How will this function? Was this included in the initial CLOMR?

Drainage Area Map and Calculations Comments

17. It is unclear why a portion of the project is using an underground storm sewer system, and other portions are utilizing an open drainage ditch conveyance system.

- Status this review: City discretionary item.

18. Show all drainage structures, including inlets, pipes, and culverts, on the drainage area map.

- Status this review: Complete.

19. Provide an off-site drainage area map. It appears that off-site water could be draining across this site. Provide drainage easements for off-site water being conveyed through this project.

- Status this review: Not Complete. It appears that a portion of the off-site storm drainage is being collected in a separate system prior to entering the site, but it unclear. Label the collection system to the west, or revise the map.

20. Show channel capacity calculations.

- Status this review: See comment #16.

21. Label the drainage easements.

- Status this review: Complete.

Storm Plan and Profile Comments

22. Hydraulic grade line (HGL) shall be a minimum of 1-foot below of the pavement surface.

- Status this review: Complete.

23. Proposed drainage improvements are shown outside the easements.

- Status this review: Complete.

24. Size of rip rap shall be labeled on the plans.

- Status this review: Complete.

25. *Label the radius of the storm pipe. Verify if the radius can be achieved using standard RCP or if radius pipe will be required. Label on the plans.*
 - **Status this review: Complete.** Radius shall not exceed 75% of the maximum allowable by manufacturer's specifications.
26. *Verify callouts below storm profile are accurate.*
 - **Status this review: Complete.**
27. *100-year, 15 minute rainfall intensity is 7.52 in/hr.*
 - **Status this review: Not Complete.**

Water Plan Comments

28. *Dead end water lines are not allowed.*
 - **Status this review: City discretionary item.**
29. *Label 8-inch valves as R.S. (Resilient Seated) Gate Valves.*
 - **Status this review: Complete.**
30. *Where plugging the end of the water line, extend the water line a minimum of 20-feet past the last valve prior to the plug.*
 - **Status this review: Complete.**
31. *The proposed water line is shown thru and under storm drainage structures.*
 - **Status this review: Complete.** Existing sanitary sewer line turned off, show on the plan.
32. *Label the radii shown on the water line.*
 - **Status this review: Complete.** Radius shall not exceed 75% of the maximum allowable by manufacturer's specifications.
33. *Install a valve on the main line on each side of the bridge.*
 - **Status this review: Complete.**
34. *Water lines may be no closer than 9-feet to any sanitary sewer line. In locations where water and sanitary sewer lines cross, plans must be in accordance with TCEQ regulations.*
 - **Status this review: Complete.**
35. *Minimum 18-inches of vertical clearance between water lines and crossing utility lines.*
 - **Status this review: Complete.**
36. *Water service material, copper or poly, shall be at the City's discretion.*
 - **Status this review: City discretionary item.**
37. *Vertical curves are not allowed on the sanitary sewer.*
 - **Status this review: Complete.**
38. *See Note #2. Proposed water line easements shall be 15-feet in width.*
 - **Status this review: Complete.**

Mr. Jeff Flanigan
City of Parker
June 10, 2013
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39. *Water line details are labeled as City of Wylie.*
• **Status this review: Complete.**

Erosion Control

40. Not reviewed.

Bridge Plans

41. Review on going

Estates at Creekside, Wylie Water Line Plan Comments

42. *As recommended in our letter dated August 3, 2012, a pressure reducing valve in a vault will be required where connecting to the City of Parker's existing 18-inch water line.*
• **Status this review: Not Complete.** Pressures have been provided by the City. Submit design of PRV for review.

43. *Dead end water lines are not allowed.*
• **Status this review: City discretionary item.**

The plans provided for our review have been marked-up to represent the comments above and are enclosed with this letter. We are available to discuss our review comments further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

cc: Mr. Chris Holsted
Bury + Partners



PLANNING AND ZONING COMMISSION

Meeting Date: June 13, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A ZONING CHANGE REQUESTED BY WYNNE/JACKSON, INC. FOR RE-ZONING APPROXIMATELY 322.34 ACRES OF LAND LOCATED IN THE GW GUNNELL SURVEY, ABSTRACT NO. 350, AND THE THOMAS ESTES SURVEY, ABSTRACT NO. 298, COLLIN COUNTY, TEXAS FROM SINGLE- FAMILY AND AGRICULTURAL-OPENSPACE TO SINGLE-FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS. THE PROPERTY IS GENERALLY LOCATED AT THE WEST SIDE OF FM 2551 SOUTH OF KARA LANE AND NORTH OF E. PARKER ROAD.

Exhibits: Concept Plan Package

Summary:

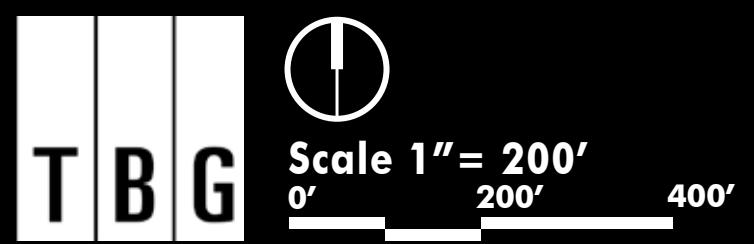
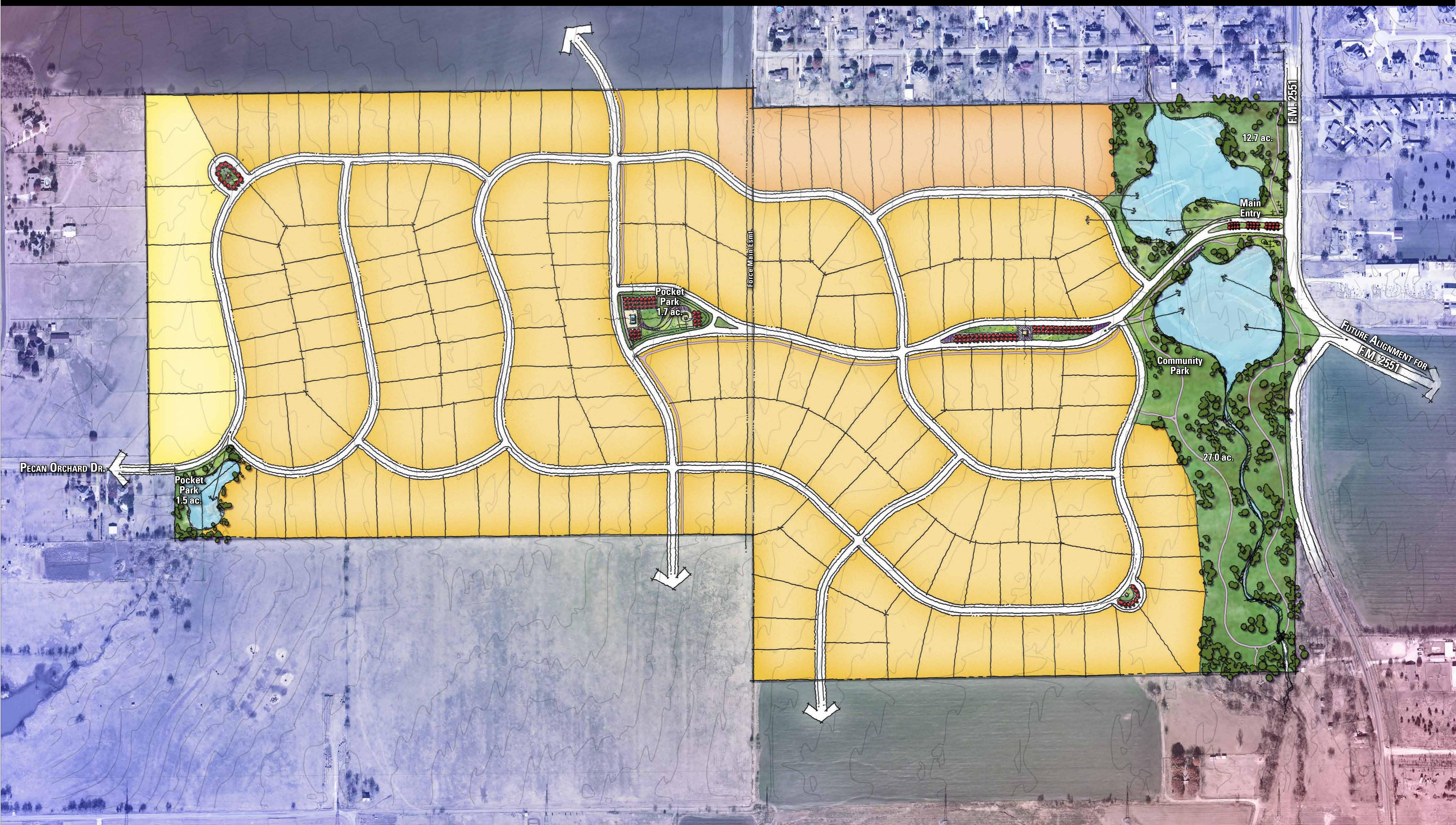
Applicant is asking for SFT zoning with the following Special Conditions:

- Average net lot size 1.4 acres
- Average gross density 1.8 acres for every lot
- Maximum number of lots 180
- Minimum lot size 1 acre
- 50 foot ROW
- Road layout to conform in general with previous submittal; open spaces to be modified

Public Hearing was held on April 25, 2013. Public Notice was published in the Dallas Morning News on April 15 and notice mailed to property owners within 200 feet on April 14.

Possible action:

Recommend: Approval or denial



March 12, 2012

The information shown is based on the best information available and is subject to change without notice.

Parker Estates

Conceptual Master Plan

