



AGENDA

PLANNING AND ZONING FEBRUARY 12, 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, February 12, 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 JANUARY 22, 2015.
2. PUBLIC HEARING, CONSIDERATION AND/OR AN APPROPRIATE ACTION ON A ZONING CHANGE REQUESTED BY WARNER LAND ADVISORS, L.P. FOR RE-ZONING APPROXIMATELY 322.34 ACRES OF LAND LOCATED IN THE G.W. GUNNELL SURVEY, ABSTRACT NO. 350, AND THE THOMAS ESTES SURVEY, ABSTRACT NO. 298, COLLIN COUNTY, TEXAS FROM SINGLE- FAMILY AND AGRICULTURAL-OPENSOURCE TO SINGLE-FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS. THE PROPERTY IS GENERALLY LOCATED AT THE WEST SIDE OF DILLEHAY/FM 2551 AND SOUTH OF KARA LANE AND NORTH OF E. PARKER ROAD. PRELIMINARY NAME DONIHOO FARMS.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS
 - a) Southridge Estate Phase 3 - Preliminary Plat
 - b) Parker Ranch Phases 2 & 3
 - c) Reserve at Southridge Estates

4. 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 February 6, 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: February 12, 2015

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES
FOR JANUARY 22, 2015.

Exhibits: Proposed minutes

Summary:

See Exhibits

Possible action:

APPROVE
AMEND
TABLE

MINUTES
PLANNING AND ZONING COMMISSION MEETING
January 22, 2015

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		

x Alternate Jeang	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	

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.

Hugh Lewis, 3910 Bois D' Arc - Mr. Lewis spoke regarding Kingsbridge Estates. Mr. Lewis owns property abutting the development and the contractors have left a portion of his property torn up. City Administrator Flanigan stated he would contact the contractor.

Mr. Lewis feels the name Kingsbridge is too similar to Kings Crossing and will be confusing. He asked for the Commission to request the developer reconsider the name.

Mr. Lewis stated M. Christopher Homes signs are on all the lots and he spoke with a representative that said M. Christopher Homes has bought all the lots. There is also a

dumpster on the property with a large sign. City Administrator Flanigan will check on the dumpster and signage. He also stated the developer cannot legally sell the lots until the final plat is approved per the City Subdivision Regulations. Staff will verify ownership before it goes to Council.

INDIVIDUAL CONSIDERATION ITEMS

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

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

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.**

MOTION: Commissioner Leamy moved to recommend approval of the final plat; subject to correcting all outstanding issues noted by the City Engineer. Commissioner Sutaria seconded with Commissioners Lozano, Raney, Stanislav, Leamy and Sutaria voting for. Motion carried 5-0.

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.**

Item was tabled at the request of the developer.

ROUTINE ITEMS

4. **FUTURE AGENDA ITEMS**

- a) Southridge Estate Phase 3 - Preliminary Plat
- b) Parker Ranch Phase 2
- c) Parker Ranch Phase 3
- d) Zoning Request by Developer Steve Sallman
- e) Reserve at Southridge Estates-Preliminary Plat
- f) Kings Crossing Phase 2 - Final Plat

5. **ADJOURN**

Vice Chairperson Lozano adjourned the meeting at 7:40 p.m.

Minutes Approved on ____ day of _____, 2015.

Vice Chairman Joe Lozano

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith

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.

STATE OF TEXAS §
COUNTY OF COLLIN §

DATE OF TEST: 05/05/00
TEST: A CONTINUED OF 05/05/00

CITY SECRETARY
CITY OF PASADENA, TEXAS

THAT I, GORD J. DE WERTY, A RESIDENT OF
NEWYORK COUNTY THAT I PACKAGED THIS
SHIRT HANGAR MADE UNDER MY SUPER-

APPROX. 1964, 1965
NO. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840,

FINAL PLAT
KINGSBRIDGE, PHASE I
BEING 50.544 ACRES SITUATED IN THE
L.M. MARSHALL SURVEY,
ABSTRACT NO. 594 AND
W.M. PATTERSON SURVEY,
ABSTRACT NO. 716,
CITY OF PARKER, COLLIN COUNTY
JANUARY 6, 2015

JAMES EARL RAY
 8200 N. CENTRAL EXPRESSWAY, SUITE 1750
 DALLAS, TEXAS 75201
 (214) 343-7001
 COUNCILMAN, ALABAMA
 RAYMOND E. BAY
 2110 HOPKINSON BL.
 DALLAS, TEXAS 75201
 (214) 341-1011
 SENATOR, MISSISSIPPI
 WOLFE HALL BUILDING
 JACKSON, MISSISSIPPI 39201
 (601) 355-1100

PLANNING AND ZONING COMMISSION

Meeting Date: February 12, 2015

Agenda Subject:

PUBLIC HEARING, CONSIDERATION AND/OR AN APPROPRIATE ACTION ON A ZONING CHANGE REQUESTED BY WARNER LAND ADVISORS, L.P. FOR RE-ZONING APPROXIMATELY 322.34 ACRES OF LAND LOCATED IN THE G.W. GUNNELL SURVEY, ABSTRACT NO. 350, AND THE THOMAS ESTES SURVEY, ABSTRACT NO. 298, COLLIN COUNTY, TEXAS FROM SINGLE- FAMILY AND AGRICULTURAL-OPENSOURCE TO SINGLE-FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS. THE PROPERTY IS GENERALLY LOCATED AT THE WEST SIDE OF DILLEHAY/FM 2551 AND SOUTH OF KARA LANE AND NORTH OF E. PARKER ROAD. PRELIMINARY NAME DONIHOO FARMS.

Exhibits:

Zoning Letter and Application from Developer

Summary:

Possible action:

APPROVE
AMEND
TABLE
DENY



JAN 21 2015

ZONING BOUNDARY CHANGE APPLICATION FORM

ANNEXATION REQUEST FORM

CITY OF PARKER

1. **Requesting:** Permanent Zoning _____
Re-Zoning X (See Note*)
Annexation _____

***Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.**

Applicant/Company Name: Warner Land Advisors, L.P.

Company Address: 4925 Greenville Avenue, Suite 1020

Dallas, Texas 75206

Company Phone Number: 214-368-0238

Company Email: N/A

Contact Name: Steve Sallman

Contact Phone Number: 214-368-0238, Ext. 223

Contact Email: ssallman@warnergrouper.com

2. Description and Location of Property:

- a. Survey and abstract: Tract 2 (Thomas Estes Survey, Abstract No. 298 &
b. ~~Lot and block:~~ Tract 3 (GW Gunnell Survey, Abstract No. 350)
c. Total number of acres: 322.34 Acres
d. Location further described: West side of FM 2551 between Parker Road & Bethany Rd

3. Attach 8 copies of the preliminary plat or survey that contains:

- a. North point, scale, and date
- b. Name and address of:
 - i. Applicant
 - ii. Engineer or surveyor responsible for survey of plat
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to the property
- e. Location of existing or platted streets within and adjacent to the existing property
- f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: Stephen L. Gellman Date: 1/21/14

Accepted: _____ Date: _____

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: Stephen L. Goldman Date: 1/21/14

Accepted: _____ Date: _____

Property Owner Consent: Travis Parker Associates, Ltd.
a Texas limited partnership

By: Travis Ridge Investments, LLC,
a Texas limited liability company
its general partner

By: [Signature]
C. Michael Bowen, Managing Partner

Date: 1/21/2014

Note: Received by email 1/23/2015. C. Smith

TRACT 2

J.E. SMITH, LAND SURVEYOR
5269 HWY No. 377 SOUTH
AUBREY, TEXAS 76227

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, a part of the THOMAS ESTES SURVEY, ABSTRACT No. 298, and being and including all that same land conveyed to Parker Estates Associates as evidenced by deed recorded in Volume 1901, Page 930, of the Collin County Land Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an 1/2 inch iron rod set for the Northeast corner of said THOMAS ESTES SURVEY, said corner being on the West line of Easy Acres Addition, an addition to Collin County according to the plat thereof recorded in Volume 6, page 87 of the Collin County Map Records, said corner also being the Southeast corner of a record 319.024 acre tract described in a deed to Douglas/Hall, Ltd., recorded in Volume 5434, page 940 of the Collin County Land Records;

THENCE with an old road and the East line of the THOMAS ESTES SURVEY, South 01 degrees 18 minutes 21 seconds West 87.68 feet to an 1/2 inch iron rod found at the Southwest corner of said Easy Acres Addition;

THENCE continuing with said old road and the East line of the THOMAS ESTES SURVEY, South 00 degrees 50 minutes 59 seconds West 2,110.69 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of the tract described in a deed to Billy Joe Donihoo recorded under Clerk's File No. 97-0009145;

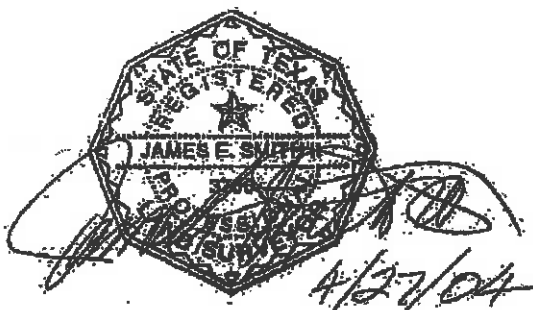
THENCE North 89 degrees 36 minutes 13 seconds West at 2715.56 feet passing an 1/2 inch iron rod set at the Northeast corner of a record 3.00 acre tract (described in a deed recorded in Volume 3873, page 413 of the Collin County Land Records) and in all a total distance of 2854.56 feet to the Southeast corner of Sycamore Estates Subdivision (an addition to the City of Parker, according to the plat thereof as recorded in Volume 11, page 59 of the Collin County Map Records) for the Southwest corner hereof;

THENCE along the East line of said Sycamore Estates Subdivision, North 01 degrees 42 minutes 07 seconds East 344.20 to an 1/2 inch iron rod found at a re-entrant corner hereof;

THENCE North 89 degrees 57 minutes 13 seconds West 132.47 feet to an 1/2 inch iron rod found at an exterior ell corner hereof;

THENCE continuing with the East line of said Sycamore Estates Subdivision, North 00 degrees 12 minutes 07 seconds East 1859.47 feet to an 1/2 inch iron rod set at the Northeast corner of said Sycamore Estates Subdivision for the Northwest corner hereof, said corner being on the South line of said 319.024 acre tract;

THENCE South 89 degrees 42 minutes 32 seconds East a distance of 3003.76 feet to the Place of BEGINNING and containing 150.41 acres of land.



J.S. BRADLEY
SUR., ABST.No. 89

CELESTIAL MECHANICS COURSE
Prof. J. J. O'NEILL

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831 2832 2833 2834 2

EASY ACRES ADDITION
VOL. 8, PG. 17 KEY RECORDS
EAST. STREET DEDICATION
D.B. HEARNE SUR.
ABST.No. 427

LOT 7, BLK 8

—104E

300'44'41" E 3001.34

501-15
12501-15
12

15° WIDER &
EISENMENT

ARMY TROOP COMMANDER, 10TH AVIATION
10 FT. BROTHERHOOD, BIRMINGHAM
ALABAMA, 35204-0001

City of
Parker
Collin County,
Texas

150.38 AC.

PARSONS CONSULTING ASSOCIATES
71061, POLINA UK

THOMAS ESTES
SUR., ABST.No. 298

SYCAMORE ESTATES SUBD.
VOL. 11, PG. 59 MR

LOT 5 000000

SYCAMORE LN

**3.5' WATER LE
IN 100' WIDE**

3 APR 68

500 AC
MARK UNIVERSITY, ET AL

11002357 15700 20000 10000

CHRYSLER FINANCIAL LTD
VANITY, FLORIDA 32

G.W. GUNNELL
SUR., ABST.No. 350



This certification is made to (Owner, Less, Seller, L.P. and/or Assignor, (X) Franchisor, Franchise Association, a third person, partnership, new owner or Franch Franchise Association, L.L.C. and (X) Independent Franchisor, for use with the transaction described in CF No. 1424442-000 of Standard Title Guaranty Company and Steel Transaction only.

[illegible]

DATE October 25th, 1974

JAMES E. SMITH JR., JPLS No. 2700

LEGEND:

- [illegible]

DIRECTIONAL ORIENTATION BASED ON GPS ORIENTATION

FLOOD INFORMATION: The property shown herein is not situated in a designated special flood hazard area per FEMA map No. 47050C0312J dated June 3, 2004.

TRACT 2

TRACT 3

J.E. SMITH, LAND SURVEYOR
5269 HWY No. 377 SOUTH
AUBREY, TEXAS 76227

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, and being a part of the G.W. GUNNELL SURVEY, ABSTRACT NO. 350, and being that tract of land designated Parker Estates according to the plat thereof recorded in Cabinet 10, Page 28 of the Collin County Map Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an 1/2 inch iron rod found on the West right-of-way line of F.M. Highway No. 2551 at the Southeast corner of Easy Acres Addition, an addition to Collin County according to the plat thereof recorded in Volume 6, Page 87 of the Collin County Map Records, said corner being the Northeast corner of the premises herein described; THENCE along the West right-of-way line of said F.M. Highway No. 2551, South 00 degrees 41 minutes 57 seconds West 1664.10 feet to an 1/2 inch iron rod set at a point of curvature;

THENCE continuing along the West right-of-way line of said F.M. Highway along a curve to the left subtended by an angle of 12 degrees 17 minutes 20 seconds and a radius of 1954.86 feet; with a chord that bears South 05 degrees 26 minutes 43 seconds East 418.48 feet, an arc length of 419.28 feet to an 1/2 inch iron rod set on the East line of said GUNNELL SURVEY;

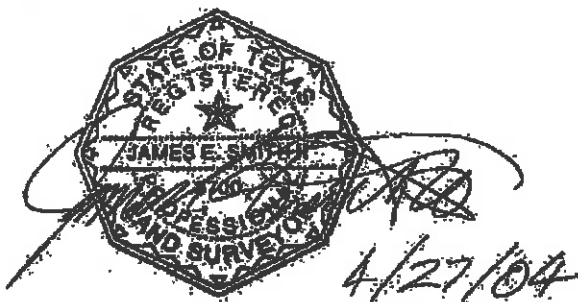
THENCE along the East line of the G.W. GUNNELL SURVEY, South 00 degrees 48 minutes 47 seconds West passing the Northwest corner of a record 9.723 acre tract described in a deed recorded under Clerk's File No. 95-0023382 and in all a total distance of 748.16 feet to an 1/2 inch iron rod set for the Southeast corner hereof;

THENCE South 89 degrees 59 minutes 09 seconds West at 40.7 feet passing a 3/4 inch iron rod found and in all a total distance of 2676.56 feet to an 1/2 inch iron rod set on the West line of said GUNNELL SURVEY for the Northwest corner of a record 34.996 acre tract (described in a deed recorded in Volume 2147, Page 41 of the Collin County Land Records) and the Southwest corner hereof;

THENCE with an old road and the West line of said GUNNELL SURVEY (common with the East line of the THOMAS ESTES SURVEY, ABSTRACT NO. 298), North 00 degrees 49 minutes 04 seconds East 726.61 feet to a 5/8 inch iron rod found at the Southeast corner of a tract described in a deed to Parker Estates Associates recorded in Volume 1901, Page 930 of the Collin County Land Records;

THENCE continuing with said old road in the West line of the G.W. GUNNELL SURVEY, North 00 degrees 50 minutes 59 seconds East 2110.69 feet to an 1/2 inch iron rod found at the Southwest corner of said Easy Acres Addition for the Northwest corner hereof;

THENCE South 89 degrees 48 minutes 14 seconds East a distance of 2626.11 feet to the Place of BEGINNING and containing 171.93 acres of land.



東山先生集

D.B. HEARNE SUR,
ABST.No. 427

DATE: 10/10/2001
TIME: 10:00 AM

THOMAS ESTES
SUR., ABST. No. 298

171.91 AC.

**PARKER ESTATES
AN ADDITION TO THE
CITY OF PARKER
CAB.10, PG.28 MR**

M. HEARNE SUR-
ABSTRACT No. 425

G.W. GUNNELL
BUR., ABST. No. 350

[illegible]

DEMOIN AREA SUBJECT TO 100-YEAR FLOOD PER FEMA
MAPS AND/OR CHARTS: a DEMONSTRATION dated JUNE 2, 1988.

PROPORTIONAL ORIGIN BASED ON THE ASSUMPTION

This certification is made to (William Lord Ashburn, L.P. and/or partners, of Parker Brothers Associates, a Rhode Island partnership now known as Parker Brothers Associates, Inc., and (2) subsequently this, for use on the information described in (2) of the National Bank of Boston. The University Company and that University sole.

[illegible]

DATE: October 22nd, 1974

JAMES E. BROWN & ERIC M. STONE

TRACT 3

Donihoo Farms

EXHIBIT B
SPECIAL REGULATIONS

The following uses and standards shall be applied to the Property (Items 1 & 2 by Ordinance and Items 3,4 and 5 through Deed Restrictions offered by Applicant)

1. Uses:

- a. Barns and limited livestock (horses or cows) on Lots > 4 acres
(Equestrian Lots)

2. Building Regulations:

- a. Minimum Lot Size: One Acre per SFT

- b. Average Lot Size :

- (i) Area: 1.55 acre average net (over entire development area – not per addition)

- (ii) Width: Minimum of 150 ft. for all lots sizes.

- c. Setbacks for all Lots: Front Setbacks = 50', Side Setbacks 25', Rear Setbacks = 30', Corner Setbacks = 50'

- d. Over length Cul-de-sacs - Cul-de-sacs may be up to 1,500 linear feet in length.

- f. Lots Adjacent to Platted Lots Within City Limits:

- (i) Tract 2: Lots adjacent to Sycamore Estates south of Pecan Orchard shall not be < 3 acres in size; lots adjacent to Sycamore Estates north of Pecan Orchard shall not be < 4 acres in size; lots adjacent to Parker Ranch and west of the N/S Collector shall not be < 2 acres in size; lots adjacent to Parker Ranch and east of N/S Collector shall be 175 feet in width.

- (ii) Tract 3: Lots adjacent to Easy Acres shall be 175 feet in width.

g. Roadway Rights of Way

(i) Interior roadways shall have a right of way width of 50 ft.

(ii) The N/S Residential Collector shall have a right of way width of 85 ft., a paved section of 32 ft of concrete, and no stamped concrete.

3. Building Materials:

a. Total Elevation - 90% brick, stucco, stone or masonry, exclusive of windows, doors, gables and trim.

b. Any Single Elevation - 75% brick, stucco or stone, exclusive of windows, doors, gables and trim.

4. Minimum Living Space:

a. Tracts 2 and 3 – Minimum. 3,000 square feet (air conditioned space) on all lots.

5. Outbuildings -- Not to exceed 50% of the first floor air conditioned space of the primary residence. Must comply with "Building Materials" requirement(s). Must be located behind the primary residence on the lot.

6. Unless addressed hereinabove, development on Tracts 2 & 3 must comply with the requirements of the City's SFT zoning district.



Carrie L. Smith, City Secretary

NOTICE OF PUBLIC HEARING

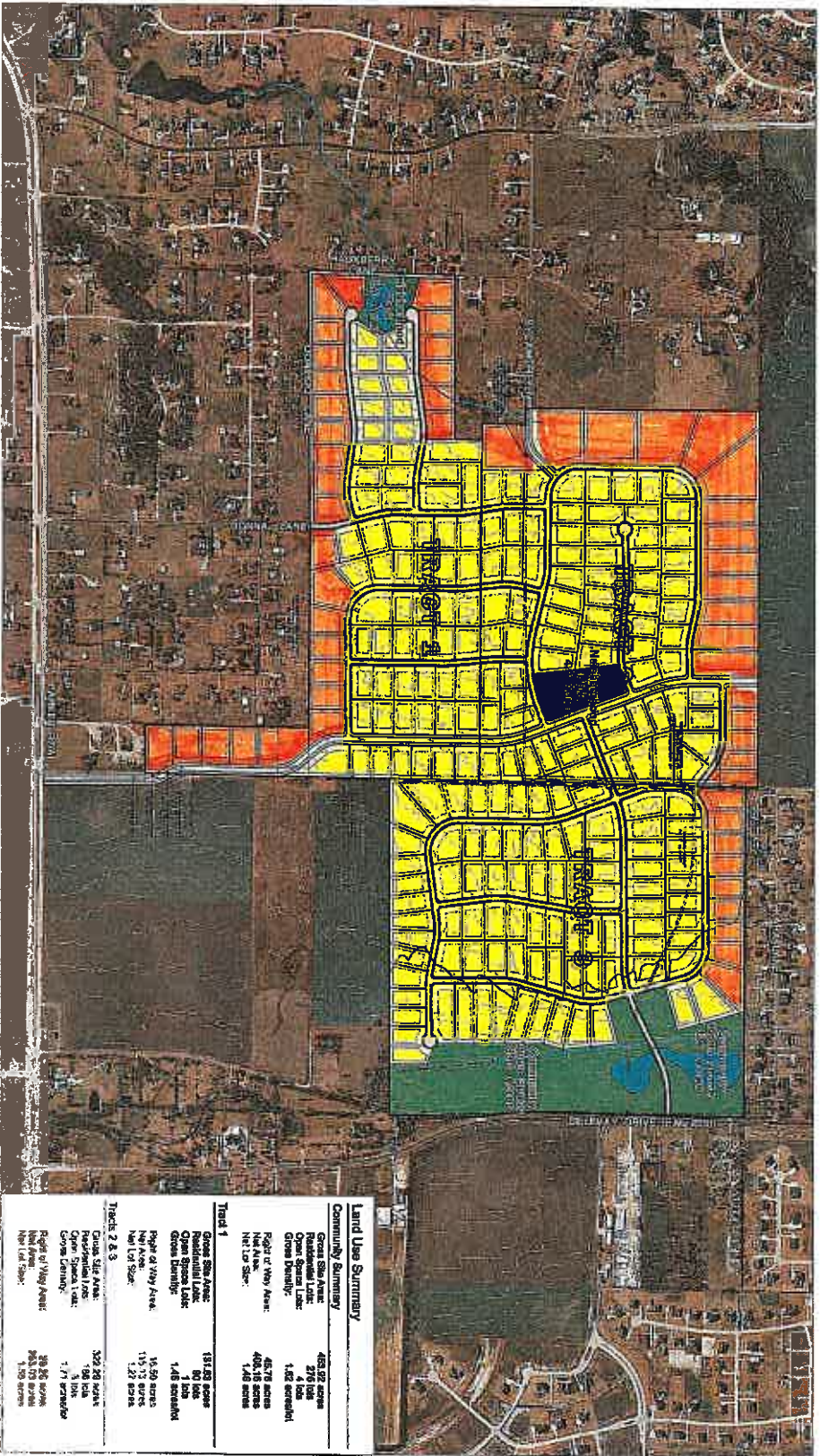
Notice is hereby given that a Public Hearing will be held by the City of Parker Planning and Zoning Commission on Thursday, February 12, 2015 at 7:00 pm at Parker City Hall, 5700 E. Parker Road to hear comments for or against a zoning change requested by Warner Land Advisors, L.P. for re-zoning approximately 322.34 acres of land located in the G.W. Gunnell Survey, Abstract No. 350, and the Thomas Estes Survey, Abstract No. 298, Collin County, Texas from Single-Family and Agricultural-Open space to Single-Family Transitional with Special Conditions. The property is generally located at the west side of FM 2551/Dillehay and South of Kara Lane and North of E. Parker Road.

All citizens or interested parties desiring to be heard concerning this request will be given an opportunity to speak.

Sincerely,

Carrie L. Smith
City of Parker
5700 E. Parker Road
Parker, Texas 75002
Office 972-442-6811 x 235
Fax 972-442-2894
csmith@parkertexas.us

*Last Saved 1/27/2015 10:56 AM
Revision 2*



Land Use Summary

Community Summary	
Gross Site Area:	463.92 acres
Open Space Lot:	27.4 lots
Gross Density:	1.62 acre/lot
Net Area:	436.52 acres
Net Lot Size:	1.48 acres

Tract 1	
Gross Site Area:	131.82 acres
Open Space Lot:	1 lot
Gross Density:	1.48 acre/lot
Net Area:	130.82 acres
Net Lot Size:	1.27 acres

Tracts 2 & 3	
Gross Site Area:	332.10 acres
Open Space Lot:	3 lots
Gross Density:	1.17 acre/lot
Net Area:	329.10 acres
Net Lot Size:	1.20 acres

Scale: 1" = 100'

North Arrow

Donihoo Parks is a proposed residential development consisting of 1,400 units and 1,400 parking spaces. The project is located in the City of Donihoo, Texas. The project is owned by Warner Group, Inc. The project is currently in the planning phase. The project is expected to be completed in 2025.

SEF Planning, LLC
2025 Planning & Land Use Services - Donihoo Parks
10000 Donihoo Drive
Donihoo, Texas 75001
www.sefplanning.com

LOTING PLAN B
DONIHOO PARKS
WARNER GROUP, INC.
PAPER: 17004