



## 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.

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Date Notice Removed

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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**

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**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-feet 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-feet 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-feet 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.

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Vice Chairman Joe Lozano

Attest:

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Commission Secretary Stanislav

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Prepared by City Secretary Carrie L. Smith

**Meeting Date: January 22, 2015**

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**Agenda Subject:**

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A FINAL PLAT FOR KINGSBRIDGE PHASE 1, FORMERLY KNOWN AS ESTATES AT CREEKSIDER; 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:

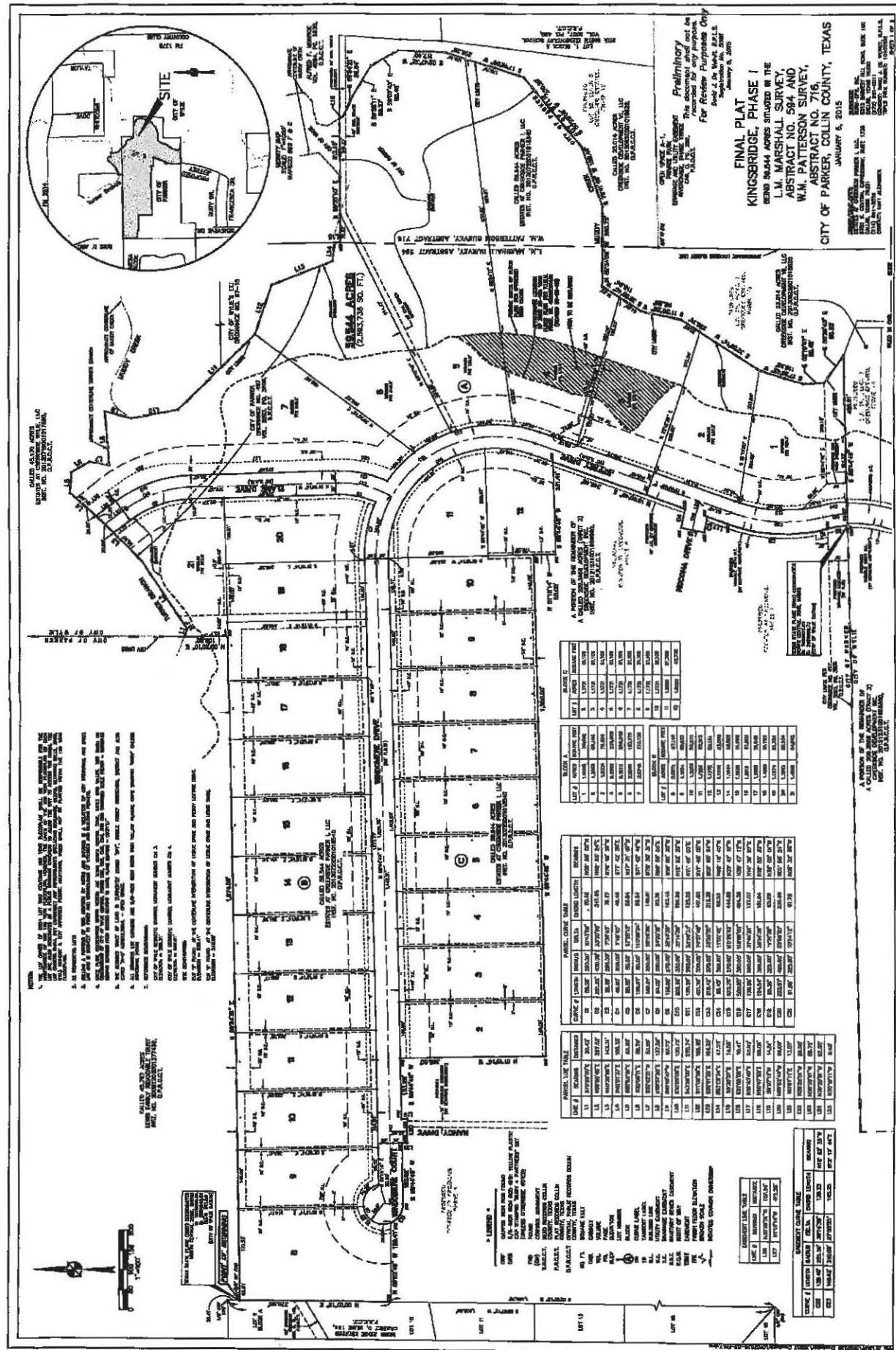
1. Vegetation shall be established throughout the site.
2. Site shall be cleared of debris, excess materials, etc.
3. Re-work the riprap transitions into the culverts. The flow line of the drainage channel shall transition smoothly into the riprap and then into the culvert. As of the date of the walk-thru 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

<input type="checkbox"/> Preliminary Plat	\$800.00 + \$30/acre
<input type="checkbox"/> Site Plan	\$300.00 + \$25/acre
<input type="checkbox"/> Replat/Amended	\$500.00 plus \$15/lot

<input checked="" type="checkbox"/> Final Plat	\$800.00 + \$30/acre
<input type="checkbox"/> Minor Plat (5 acres or less)	\$500.00 + \$100/lot
<input type="checkbox"/> Development Plat	\$300.00 + \$30/acre

Physical Location of Property:

South of the intersection of Ewing &amp; Parker

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

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

L. M. MARSHAL SURVEY ABST. 594 &amp; W. M. PATTERSON ABST. #716

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

Acreage: 51.54

Existing # of Lots/Tracts: 32

Existing Zoning: SFT

(If a PD, include the Ordinance with application)

Property Owner's Name: ESTATES at Creekside Parker, I, LLC Phone Number: 214.691.2556

Applicant/Contact Person: MATTHEW ALEXANDER Title: V.P. Development

Company Name: CAMBRIDGE COMPANIES

Street/Mailing Address: 8150 N Central Exp, Ste 173 City: Dallas State: TX Zip: 75231

Phone: 214.691.2556 Fax: 214.691.0682 Email Address: matte@cambridgecos.com

Engineering Company: BURG &amp; PARTNERS, INC.

Contact Person: JAY MARSH Title: PROJECT MANAGER

Street/Mailing Address: 5310 Harvest Hill Rd, Ste. 100 City: Dallas State: TX Zip: 75230

Phone: 972.991.0011 Fax: Email Address: jmarsh@burginc.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. MELINO 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."

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

972-442-0617

Fax 972-442-1896 [www.parkertexas.us](http://www.parkertexas.us)

KATHY MIDGETT

My Commission Expires

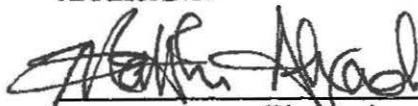
May 21, 2018



## 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: 214.691.2564

Address: 8750. N. Central 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) \_\_\_\_\_

1. **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.

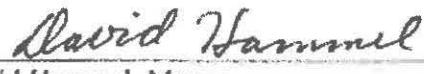
**SECTION 5.** That all provisions of the ordinances of the City of Parker in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Parker not in conflict with the provisions of this Ordinance shall remain in full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

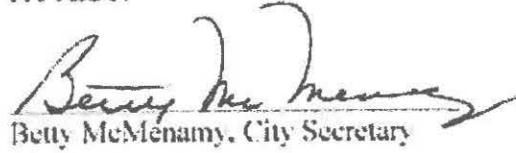
**SECTION 7.** This Ordinance shall be effective from and after its adoption.

**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. 98-0032454, 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 Tuner Branch;

THENCE generally along the centerline meanders of said Tuner 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°06'55" 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;

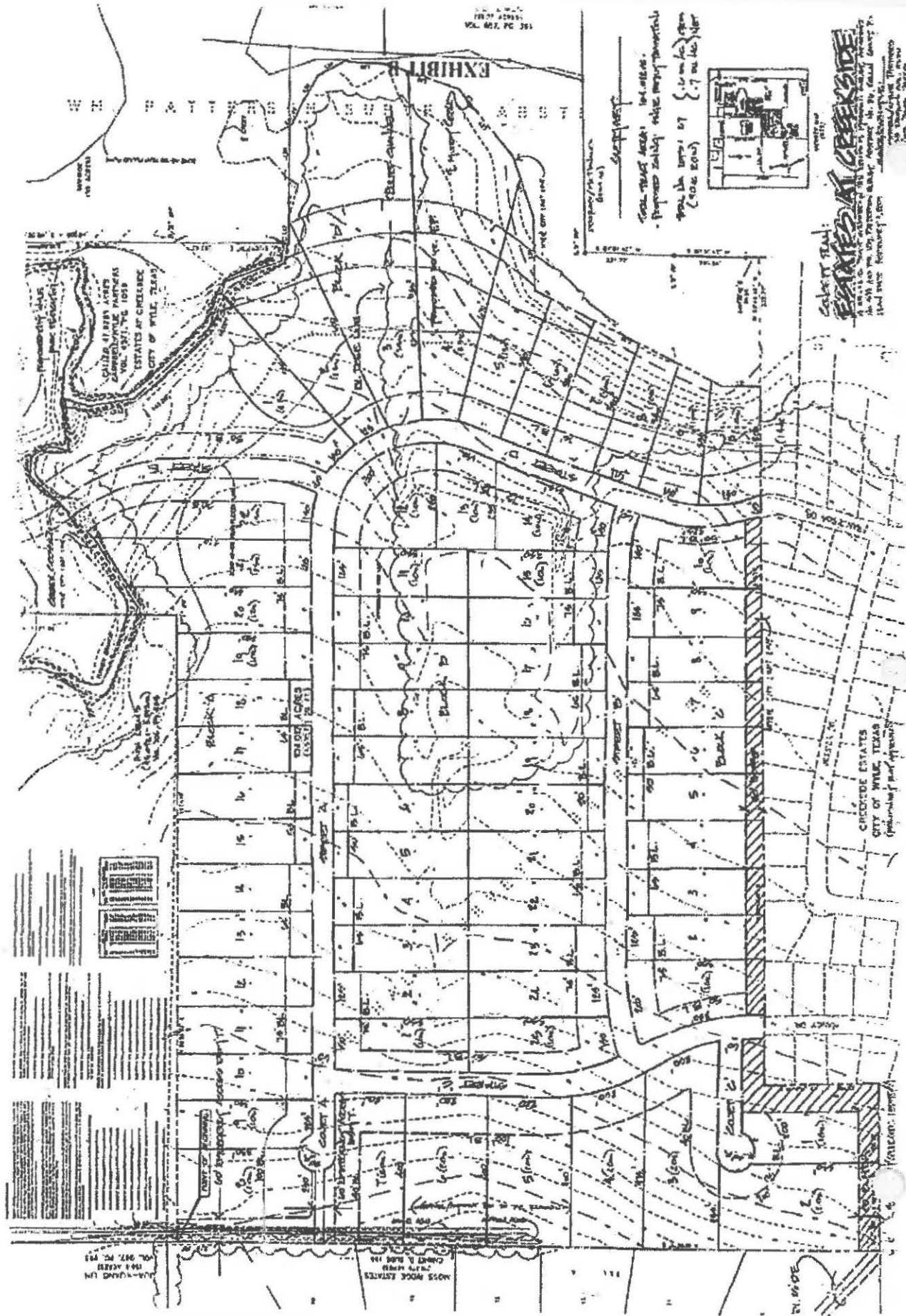
South 70°41'40" West, a distance of 167.52 feet to a point for corner;

- 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	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

PLANNING AND ZONING COMMISSION

**Meeting Date: January 22, 2015**

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**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, Pettle 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]**

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.

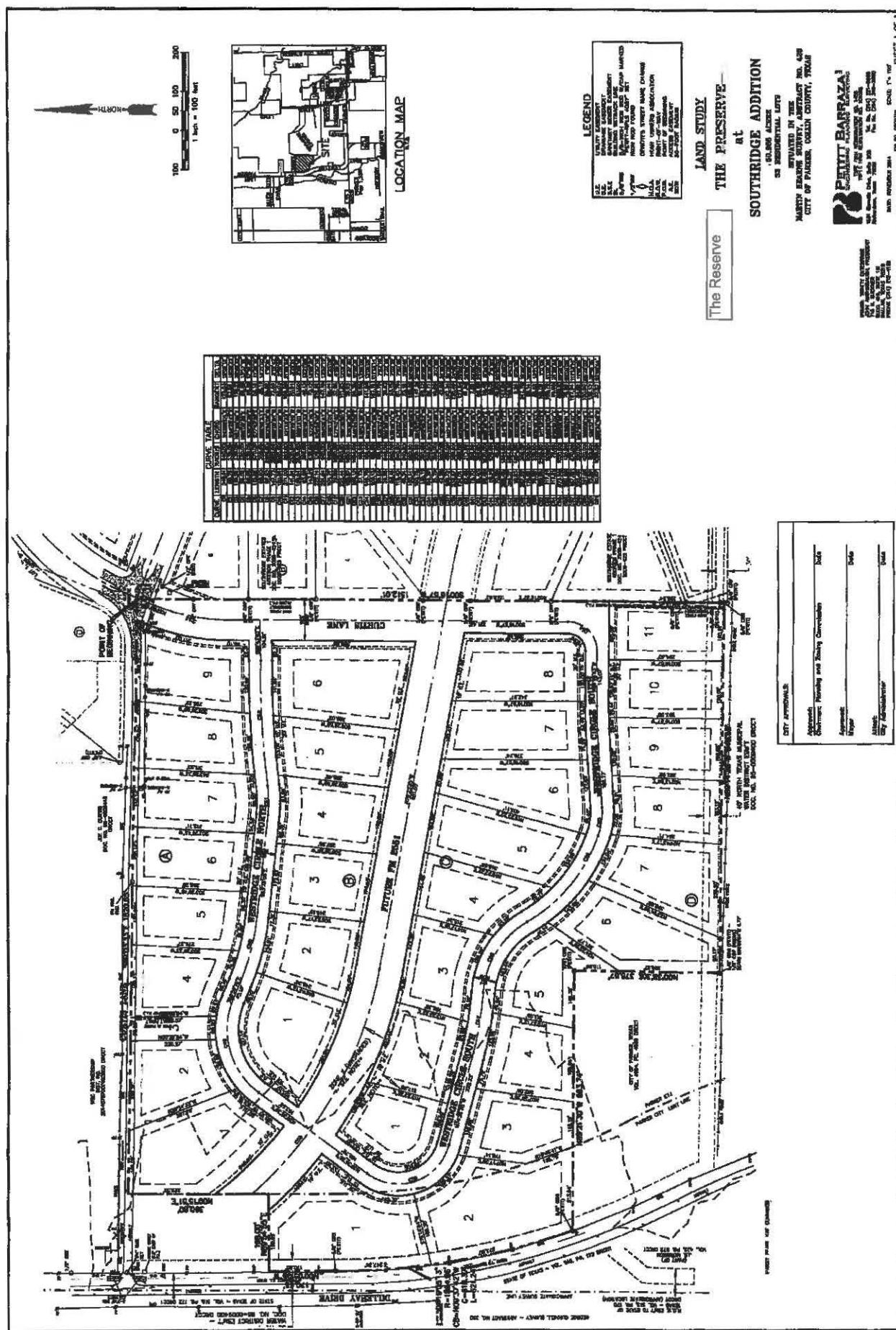
No action taken, the land plan was informational only for Council to become familiar with the project before bringing a preliminary plat to Council for action.

**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 Pettle seconded with Councilmembers Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

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

changed to  
Reserve at  
Southridge  
Addition



**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-feet 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 be 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.

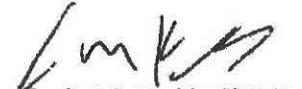
#### **Drainage Area Map & Plan Comments**

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.

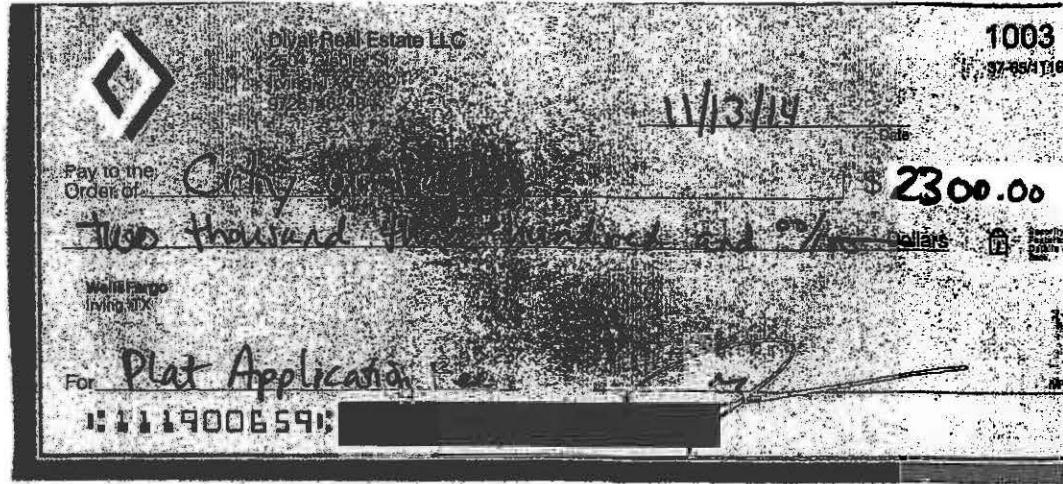
Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures





## 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,  
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  
111 e. Hwy 185 at 0415 Parker, Tx 75062 [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: 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 )

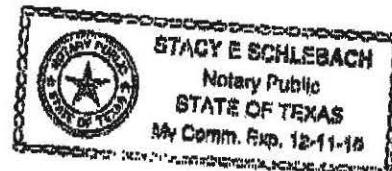
This document was acknowledged before me by Barbara Matthews on  
November 17, 2014 [date].

Stacy E Schlebach [signature of notary]

[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

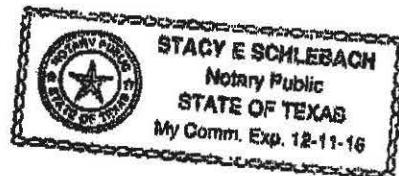
This document was acknowledged before me by Sharon Thomas on  
November 17, 2014 [date].

Stacy E. Schlebach [signature of notary]

Stacy E. Schlebach [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 Dall. Co. 114  
State of Texas, appoint John Auginbaugh 718 N. Buckner Blvd. Ste 416-111 [name] of Dallas, TX [address], County  
[Dall. Co.], 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 Dillie Bag Dr. Abt 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].

Dee Baling [signature of land owner]

Legal residence address: 28671 Deep Creek, Mission Viejo, CA 92692

County: Orange State: CA

Phone: 949-837-2485  
Email: balingrt@att.net

Signed on: \_\_\_\_\_ [date].

\_\_\_\_\_ [signature of land owner]

Legal residence address: \_\_\_\_\_

County: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

#### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California  
County of Orange  
On 11-17-14 before me, Notary Public and Title Office,  
personally appeared, Ross Ball, Notary Public and Title Office,  
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

#### ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This document was acknowledged before me by \_\_\_\_\_  
[date].

on

SEE CALIFORNIA NOTARY, ATTACHED [signature of notary]

[Printed name]

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_ [date]



[Seal]