

MINUTES
PLANNING AND ZONING COMMISSION MEETING
March 12, 2015

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:03 P.M.

Commissioners Present:

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

	Alternate Jeang	X	Alternate Cassavechia
X	Alternate Leamy		

David Leamy was appointed as a voting member.

Staff/Others Present

X	City Administrator Flanigan	X	City Secretary Smith
X	Developer John Aughinbaugh		

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

No comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR FEBRUARY 12, 2015.

MOTION: Commissioner Stanislav moved to approve the meeting minutes. Commission Lozano seconded with Commissioners Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 4-0. Leamy abstained.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR SOUTHRIDGE ESTATES PHASE 3; BEING 50± ACRES GENERALLY LOCATED SOUTHWEST OF CURTIS LANE AND LEWIS LANE.

See Exhibit 2

MOTION: Councilmember Leamy moved to approve the preliminary plat subject to engineer review and approval. Commissioner Lozano seconded with Commissioners Wright, Lozano, Leamy, Sutaria and Stanislav 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.

Developer John Aughinbaugh presented the proposed preliminary plat to the Commission. The request is for a residential subdivision with 31 1-acre residential lots. The property is in the City's Extra Territorial Jurisdiction.

It was noted the name was too similar to another subdivision in the City, The Reserve at Dublin.

The engineering letter has 19 outstanding issues the developer must address.

MOTION: Commissioner Leamy moved to deny the preliminary plat until all engineering issues are resolved. Commissioner Lozano seconded with Commissioners Lozano, Leamy, Sutaria and Stanislav voted for. Wright opposed. Motion carried 4-1.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
 - a) Parker Ranch Phases 2 & 3
 - b) Reserve at Southridge Preliminary Plat
5. ADJOURN

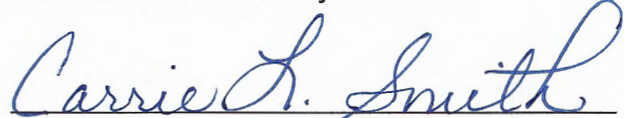
Chairperson Wright adjourned the meeting at 7:36 p.m.

Minutes Approved on 28th day of May, 2015.


Chairman Russell Wright

Attest:


Commission Secretary Stanislav


Prepared by City Secretary Carrie L. Smith



Exhibits

- 2 - Southridge Estate Phase 3, preliminary plat
- 3 - The Reserve at Southridge, preliminary plat

2. 205107.1711C mm Z4



Ex.2 F93

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, HAYNES DEVELOPMENT COMPANY, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE GEORGE W. EASTER SURVEY, ABSTRACT NO. 300, AND THE SURRY E. DONALDSON SURVEY, ABSTRACT NO. 276, IN COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHEN AND WANG PARKER CITY JOINT VENTURE RECORDED IN DOCUMENT NO. 97-004686, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DROCT), SUBJECT PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND, SAID IRON ROD BEING LOCATED IN THE APPROXIMATE CENTER OF COUNTY ROAD 254 (LEWIS LANE - UNDEDICATED AT THIS POINT), AND ALSO BEING LOCATED AT THE SOUTHEAST CORNER OF SAID CHEN AND WANG PARKER CITY JOINT VENTURE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAVIER JARAMILLO RECORDED IN VOLUME 3186, PAGE 180, DROCT, AND BEING THE NORTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION BY PLAT FOR LEWIS LANE AND SHEPHERDS CREEK DRIVE ACCORDING TO PLAT RECORDED IN CABINET L, PAGE 242, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (PROCT);

THENCE SOUTH 89°42'35" WEST, WITH THE SOUTH LINE OF SAID CHEN AND WANG PARKER CITY JOINT VENTURE TRACT, A DISTANCE OF 860.09 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER, SAID IRON ROD BEING LOCATED ON THE EAST LINE OF SOUTHWIDGE ESTATES ADDITION PHASE 2, AN ADDITION TO THE CITY OF PARKER, TEXAS ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NO. 2007-379, PROCT, FROM WHICH A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND BEARS SOUTH 01°16'44" EAST, A DISTANCE OF 0.83 FEET;

THENCE NORTH 01°18'44" WEST, WITH SAID EAST LINE OF SOUTHWIDGE ESTATES ADDITION PHASE 2, PASSING AT A DISTANCE OF 1088.09 FEET A 5/8 INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND AT THE MOST SOUTHERLY NORTHEAST CORNER OF SOUTHWIDGE ESTATES ADDITION PHASE 2, CONTINUING WITH THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HAHIA CAPITAL INVESTMENT, LLC RECORDED IN DOCUMENT NO. 20100501000917460, DROCT, IN ALL, A DISTANCE OF 1349.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID NAIL LOCATED ALONG COUNTY ROAD 252 (COURTIS ROAD - UNDEDICATED AT THIS POINT);

THENCE SOUTH 89°28'42" WEST, WITH A NORTH LINE OF SAID HAHIA CAPITAL INVESTMENT, LLC TRACT, A SOUTH LINE OF THE AFOREMENTIONED CHEN AND WANG PARKER CITY JOINT VENTURE TRACT, AND GENERALLY ALONG COUNTY ROAD 252 (COURTIS ROAD), A DISTANCE OF 773.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, FROM WHICH A 5/8 INCH CAPPED IRON ROD FOUND BEARS SOUTH 47°21'02" EAST, A DISTANCE OF 8.99 FEET;

THENCE NORTH 45°33'20" WEST, WITH A NORTHEAST LINE OF THE HAHIA CAPITAL INVESTMENT, LLC TRACT, A SOUTHWEST LINE OF SAID CHEN AND WANG PARKER CITY JOINT VENTURE TRACT, AND GENERALLY ALONG COUNTY ROAD 252 (COURTIS ROAD), A DISTANCE OF 923.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89°27'11" EAST, WITH THE NORTH LINE OF THE CHEN AND WANG PARKER CITY JOINT VENTURE TRACT, AND THE SOUTH LINE OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT C AND TRACT F IN DEED TO YOUNG DEAN HOMESTEAD, LTD. RECORDED IN VOLUME 3187, PAGE 3443, DROCT, PASSING AT A DISTANCE OF 46.31 FEET A 5/8 INCH IRON ROD FOUND, AND PASSING AT A DISTANCE OF 2165.16 FEET A 5/8 INCH IRON ROD FOUND, CONTINUING IN ALL, A DISTANCE OF 2181.95 FEET TO A 1/2 INCH IRON ROD FOUND BEARS SOUTH 00°38'30" EAST, A DISTANCE OF 016.19 FEET;

THENCE SOUTH 00°38'30" WEST, WITH SAID COUNTY ROAD 254 (LEWIS LANE), PASSING AT A DISTANCE OF 698.72 FEET A 1/2 INCH IRON ROD FOUND AT THE APPROXIMATE CENTERLINE INTERSECTION OF COUNTY ROAD 254 (LEWIS LANE) AND THE AFOREMENTIONED COUNTY ROAD 252 (COURTIS ROAD), CONTINUING IN ALL, A DISTANCE OF 2041.42 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, CONTAINING A CALCULATED AREA OF 50.104 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HAYNES DEVELOPMENT COMPANY, A TEXAS CORPORATION, THROUGH THE UNDERSIGNED AUTHORITIES, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SOUTHWIDGE EAST ADDITION, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE CITY OF PARKER, TEXAS, FOR PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF PARKER AND ALL PUBLIC UTILITIES DESIRING TO USE OR CROSS THE SAME, THE CITY OF PARKER, TEXAS OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS; THE CITY OF PARKER AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF PARKER, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2015

HAYNES DEVELOPMENT COMPANY

BY:

RON HAYNES

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RON HAYNES, PRESIDENT OF HAYNES DEVELOPMENT COMPANY, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE CITY OF PARKER SUBDIVISION REGULATIONS.

"PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

JAMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. BEARINGS SHOWN HEREON ARE BASED ON A CALL OF NORTH 01 DEGREE 16 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SOUTHWIDGE ESTATES ADDITION PHASE 2, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2007-379, PLAT RECORDS, COLLIN COUNTY, TEXAS, AS MONUMENTED ON THE GROUND.
3. THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X (UNSHADED) ON THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 48085C04084, DATED JUNE 2, 2003. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. 1" IRON RODS WILL BE SET @ UNMONUMENTED BOUNDARY CORNERS AND BLOCK CORNERS. ALL OTHERS WILL BE 3/8" IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087"

CITY APPROVALS	
APPROVED: CHAIRMAN, PLANNING AND ZONING COMMISSION	DATE
APPROVED: CITY MANAGER	DATE
APPROVED: CITY CLERK	DATE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRIAN R. WADE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

Southridge East Addition

PRELIMINARY PLAT
SOUTHWIDGE - EAST - ADDITION
60.104 ACRES - 88 RESIDENTIAL LOTS
SITUATED IN THE
G.W. EASTER SURVEY, ABSTRACT NO. 300
S.E. DONALDSON SURVEY, ABSTRACT NO. 276
CITY OF PARKER'S RTJ, COLLIN COUNTY, TEXAS

PETITT BARRAZA!
ENGINEERING PLANNING SURVEYING
1001 FIVE FIDELITY DRIVE, SUITE 100
DALLAS, TEXAS 75208
TEL: (214) 221-1100
FAX: (214) 340-3300
E-MAIL: INFO@PETITTBARRAZA.COM
WWW.PETITTBARRAZA.COM

CONTACT: RON HAYNES
8500 GREENVILLE AVENUE, SUITE 250
DALLAS, TEXAS 75208
PHONE: (214) 975-8375

DATE: AUGUST 2014
JOB NO. 08003-33

Ex. 3



LOCATION MAP

NO.	DELTA	RADIUS	LENGTH	CH. BRNG	CHORD
C1	36.30°	100.00	61.33	88.05°59'50"	66.87
C2	31.34°	100.00	53.17	211.22°23'18"	58.76
C3	30.00°	100.00	50.00	84.05°53'55"	50.00
C4	33.83°	100.00	60.87	508.32°40'50"	60.88
C5	33.83°	100.00	60.87	58.37°17'12"	60.88
C6	33.83°	100.00	60.87	50.00°00'00"	60.88
C7	33.83°	100.00	60.87	50.00°00'00"	60.88
C8	33.83°	100.00	60.87	50.00°00'00"	60.88
C9	33.83°	100.00	60.87	50.00°00'00"	60.88
C10	33.83°	100.00	60.87	50.00°00'00"	60.88
C11	33.83°	100.00	60.87	50.00°00'00"	60.88
C12	33.83°	100.00	60.87	50.00°00'00"	60.88

PRELIMINARY PLAT

THE RESERVE

at

SOUTHRIDGE ADDITION

50.966 ACRES

39 RESIDENTIAL LOTS

SITUATED IN THE
MARTIN HEARNY SURVEY, ABSTRACT NO. 425
CITY OF PARKER, COLLIN COUNTY, TEXAS

PETITT BARRAZA

ENGINEERING, PLANNING, SURVEYING

1551 Greenville Drive, Suite 208

Richardson, Texas 75081

TEL: (214) 221-8855

FAX: (214) 240-5500

DATE: NOVEMBER 2014

SCALE: 1" = 100'

SHEET 1 OF 1