



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-OPENSPACE 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 KINGSBIDGE 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:

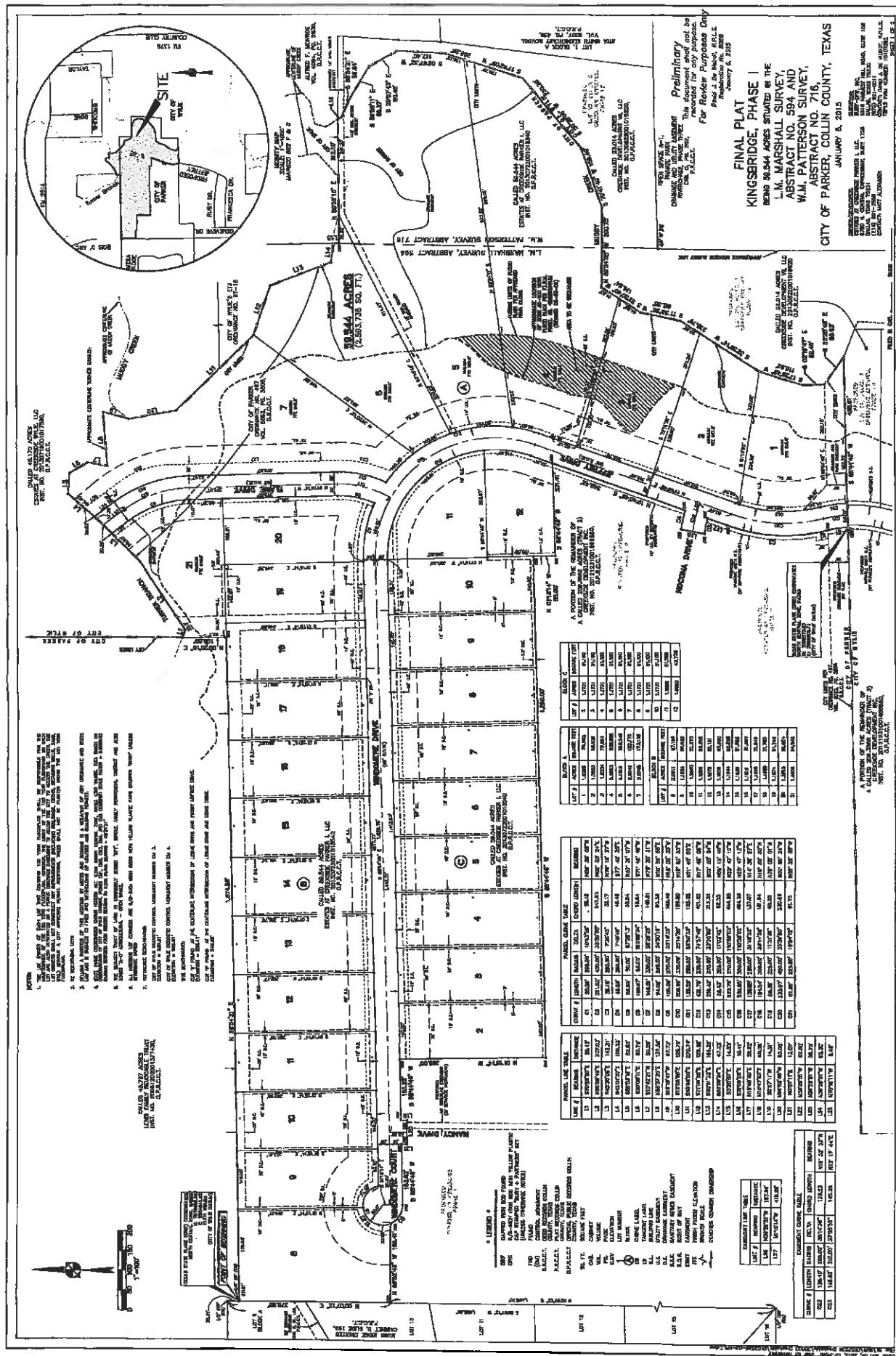
1. Vegetation shall be established throughout the site.
2. Site shall be cleared of debris, excess materials, etc.
3. Re-work the riprap transitions into the culverts. The flow line of the drainage channel shall transition smoothly into the riprap and then into the culvert. As of the date of the walk-thru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



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-OPENSPACE 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 **CITY OF PARKER**
ANNEXATION REQUEST FORM

1. Requesting: Permanent Zoning _____
Re-Zoning (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@warnergroup.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

5700 E PARKER ROAD • PARKER, TEXAS 75002 • PHONE (972) 442-6811 • FAX (972) 442-2894

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 Zellman 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. Goldthwaite 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: 
C. Michael Bowen, Managing Partner

Date: 1/21/2015

Note: Received by email 1/23/2015. CSmith

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;

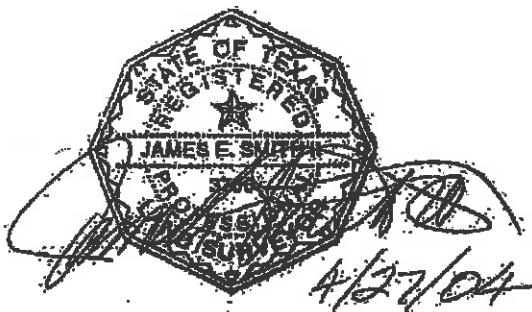
THENCE continuing with said old road and the East line of the THOMAS ESTES SURVEY, South 00 degrees 50 minutes 59 seconds West 2,110.69 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of the tract described in a deed to Billy Joe Donihoo recorded under Clerk's File 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.



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 $\frac{1}{2}$ 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 $\frac{1}{2}$ inch iron rod set at a point of curvature;

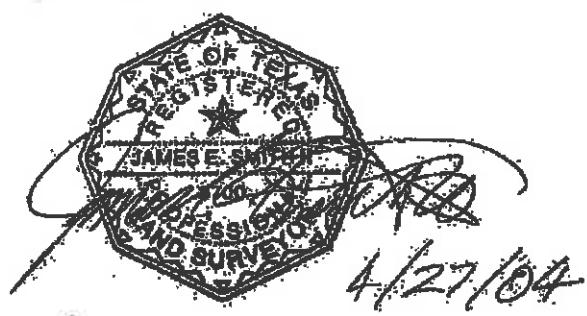
THENCE continuing along the West right-of-way line of said F. M. Highway along a curve to the left subtended by an angle of 12 degrees 17 minutes 20 seconds and a radius of 1954.86 feet, with a chord that bears South 05 degrees 26 minutes 43 seconds East 418.48 feet, an arc-length of 419.28 feet to an $\frac{1}{2}$ 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 $\frac{1}{4}$ inch iron rod found and in all a total distance of 2676.56 feet to an $\frac{1}{2}$ 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 $\frac{1}{2}$ 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.



SURVEY

City of
Parker
Collin County,
Texas

THOMAS ESTES
SUR., ABST. NO. 298

177.51 AC.
FOR SALE AS
PARCEL ESTATES
TAXABLE AT
PARKER ESTATES
AN ADDITION TO THE
CITY OF PARKER
CAB. 10, PG. 28 MR

1966 SUR.
427

ANSWER

D.B. BEARNE SUR.
ABST. NO. 427

— 20% STUDY EDUCATION

STATEMENT FORM

F.16 HWY NO. 2551

M. HEARNE SUR.
ABSTRACT No. 425

THERMOPOLY, 1990-1991

—~~SECRET~~ ~~NOFORN~~ ~~EDBT~~
100001, 040000Z

G.W. GUNNELL
SUR. ABST. NO. 550

GROWTH INVESTMENT

375-7374
B.C. POLICE DEPT.
1995-07-10 10:00:00

DEMONSTRATE AREA SUBJECT TO 100-YEAR FLOOD PER FIRM

ISSN 1062-1024 • 100 • 100

AMERICAN JOURNAL OF

JAMES C. POWELL, JR. 379

TRACT 3

SIXTY THREE ACRE TRACT F.M. MURKIN, OWNER, SAN ANTONIO, COMAL COUNTY, TEXAS	
ACRES	5 1/2 = 300'
OWNER	EDWARD MURKIN

J. E. Smith, *
East Bay
Alameda County
California

Donihoo Fam

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.



mailed USPS
1/27/2015

Carrie L. Smith, City Secretary

NOTICE OF PUBLIC HEARING

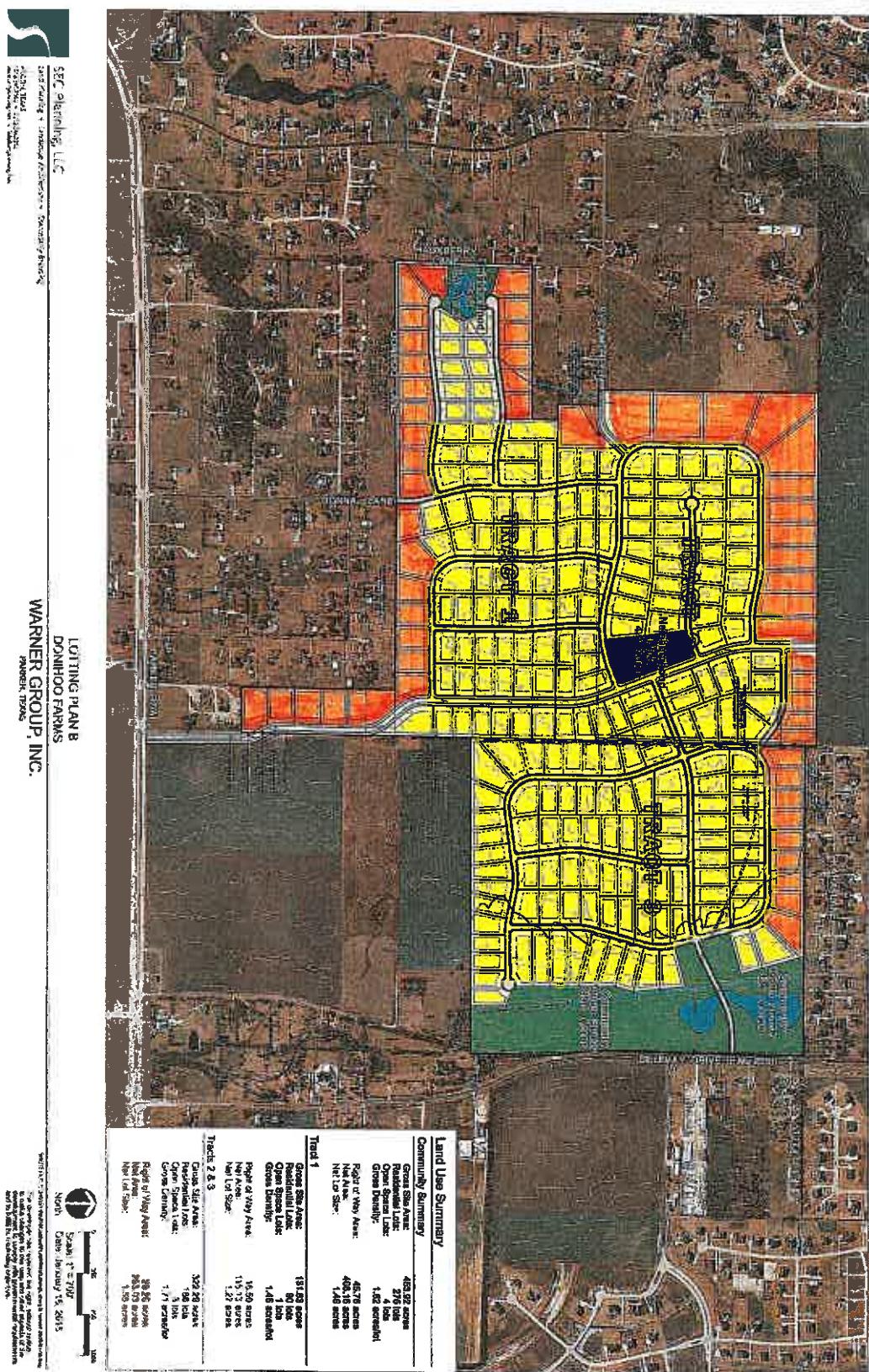
Notice is hereby given that a Public Hearing will be held by the City of Parker Planning and Zoning Commission on Thursday, February 12, 2015 at 7:00 pm at Parker City Hall, 5700 E. Parker Road to hear comments for or against a zoning change requested by Warner Land Advisors, L.P. for rezoning approximately 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/Dilliehay 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*



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Land Planning + Development Consulting + Design Services
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LOTTING PLAN B
DOMINICK FARMS
WARNER GROUP, INC.
PARKERS, TEXAS