



AGENDA

PLANNING AND ZONING

JANUARY 22, 2015 @ 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, January 22, 2015 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 Commission invites any person with business before the Commission to speak. 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 MEETING MINUTES FOR OCTOBER 9, 2014.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A FINAL PLAT FOR KINGSBRIDGE PHASE 1, FORMERLY KNOWN AS ESTATES AT CREEKSIDE; BEING 59.544 ACRES IN THE L. M. MARSHALL SURVEY, ABSTRACT 594 AND W. M. PATTERSON SURVEY ABSTRACT 716; GENERALLY LOCATED EAST OF MCCREARY ROAD AND SOUTH OF PARKER ROAD.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR THE RESERVE AT SOUTHRIDGE ESTATES; BEING 50.966 ACRES IN THE MARTIN HEARNE SURVEY, ABSTRACT 425; GENERALLY LOCATED SOUTHEAST QUADRANT OF DILLEHAY AT CURTIS LANE.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
Next regular meeting date is February 12, 2015

- a) Southridge Estate Phase 3 - Preliminary Plat
- b) Parker Ranch Phase 2
- c) Parker Ranch Phase 3

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 January 16, 2015 by 5:00 p.m. at the Parker City Hall.

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: 1/22/2015

Agenda Subject:

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES
FOR OCTOBER 9, 2014.

Exhibits: Proposed minutes

Summary:

See Exhibits

Possible action:

APPROVE
AMEND
TABLE

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 9, 2014

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Vice Chairperson Lozano called the meeting to order at 7:00 P.M.

Commissioners Present:

Chairperson Wright	X	Commissioner Raney
X Commissioner Sutaria	X	Commissioner Lozano
X Commissioner Stanislav		

Alternate Jeang	X	Alternate Cassavechia
x Alternate Leamy		

Alternate Cassavechia was appointed a voting member.

Staff/Others Present

X City Administrator Flanigan	X	City Secretary Smith
X Developer Steve Sallman	X	Developer's Engineer Richard Hovas

PLEDGE OF ALLEGIANCE

The pledges 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 MEETING MINUTES FOR SEPTEMBER 18, 2014.

Amendment: Page 2, Item 3 - replace Standridge with Stanislav

MOTION: Commissioner Sutaria move to approve the minutes as amended. Commissioner Stanislav seconded with Commissioners Cassavechia, Sutaria, Lozano, and Stanislav voting for. Motion carried 4-0. Commissioner Raney abstained.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR KINGS CROSSING PHASE 2.

City Council approved a development agreement in 2007, Resolution 2007-170, on this tract of land, AKA Bedell Tract. The plat must comply with the agreement. City Engineer has reviewed the preliminary plat and noted six items that are outstanding in the third review letter dated 10/7/2014. Lot sizes allowed per the agreement are 1 acre minimum.

Developer Steve Sallman and his Engineer Richard Hovas were present to answer questions.

1. Only 1 point of access from an improved public roadway is provided for this development. City Ordinance requires 2 points of access be provided. The developer is requesting a variance.

City Administrator Flanigan stated the second access point will be provided in a future phase of the development. Currently there are other developments; such as Edgewater, Creekside, The Knolls and McCreary Creek that have been granted a variance by constructing wider entry ways. The entry proposed for this development is 2 24-foot lanes divided by a 5-foot median. The 2 wider roadways provides for emergency traffic. Mr. Sallman stated in other developments the 2 divided lanes meets the 2 points of access requirement. This development will have a second access connecting to a future phase. It was clarified that all phases on the Bedell tract are required to be developed in accordance with the approved development agreement and concept plan.

Commission discussion ensued. It was communicated to the developer all future phases are required to meet the City code and have 2 points of access. Commissioner Stanislav has a concern with the traffic load on Lewis Lane once all phases are developed. He would like the developer to consider an additional connection to Lewis Lane.

2. 2-foot freeboard is required above the 100-year water surface elevation (WSEL) in the drainage channels. The previous response letter provided stated that 2-feet of freeboard is to be provided between the 100-year WSEL and the finished pads of the adjacent lots. The City may consider the 2-foot freeboard between the 100-year WSEL and the finished pad elevation with a minimum of 1-foot freeboard contained within the channel.

City Administrator Flanigan stated this requirement is not found in the City Codes and he will check with the City Engineer to find out where this requirement can be found.

The City Flood Prevention Ordinance states:

In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) Section 16-165, (ii) Section 16-172(8), or (iii) Section 16-177(3), the following provisions are required:

(1) *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to two (2) feet above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in Section 16-173(1)(a), is satisfied.

The 2-foot freeboard requirement makes the ditch deeper and the added slope causes maintenance issues for the property owner. The ditch will handle a 100-year flood event. They are requesting a variance for 1.7-foot freeboard.

3. The depth shown on the calculations for the off-site channel does not match the contours provided.

This is an engineering issue to be resolved prior to going before Council.

4. Riprap shall be placed at each end of all storm culverts, discharges, and bends in the drainage channel.

This is an engineering issue to be resolved prior to going before Council.

5. Maximum length cul-de-sac is 600-feet. Response letter provided by the developer states that the development agreement allows cul-de-sac lengths of 1,500 feet. City to verify.

The cul-de-sac's are temporary and will no longer be a dead end when the next phase is constructed. The 1,500 feet is allowed by the Development Agreement.

6. Written release is required from existing easement holders prior to construction.

This is an engineering issue to be resolved prior to going before Council.

MOTION: Commissioner Raney moved to recommend approval of Kings Crossing Phase 2 Preliminary Plat subject to:

Items 3, 4 and 6 noted in the City Engineer review letter dated 10/7/2014 being resolved prior to going to Council, and

Allowing a variance for Items 1 and 5 noted in the City Engineer review letter dated 10/7/2014 as requested, and

Allowing a variance for Item 2 subject to a 2-foot freeboard within a minimum 2-foot elevation.

In all future phases the developer is to provide two points of access.

Commissioner Sutaria seconded with Commissioners Cassavechia, Raney, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS

- Heritage Zoning classification
- Parker Road Estates Phase 2 Preliminary Plat

4. ADJOURN

Vice Chairperson Lozano adjourned at 8:41 p.m.

Minutes Approved on ____ day of _____, 2015.

Vice Chairman Joe Lozano

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith

PLANNING AND ZONING COMMISSION

Meeting Date: January 22, 2015

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A FINAL PLAT FOR KINGSBRIDGE PHASE 1, FORMERLY KNOWN AS ESTATES AT CREEKSIDE; BEING 59.544 ACRES IN THE L. M. MARSHALL SURVEY, ABSTRACT 594 AND W. M. PATTERSON SURVEY ABSTRACT 716; GENERALLY LOCATED EAST OF MCCREARY ROAD AND SOUTH OF PARKER ROAD.

Exhibits:

Proposed Final Plat
City Engineer Review Letter
Zoning Ordinance 500 with Special Conditions

Summary:

Property was annexed in 2001 and zoned SFT with Special Conditions. As of Friday January 16, all items on the engineer letter have been completed; except as build drawings which have been promised prior to meeting. It is staff recommendation to approve the final plat.

Possible action:

APPROVE
AMEND
TABLE
DENY

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 B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

January 9, 2015

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

Re: Estates at Creekside – Walk-thru Punchlist

Dear Mr. Flanigan:

On December 10, 2014, a walk through for the Estates at Creekside development within the City of Parker was conducted. The City indicated prior to the December 10 walk-thru, that a previous walk had been performed by the City for the water system (valves, hydrants, etc.).

The following items were noted as needing attention or correction on the Estates of Creekside development:

1. Vegetation shall be established throughout the site.
2. Site shall be cleared of debris, excess materials, etc.
3. Re-work the riprap transitions into the culverts. The flow line of the drainage channel shall transition smoothly into the riprap and then into the culvert. As of the date of the walk-thru riprap was installed so as the storm water would have to pond in order to drain over and into the culvert.
4. Provide record drawings and maintenance bonds to the City.
5. All additional City punchlist items to be addressed.

We are available to discuss this project further at your convenience.

Sincerely,


Craig M. Kerkhoff, P.E.



RECEIVED

DEC 31 2014

DEVELOPMENT APPLICATION

City of Parker, Texas

CITY OF PARKER

Proposed Name of Subdivision: Kings Bridge (formerly ESTATES AT Creekside - Ph. 1)

Plat Approval Requested

Filing Fee

Filing Fee

- ☐ Preliminary Plat \$800.00 + \$30/acre
☐ Site Plan \$300.00 + \$25/acre
☐ Replat/Amended \$500.00 plus \$15/lot

- ☒ Final Plat \$800.00 + \$30/acre
☐ Minor Plat (5 acres or less) \$500.00 + \$100/lot
☐ Development Plat \$300.00 + \$30/acre

Physical Location of Property: ±South of the intersection of Elaine & Parker
(Address and General Location - Approximate distance to the nearest existing street corner)

Brief Legal description of Property (must attach accurate metes and bound description to application):

L.M. MARSHALL SURVEY ABST. 594 & W.M. PATTERSON ABST. #716
(Survey/Abstract No. and Tracts or platted Subdivision Name with Lot/Block)Acreage: 51.514Existing # of Lots/Tracts: 32Existing Zoning: SFT

(If a PD, include the Ordinance with application)

Property Owner's Name: ESTATES AT Creekside Parker, I, LLC Phone Number: 214.691.2556Applicant/Contact Person: MATTHEW ALEXANDER Title: V.P. DevelopmentCompany Name: CAMBRIDGE COMPANIESStreet/Mailing Address: 8750 N Central Exp. Ste 1730 City: Dallas State: TX Zip: 75231Phone: 214.691.2556 Fax: 214.691.0682 Email Address: mat@cambridgecos.comEngineering Company: BURY & PARTNERS, INC.Contact Person: JAY MARSHTitle: PROJECT MANAGERStreet/Mailing Address: 5310 Harvest Hill Pl. Ste. 100 City: Dallas State: TX Zip: 75230Phone: 972.991.0011 Fax: _____ Email Address: jmarsh@buryinc.com

**** READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

STATE OF TEXAS) (

COUNTY OF COLLIN) (

BEFORE ME, a Notary Public, on this day personally appeared JAMES J. MELINDO
 the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (Proof must be attached, e.g. "Power of Attorney") for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

By: [Signature]
 Owner / Agent (circle one) Manager

SUBSCRIBED AND SWORN TO before me, this the 29th day of December, 2014.Notary Public in and for the State of Texas: Kathy Midgett

Over

City of Parker * 5700 E. Parker Road, Parker, Texas 75002 972-442-6011 Fax 972-442-1800 www.parkertexas.us

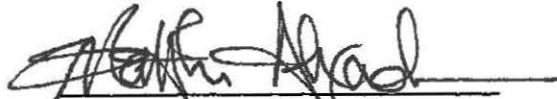
FEE 1/2006

KATHY MIDGETT
Notary Public
My Commission Expires
May 21, 2018
Notary Seal

WAIVER OF EXPEDITION

I HEREBY WAIVE MY RIGHTS TO APPROVAL THROUGH LACK OF CITY ACTION ON THE ABOVE REFERENCED PLAT WITHIN THE TIME FRAMES SET FORTH IN 212.009, TEXAS LOCAL GOVERNMENT CODE AND I AGREE THE PLAT SUBMITTED WILL BE APPROVED ONLY BY AFFIRMATIVE COUNCIL ACTION.

APPLICANT:


(Signature)

Name: Matthew ALEXANDER

Title: V.P. Development

Phone: 214.691.2556

Address: 8750. N. Centex Expressway

Suite 1735

Dallas Tx 75231

Date: 12.29.2014

CITY OF PARKER:

RECEIVED BY:

(Signature)

Name: _____

Title: _____

Date: _____

____ Corporation; ____ Partnership;
____ Individual; or
____ Other (description)

Estates at Creekside Parker I, LLC

Plat Filing

12/29/14

1074

City of Parker

Estates at Creekside Parker I, LLC

1074

Plat Filing

12/29/14

2,600.00

2,600.00

12/29/14

1074

City of Parker

\$2,600.00

ORDINANCE NO. 500

AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF PARKER AS HERETOFORE AMENDED, BY ZONING A NEWLY ANNEXED PARCEL OF LAND OF APPROXIMATELY 104.012 ACRES OF LAND IN THE LEWIS M. MARSHALL SURVEY, ABSTRACT NO. 594 AND THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS,, SAID PARCEL OF LAND BEING ZONED SINGLE FAMILY TRANSITIONAL (SFT) WITH SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Parker Planning and Zoning Commission and the governing body of the City of Parker, in compliance with the laws of the State of Texas and the ordinances of the City of Parker, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance of the City of Parker should be amended to zone the land described herein; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Parker, Texas, Ordinance 242A, as heretofore amended, be, and the same is hereby amended by zoning as Single Family Transitional (SFT), with Special Conditions, a 104.012 acres of land in The Lewis M. Marshall Survey, Abstract No. 594 And The William Patterson Survey, Abstract No. 716, Collin County, Texas, as recently annexed by Ordinance No. 497 of the City of Parker, said parcel particularly described in Exhibit A, attached hereto and made a part hereof for all purposes, and subject to Special Conditions set forth below.

SECTION 2. The tract of land described in Exhibit A attached hereto is hereby zoned Single Family Transitional (SFT), with the following special conditions, to wit:

- a. The average lot size for this development shall be not less than 1.42 acres, net.
- b. Subject to the requirements of the City of Parker Subdivision Ordinance, the property shall be developed in accordance with the concept plan attached hereto as Exhibit B.

SECTION 3. That the property shall be used only in the manner and for the purposes as required in the SFT zoning classification provided for by this Ordinance pursuant to the Amended Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and subject to the

aforementioned special condition.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That all provisions of the ordinances of the City of Parker in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Parker not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of \$2,000.00 for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This Ordinance shall be effective from and after its adoption.

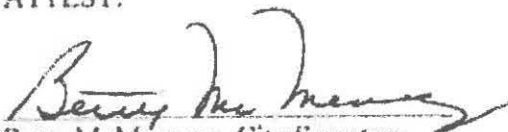
ADOPTED this 20th day of March, 2001, by the Parker City Council.

APPROVED:



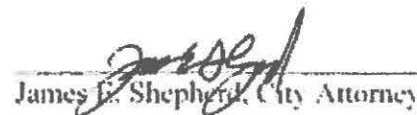
David Hammel, Mayor

ATTEST:



Betty McMenamy, City Secretary

APPROVED AS TO FORM:



James E. Shepherd, City Attorney

PROPERTY DESCRIPTION

BEING a 104.012 acre tract of land situated in the Lewis M. Marshall Survey, Abstract No. 594, and the William Patterson Survey, Abstract No. 716, Collin County, Texas, and being a portion of that called 47.8265 acre tract of land described in deed to Campbell/Wylie Partners recorded in Volume 4571, Page 1058 of the Deed Records of Collin County, Texas, (DRCCT), and a portion of that called 209.3886 acre tract of land described in deed to Campbell/Wylie Partners recorded in Collin County Clerk's File No. 95-0032454, DRCCT, said 104.012 acre tract of land being more particularly described by as follows;

BEGINNING at a 5/8-inch iron rod found for the northwest corner of said 209.3886 acre tract, same being the southwest corner of that called 49.092 acre tract of land described in deed to Hugh L. Lewis recorded in Volume 706, Page 455, DRCCT and being in the east line of MOSS RIDGE ESTATES an addition to the City of Parker described by plat recorded in Cabinet D, Slide 196, Plat Records of Collin County, Texas;

THENCE North 88°55'03" East along the common line of said 209.3886 acre tract of land and said 49.092 acre tract of land, a distance of 1674.48 feet to a point for the southeast corner of said 49.092 acre tract of land same being the southwest corner of said 47.8265 acre tract of land;

THENCE North 00°20'10" East along the common line of said 49.092 acre tract of land and said 47.8265 acre tract of land, a distance of 109.30 feet to a point for corner in the approximate centerline of Turner Branch;

THENCE generally along the centerline meanders of said Turner Branch the following:

South 70°29'50" East, a distance of 20.42 feet to a point for corner;

North 56°50'48" East, a distance of 207.02 feet to a point for corner;

North 45°30'08" East, a distance of 143.31 feet to a point for corner;

North 42°01'37" East, a distance of 105.33 feet to a point for corner;

South 85°53'16" East, a distance of 52.53 feet to a point for corner;

South 30°05'11" East, a distance of 52.79 feet to a point for corner;

South 10°42'21" West, a distance of 50.29 feet to a point for corner;

North 85°37'20" East, a distance of 137.58 feet to a point for corner in the approximate centerline of Muddy Creek;

THENCE generally along the centerline meanders of Muddy Creek the following:

South 15°19'47" West, a distance of 67.73 feet to a point for corner;

South 10°05'08" East, a distance of 120.72 feet to a point for corner;

South 43°56'00" East at a distance of 151.34 feet passing the common line of said 47.8265 acre tract of land and said 209.3886 acre tract of land continuing in all for a total distance of 270.74 feet to a point for corner;

South 71°06'58" East, a distance of 129.88 feet to a point for corner;

South 20°51'22" East, a distance of 164.22 feet to a point for corner;

South 83°09'34" East, a distance of 46.93 feet to a point for corner in an east line of said 209.3886 acre tract of land;

THENCE South 00°17'31" East along said east line, a distance of 14.56 feet to a point for corner;

THENCE North 89°35'10" East along a north line of said 209.3886 acre tract of land, a distance of 71.13 feet to a point for corner in the approximate centerline of said Muddy Creek;

THENCE generally along the centerline meanders of Muddy Creek the following:

South 73°59'22" East, a distance of 88.81 feet to a point for corner;

North 30°05'18" East, a distance of 29.14 feet to a point for corner in a north line of said 209.3886 acre tract of land;

THENCE North 89°35'10" East along said north line, a distance of 141.29 feet to a point for corner in the approximate centerline of said Muddy Creek;

THENCE generally along the centerline meanders of Muddy Creek the following:

South 31°09'02" East, a distance of 10.41 feet to a point for corner;

South 65°54'21" East, a distance of 55.64 feet to a point for corner;

South 59°58'11" East, a distance of 89.27 feet to a point for corner;

South 29°07'43" East, a distance of 80.48 feet to a point for corner;

South 02°47'32" West, a distance of 117.40 feet to a point for corner;

South 17°42'09" West, a distance of 205.26 feet to a point for corner;

South 50°28'05" West, a distance of 230.20 feet to a point for corner;

South 70°41'40" West, a distance of 167.52 feet to a point for corner;

South 88°29'19" West, a distance of 195.89 feet to a point for corner;

South 26°17'05" West, a distance of 550.24 feet to a point for corner;

South 00°17'20" East, a distance of 102.48 feet to a point for corner in the city limit line of Parker and Wylie;

THENCE along said city limit line the following:

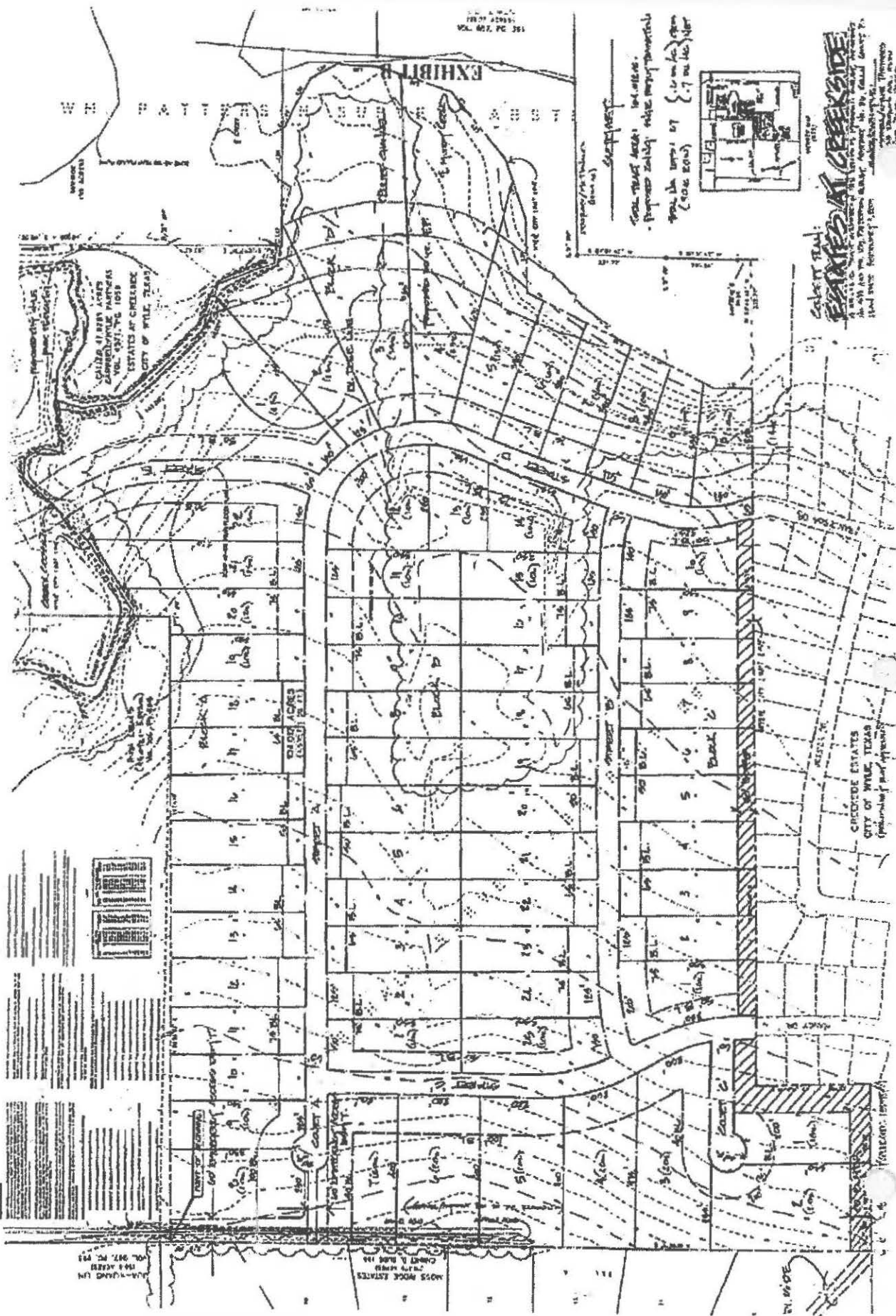
South 88°44'46" West, a distance of 1870.34 feet to a point for corner;

South 01°19'11" East, a distance of 304.83 feet to a point for corner;

South 88°40'49" West, a distance of 450.00 feet to a 1/2-inch iron rod found for the southeast corner of the aforementioned MOSS RIDGE ESTATES;

THENCE North 00°07'11" East along the common line of said MOSS RIDGE ESTATES and said 209.3886 acre tract of land, a distance of 1874.59 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 4,530,771 square feet or 104.012 acres of land.



Reprint

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 9, 2014

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Vice Chairperson Lozano called the meeting to order at 7:00 P.M.

Commissioners Present:

Chairperson Wright	X	Commissioner Raney
X Commissioner Sutaria	X	Commissioner Lozano
X Commissioner Stanislav		

Alternate Jeang	X	Alternate Cassavechia
x Alternate Leamy		

Alternate Cassavechia was appointed a voting member.

Staff/Others Present

X City Administrator Flanigan	X City Secretary Smith
X Developer Steve Sallman	X Developer's Engineer Richard Hovas

PLEDGE OF ALLEGIANCE

The pledges 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 MEETING MINUTES FOR SEPTEMBER 18, 2014.

Amendment: Page 2, Item 3 - replace Standridge with Stanislav

5

PLANNING AND ZONING COMMISSION

Meeting Date: January 22, 2015

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR THE RESERVE AT SOUTHRIDGE ESTATES; BEING 50.966 ACRES IN THE MARTIN HEARNE SURVEY, ABSTRACT 425; GENERALLY LOCATED SOUTHEAST QUADRANT OF DILLEHAY AT CURTIS LANE.

Exhibits:

City Council 11/18/2014 Minutes - Mr. Aughinbaugh's presentation of Land Study
Proposed Preliminary Plat
City Engineer Review Letter

Summary:

Property is located in the City's ETJ.

Possible action:

APPROVE
AMEND
TABLE
DENY

Councilmembers Stone, Standridge, Levine, Pettie and Taylor voted for. Motion carried 5-0.

9. PRESENTATION ON A LAND PLAN FOR PROPERTY LOCATED AT CURTIS ROAD AND FM2551 BY JOHN AUGHINBAUGH. [FLANIGAN]

changed to
Reserve at
Southridge
Addition

John Aughinbaugh, President of Trinity Enterprises a residential development company located at 918 N. Buckner, Dallas, Texas presented a land plan for The Preserve at Southridge Addition (Exhibit 9). The project is 50-acres located at the southwest quadrant of Curtis Road and FM 2551. The developer is proposing 33 residential lots with two 2-acre lots in the City limits and thirty one 1-acre lots in the City's extra-territorial jurisdiction (ETJ). Mr. Aughinbaugh would like to bring the plat back for Council action at the December 16 meeting and break ground the first of 2015.

The extension of the proposed Curtis Lane is within the project and the developer will construct the 4-lane divided concrete and pavement roadway and dedicate the full 105-feet of right of way to the City.

The 120-feet of right of way for FM2551 will be dedicated as a part of the platting process as required per the Collin County thoroughfare plan.

Until FM2551 is developed there will be 1 point of access; however, Curtis Lane will be complete in which traffic can get in and out. If that is not acceptable a temporary emergency access can be added until FM2551 is built.

Once FM2551 and Curtis Road are developed Collin County will be asked to terminate or abandon old Curtis Road because there will only be 2 properties on the roadway and would provide service to Mr. Curtis.

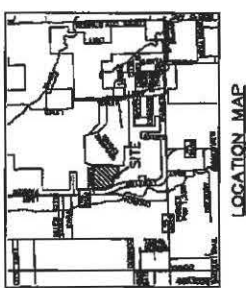
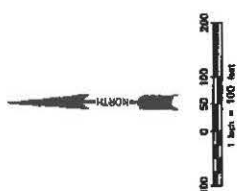
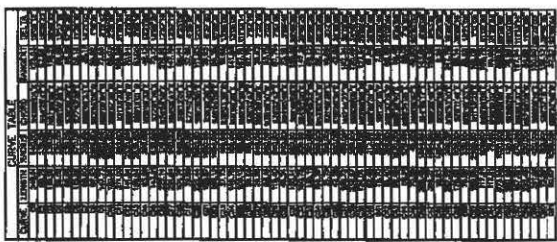
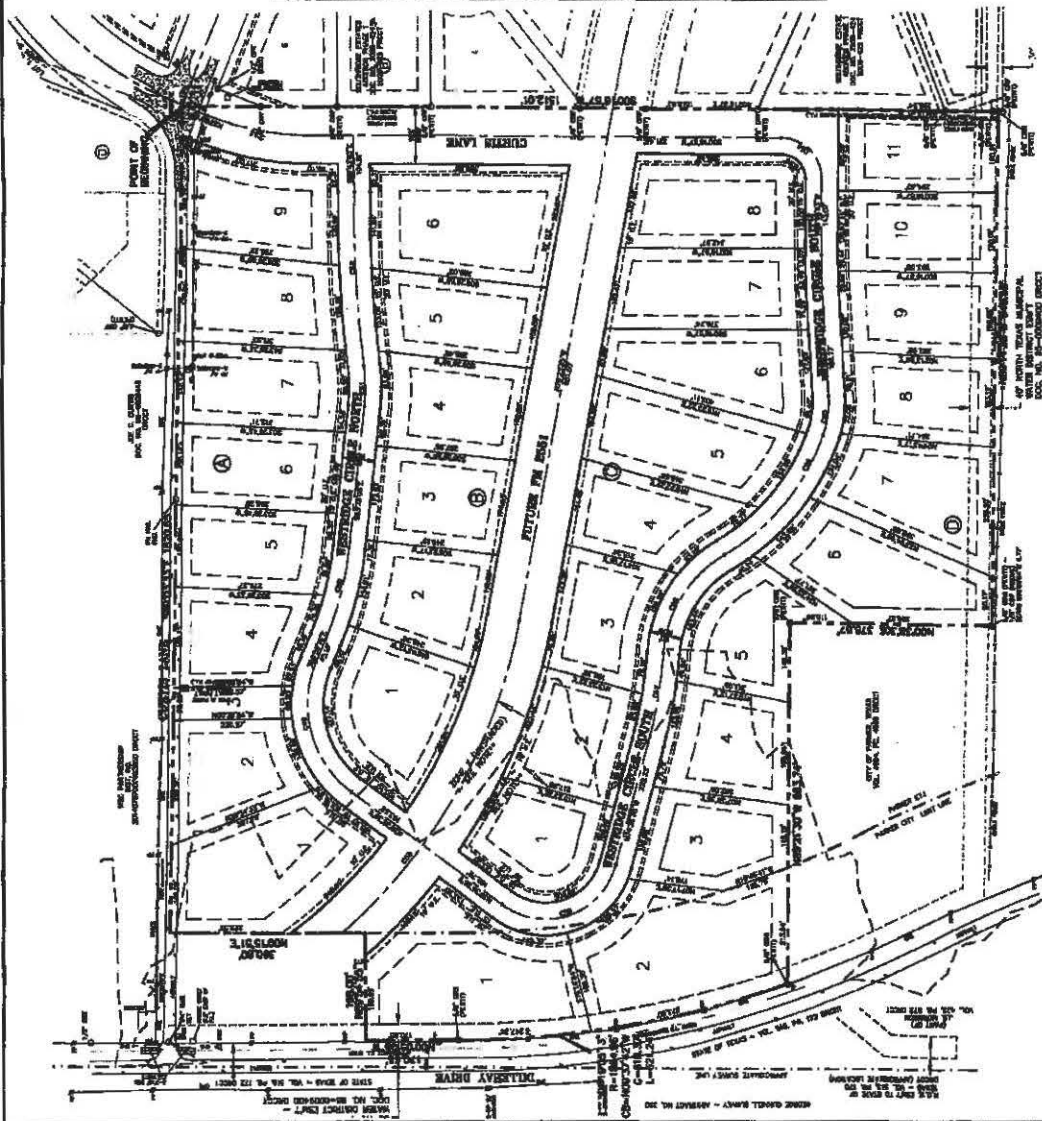
The far west side of the property is in the flood plain and will be reclaimed for building pads in accordance with the City's flood plain ordinance.

No action taken, the land plan was informational only for Council to become familiar with the project before bringing a preliminary plat to Council for action.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2014-464 APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR EMERGENCY MEDICAL SERVICES FOR THE PROVISION OF BACKUP PARAMEDIC AMBULANCE SERVICE BY THE CITY OF WYLIE, TEXAS. [SHEPHERD/SHEFF]

MOTION: Mayor Pro Tem Levine moved to table until City Attorney Shepherd can be present. Councilmember Pettie seconded with Councilmembers Stone, Standridge, Levine, Pettie and Taylor voting for. Motion carried 5-0.

11. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARTICIPATING IN THE "FILE OF LIFE" PROGRAM. [STONE]



LEGEND

UNITS LARGEST	RESIDENTIAL LOTS
UNITS MEDIUM	RESIDENTIAL LOTS
UNITS SMALLEST	RESIDENTIAL LOTS
UNITS LARGEST	RESIDENTIAL LOTS
UNITS MEDIUM	RESIDENTIAL LOTS
UNITS SMALLEST	RESIDENTIAL LOTS
UNITS LARGEST	RESIDENTIAL LOTS
UNITS MEDIUM	RESIDENTIAL LOTS
UNITS SMALLEST	RESIDENTIAL LOTS

LAND STUDY
THE PRESERVE
at
SOUTHRIDGE ADDITION

10.000 ACRES
 30 RESIDENTIAL LOTS
 SITUATED IN THE
 NORTH BRIDGE SUBDIVISION, ARBITRARY NO. 430
 CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA



CITY APPROVALS:

Approved:	Reviewed:	Reviewed:	Reviewed:
City Engineer	City Planning	City Public Works	City Health
City Manager	City Clerk	City Treasurer	City Attorney

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 B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

January 12, 2015

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

Re: The Reserve at Southridge Addition

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Reserve at Southridge Addition, dated December 12, 2014. We received these plans from Petit Barraza on December 31, 2014.

Our review of the Preliminary Plat and 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 and Texas Surveyor's Act. Listed below are the comments regarding the enclosed plans:

Cover Sheet Comments

1. Mr. Jeff Flanigan's title is City Administrator.
2. 2-foot clearance is required between all utilities.
3. Only trees approved by the City of Parker shall be removed.

Preliminary Plat Comments

4. Legal description was not provided.
5. Provide VAM's at the intersection of all right-of-ways (ROW).
6. Written release required from all existing easement holders prior to construction.
7. Add a floodplain note and indicate where on the site the floodplain is located.
8. Provide owner's certificate and dedication language.
9. Label adjacent land owners.

10. Iron rods shall be placed at all property corners.
11. Overall tract shall be platted prior to subdividing.
12. City ordinance requires two points of access.
13. It appears that the ROW for FM 2551 is being dedicated to the City with this plat but the roadway not being constructed.

Grading Plan Comments

14. Lot to lot drainage is not allowed. Provide adequate easements.
15. Provide a vicinity map for the benchmarks listed as they are not located on-site.
16. Show existing contours on each side of the tract and how the proposed improvements will tie into them.

Paving Plan, Profile and Details Comments

17. Verify ROW and pavement widths with City of Parker.
18. Label all the surfaces shown in the profile.
19. Construct longitudinal butt joint where connecting to existing concrete.
20. Ditch B is shown to go through Curtis Lane and Westridge Circle North but is not shown on the profile.
21. Provide complete vertical curve information.
22. Provide the geotechnical report.
23. Minimum concrete strength shall be 3,600 psi @ 28 days (NCTCOG Class "C" design).
24. Notes of the Paving Details sheet do not match the sections shown.
25. The maintenance bond shall be for 100% of the public improvements.
26. The City shall approve the laboratory to be used for testing services.
27. Maximum slope is 4:1.

Water Plan Comments

28. Water lines, including services, to be encased under roads. Add note to the plans.
29. Embedment shall be City standard. Provide a detail.

30. Water line plugs shall be located a minimum of 20-feet past the last valve. No water connections are allowed past the last valve prior to the plug as the valve will be closed.
31. City to approve water meter box to be installed.
32. Where connecting a proposed 8-inch water line to an existing 8-inch water line, provide detail and clarification that the tee will be required to be cut in.
33. Construct 18-inch along the length of the FM 2551 ROW and a 12-inch water line from Dillehay Drive connecting to the existing 12-inch water line at the southeast corner of the tract, in accordance with the City's Water Masterplan.
34. Sanitary sewer plans were not provided.
35. Fire hydrants shall not installed at the end of a drainage culvert.
36. Water service shall be SDR-9 poly.
37. Valve stack shall be steel or cast iron. PVC valve stack not allowed.

Drainage Area Map & Plan Comments

38. The storm drainage design is incomplete. It is unclear where the storm flow is being conveyed to, if adequate capacity exists or if easements are in place. The downstream drainage facilities shall be evaluated for adequate capacity and conveyance. Insert drainage area maps and calculations for the downstream facilities in the plans.
39. It appears that floodplain exists on the site but is not being shown or accounted for. This development appears to be filling in the floodplain. We recommend a CLOMR be submitted for this project.
40. Provide cross sections for each of the drainage channels proposed at 100-foot intervals. Show the depth of flow for the 100-year storm event on each of the cross-sections.
41. Provide proposed contours for each of the drainage channels. The 100-year water surface elevation shall be contained within the drainage channel with freeboard in accordance to the City of Plano Storm Drainage Manual. The profiles submitted show the water surface outside of the drainage channel.
42. Storm drainage from off-site drainage channels shall be accounted for and proper drainage easements provided.
43. Provide design information for the proposed culverts crossing the roadway shown.
44. Provide culvert sizes for each of the driveways.
45. Rip rap shall be installed at the end of each culvert and at all bends in the drainage channel.
46. Provide embedment details.
47. 2-feet of cover is required of all storm pipes.

Mr. Jeff Flanigan
City of Parker
January 12, 2015
Page 4 of 4

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

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

**DEVELOPMENT APPLICATION****City of Parker, Texas**

RECEIVED
DEC 23 2014
CITY OF PARKER

Proposed Name of Subdivision: **The Reserve at Southridge Addition**

Plat Approval Requested**Filing Fee****Filing Fee**

- ☒ Preliminary Plat \$800.00 + \$30/acre
☐ Site Plan \$300.00 + \$25/acre
☐ Replat/Amended \$500.00 plus \$15/lot

- ☐ Final Plat \$800.00 + \$30/acre
☐ Minor Plat (5 acres or less) \$500.00 + \$100/lot
☐ Development Plat \$300.00 + \$30/acre

Physical Location of Property: **SOUTHEAST QUADRANT OF DILLENAY AT CURTIS LANE**

(Address and General Location - Approximate distance to the nearest existing street corner)

Brief Legal description of Property (must attach accurate metes and bound description to application):

SEE ATTACHED

(Survey/Abstract No. and Tracts; or platted Subdivision Name with Lot/Block)

Acreage: **50** Existing # of Lots/Tracts: **1** Existing Zoning: **SE AND UNINCORPORATED**
 (If a PD, include the Ordinance with application)

Property Owner's Name: **ROSS BOLING** Phone Number: **972-589-8300**

Applicant/Contact Person: **JOHN AUGHINBAUGH** Title: **PRESIDENT**

Company Name: **TRINITY ENTERPRISE**

Street/Mailing Address: **6500 RIDGEFACE SECURITY** City: **FORT WORTH** State: **TX** Zip: **76116**

Phone: **817-201-0867** Fax: Email Address: **trinityenterprise1@gmail.com**

Engineering Company: **PETITT BARRAZA**

Contact Person: **KIRBY JONES** Title: **ASSOC.**

Street/Mailing Address: **1651 N. GLENVILLE STE 208** City: **Richardson** State: **TX** Zip: **75081**

Phone: **214-221-9155** Fax: Email Address: **kjones@petittbarraza.com**

**** READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

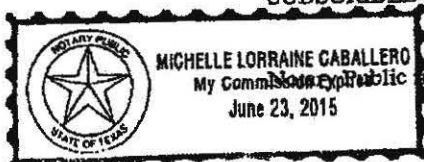
STATE OF TEXAS)
 Tarrant)
 COUNTY OF COLLIN)

BEFORE ME, a Notary Public, on this day personally appeared **JOHN AUGHINBAUGH**
 the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (Proof must be attached, e.g. "Power of Attorney") for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

JOHN AUGHINBAUGH

Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this **12** day of **Nov.**, **2014**.



MICHELLE LORRAINE CABALLERO
 My Commission Expires June 23, 2015
 and for the State of Texas:

[Signature]

6 Over

City of Parker * 5700 E. Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 www.parkertexas.us



Diyat Real Estate LLC

254 E. 1st St.
Knox, TN 37902
615.259.1111

1003

97-854116

11/13/14

Date

Pay to the
Order of

City of

\$ 2300.00

Two thousand three hundred and 00/100 Dollars

Wells Fargo
Irving, TX

For

Plat Application Fee

⑆ 111900659⑆

SPECIAL POWER OF ATTORNEY

I, Barbara Matthews AND Sharon Thomas [name of property owner,

or owners (all owners must sign)], of the legal residence address(s) provided below, County of Dallas

State of Texas, appoint John Auginbaugh 718 N Buckner Blvd Ste 418-111 [name] of Dallas Tx [address], County

Dallas State of Texas, whose signature is as follows: _____ [signature of attorney-in-fact], my true and law-

ful agent and attorney-in-fact.

Specification of Agent's Powers

The attorney-in-fact appointed by this document has the following powers only:

PROVISION AUTHORIZING SUBDIVISION PLAT OF PROPERTY

I authorize my agent and attorney-in-fact to file a plat (or replat) application pursuant to the subdivision ordinance and regulations of the City of Parker, Texas, and request approval of same, for my real property, or any part of it, located at Dillman Dr ABS A 0425 Parker TX 75062 [street address or location], City of Parker County of Coleman State of Texas, more particularly described as:

Complete legal description:

The attorney-in-fact appointed by this document has the power and authority to do and perform every act necessary and proper to be done in the exercise of any of the powers described above, as fully as I might or could do if personally present.

Agent's Power to Delegate or Substitute

The attorney-in-fact appointed by this document may not delegate or substitute any other person to perform any act authorized by this power.

Termination of Power

This power of attorney shall be effective on November 18, 2014 [date], and shall remain in full force and effect until March 3, 2015 [specify date of termination or contingency on which powers terminate or method of termination].

I agree that any third party who receives a copy of this document may act under it. Revocation of this power of attorney is not effective as to a third party until the third party receives actual notice of the revocation.

Signed on: 11-17-2014 [date].

Barbara Matthews [signature of land owner]

Legal residence address: 433 Whetstone St DeSoto, Tx 75115

County: Dallas State: Texas

Phone: 214 783-0893

Email matthews.barbara@att.net

Signed on: 11-17-2014 [date].

Sharon Thomas [signature of land owner]

Legal residence address: 6611 Hayes Rd. Midlothian, Tx. 76065

County: Ellis State: _____

Phone: 972-723-5269

Email sharonjth@hotmail.com

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Dallas

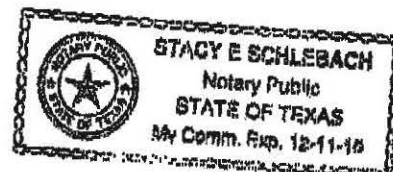
This document was acknowledged before me by Barbara Matthews on November 17, 2014 [date].

Stacy E. Schleich [signature of notary]

Stacy E. Schleich [Printed name]

Notary Public in and for the State of Texas

My commission expires 12-11-16 [date]



[Seal]

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Dallas

This document was acknowledged before me by Sharon Thomas on
November 17, 2014 [date].

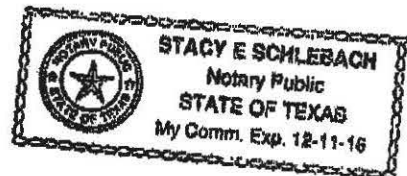
Stacy E. Schleich [signature of notary]

Stacy E. Schleich [Printed name]

Notary Public in and for the State of Texas

My commission expires 12-11-16 [date]

[Seal]



SPECIAL POWER OF ATTORNEY

I, Ross Boling, Jr. AND _____ [name of property owner, or owners (all owners must sign)], of the legal residence address(s) provided below, County of Dallas, State of Texas, appoint John Auginkrough 718 N. Buckner Blvd. Ste 416-111 Dallas, TX [name] of Dallas, TX [address], County Dallas, State of Texas, whose signature is as follows: _____ [signature of attorney-in-fact], my true and lawful agent and attorney-in-fact.

Specification of Agent's Powers

The attorney-in-fact appointed by this document has the following powers only:

PROVISION AUTHORIZING SUBDIVISION PLAT OF PROPERTY

I authorize my agent and attorney-in-fact to file a plat (or replat) application pursuant to the subdivision ordinance and regulations of the City of Parker, Texas, and request approval of same, for my real property, or any part of it, located at Dillham Dr. Abs Apts 25, Parker, TX 75052 [street address or location], City of Parker, County of Collin, State of Texas, more particularly described as:

Complete legal description:

The attorney-in-fact appointed by this document has the power and authority to do and perform every act necessary and proper to be done in the exercise of any of the powers described above, as fully as I might or could do if personally present.

Agent's Power to Delegate or Substitute

The attorney-in-fact appointed by this document may not delegate or substitute any other person to perform any act authorized by this power.

Termination of Power

This power of attorney shall be effective on November 18, 2014 [date], and shall remain in full force and effect until March 3, 2015 [specify date of termination or contingency on which powers terminate or method of termination].

I agree that any third party who receives a copy of this document may act under it. Revocation of this power of attorney is not effective as to a third party until the third party receives actual notice of the revocation.

Signed on: Nov 17 2014 [date].

[Signature] [signature of land owner]

Legal residence address: 28671 Deepenue, Mission Viejo, CA 92682

County: Orange State: CA

Phone: 949-837-2485

Email: bolinger@att.net

Signed on: _____ [date].

_____ [signature of land owner]

Legal residence address: _____

County: _____ State: _____

Phone: _____

Email: _____

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California
County of Orange
On 11-17-14 before me,
personally appeared Ross Bolinger [Name of Signer]
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/
her/their signature(s) on the instrument the person(s); or the entity upon behalf of which
the person(s) acted, executed the instrument.
I certify under the PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature: Annette Bielitz
[Signature of Notary Public]

This document was acknowledged before me by _____ on
_____ [date].

SEE CALIFORNIA NOTARY, ATTACHED [signature of notary]

[Printed name]

Notary Public in and for the State of Texas
My commission expires _____ [date]

[Seal]

