



AGENDA

PLANNING AND ZONING November 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, November 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 JULY 23, 2015.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A FINAL PLAT FOR PARKER RANCH PHASE1.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THOROUGHFARE PLAN AS RELATES TO DONIHOO FARM DEVELOPMENT.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
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 November 6, 2015 by 5:00 p.m. at the Parker City Hall.

Date Notice Removed

Patti Scott Grey, 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.

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 23, 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 7:05 P.M.

Commissioners Present:

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

	Alternate Jeang		Alternate Cassavechia
X	Alternate Leamy		

Staff/Others Present

X	City Administrator Flanigan	X	City Attorney Shepherd
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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 MAY 28, 2015.

MOTION: Commissioner Raney moved to approve the minutes as presented. Commissioner Lozano seconded with Commissioner's Lozano, Raney, Wright, Sutaria and Stanislav voting for. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A DEVELOPMENT PLAT FOR PARKER STORAGE LOCATED AT 3453 MCCREARY ROAD IN PARKER'S EXTRA TERRITORIAL JURISDICTION.

The Planning and Zoning Commission reviewed the submitted Development Plat. The Commission will be looking at the plat design and not the property use.

Applicant Rick Meyer, 14673 Midway #1010, Addison, TX 75001 was present for Commissions questions.

Chairperson Wright took comments from the public:

The following spoke in opposition:

- Dan Fondren, 3300 McCreary Road
- Antonio Perez, 7513 Forest Bend
- Margarita Perez, 7513 Forest Bend
- Sanjay Mahendroo, 7200 Meadow Glen Drive
- Alan Coleman, 7403 Meadow Glen Drive
- Pam Coleman, 7403 Meadow Glen Drive
- Roger Gaiind, 7210 Meadow Glen Drive
- Joann Hadaway, 7408 Meadow Glen Drive
- Fred Wambo, 7402 Forest Bend Drive
- Ted Niederecker, 7409 Meadow Glen Drive
- Michael Queveda, 7303 Meadow Glen Drive
- Thao Quevedo, 7303 Meadow Glen Drive
- Jim Threadgill, 7233 Moss Ridge
- Yan Wang, 7211 Forest Bend
- Irene Gamadia, 7208 Meadow Glen Drive
- Mona and Vince Cichosz, 4124 Kite Meadow Dr, Plano

There were no comments in favor.

City Attorney Shepherd noted issues with the development plat as submitted:

- 1) drainage must be identified on the plat
- 2) easements must be identified on the plat
- 3) Utility easement for building 4, residence and office, need to be shown and identified on the plat
- 4) Legal language and signature blocks required
- 5) Lighting Plan to be submitted and to comply with City lighting ordinance
- 6) Signage Plan to be submitted and to comply with City signage ordinance

MOTION: Commissioner Cleburne moved to deny the proposed development plat as submitted. Commissioner Stanislav seconded with Commissioner's Raney, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

Chairperson Wright stated the applicant may make corrections and re-submit at a future date.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS

4. ADJOURN

Chairperson Wright adjourned the meeting at 8:20 p.m.

Minutes Approved on _____ day of _____, 2015.

Chairman Russell Wright

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Patti Scott Grey

Exhibits

A – Parker Self-Storage Proposed Development Plat



DEVELOPMENT APPLICATION
City of Parker, Texas

RECEIVED
NOV 05 2015
CITY OF PARKER

Proposed Name of Subdivision: PARKER RANCH PHASE 1

Plat Approval Requested	Filing Fee	Filing Fee
	\$800 + \$30/ac x 122 ac = \$4460	
<input type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<input type="checkbox"/> Minor Plat (5 acres or less)
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>	<input type="checkbox"/> Development Plat
		<u>\$800.00 + \$30/acre</u>
		<u>\$500.00 + \$100/lot</u>
		<u>\$300.00 + \$30/acre</u>

Physical Location of Property: ALLEN HEIGHTS DRIVE & CHAPARRAL DRIVE

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

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

JS BRADLEY SURVEY, ABSTRACT NO. 89 & JOHN SNIDER SURVEY, ABSTRACT NO. 848

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

Acres: 121.78 Existing # of Lots/Tracts: _____ Existing Zoning: SF- Ordinance No. 546
(If a PD, include the Ordinance with application)

Property Owner's Name: MASTER DEVELOPERS-TCB Phone Number: 972-985-5505

Applicant/Contact Person: KENNY HAFNER Title: DEVELOPMENT MANGER

Company Name: MASTER DEVELOPERS-TCB

Street/Mailing Address: 2400 N. DALLAS PARKWAY #510 City: PLANO State: TX Zip: 75093

Phone: (972) 985-5505 Fax: _____ Email Address: kennyhafner@yahoo.com

Engineering Company: WESTWOOD PROFESSIONAL SERVICES

Contact Person: RICHARD HOVAS, P.E. Title: PROJECT MANAGER

Street/Mailing Address: 2740 N. DALLAS PARKWAY #280 City: PLANO State: TX Zip: 75093

Phone: (214) 473-4647 Fax: _____ Email Address: RICHARD.HOVAS@WESTWOODPS.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 PETER SHADDOCK *William C. Shaddock*
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."

[Signature]
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this 4 day of November, 2015.

Notary Public in and for the State of Texas: *[Signature]*

Over




WAIVER OF EXPEDITION

RECEIVED
NOV 05 2015
CITY OF PARKER

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: PETER SHADDOCK - William C. Shaddock

Title: OWNER

Phone: 972-985-5505

Address: 2400 N. DALLAS PARKWAY, SUITE 510

PLANO, TX 75093

Date: 11/4/15

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

CITY OF PARKER:

RECEIVED BY:


(Signature)

Name: Vicky Granger

Title: Administrative Assistant

Date: 11/5/15

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.

October 26, 2015

Mr. Jeff Flanigan
City Administrator
City of Parker
5700 East Parker Road
Parker, Texas 75002

Re: Parker Ranch Estates Phase I

Dear Mr. Flanigan:

We completed a site visit to the Parker Ranch Estates Phase I project on Thursday, October 22, 2015 to observe the constructed development. The following preliminary punch list should be provided to the developer:

Vegetation has not been established, it was noted that in many areas new curlex has been placed.

The curlex along Chaparral is worn, dislodged and no vegetation was observed.

In the drainage channels large rocks are present, in one location the curlex was placed over rocks of approximately 4 to 6 inches in diameter.

All rocks greater than two inches need to be removed from the drainage channels. Several areas have so much large rock, that when grass is established it will be difficult to mow.

In a few areas the channel is near 100 percent loose rock of various sizes. These areas need to have the loose rock removed, top soil placed and vegetation established. These areas may need to be sodded, with the sod pinned in place.

We are completing additional surveys to determine if the connections to Allen Heights were constructed to plan.

We are available at your convenience to discuss any of the items observed and placed on the preliminary punch list.

Sincerely,


John W. Birkhoff, P.E.

DONIHOO FARMS LTD, LTD.
4925 Greenville Ave., Suite 1020
Dallas, Texas 75206
(214) 368-0238:Office
(214) 368-0812:Fax

October 19, 2015

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

RE: Donihoo Farms Phase 1 Plat – N/S Collector Across PISD Tract

Dear Jeff:

We have been working with the Plano Independent School District to coordinate the dedication of right of way and construction of the N/S Collector Street north of Parker Rd. as part of Phase 1 of our development. In conjunction with this, the PISD has requested that we obtain a Resolution from the City Council clarifying that their dedication of right of way, together with our construction of the roadway, will fulfill the requirements for their tract of land on Parker Rd. under the Thoroughfare Plan. We have discussed this with you several times over the past two years of our planning process and now it is time to complete the process.

Attached please find a draft of a Resolution (with Exhibits) which will satisfy the PISD concern about the dedication of right of way. We request that the City take action and adopt the resolution to confirm that PISD is fulfilling its obligation. Additionally, I am providing under separate email a copy of our agreement with PISD under which they have agreed to dedicate the required right of way with our construction of the road.

Please contact me with any questions. We would like to be on the next possible Council Agenda since we are currently processing our plat.

Sincerely,

Donihoo Farms, Ltd,



Stephen L. Sallman, Manager

EXHIBIT B

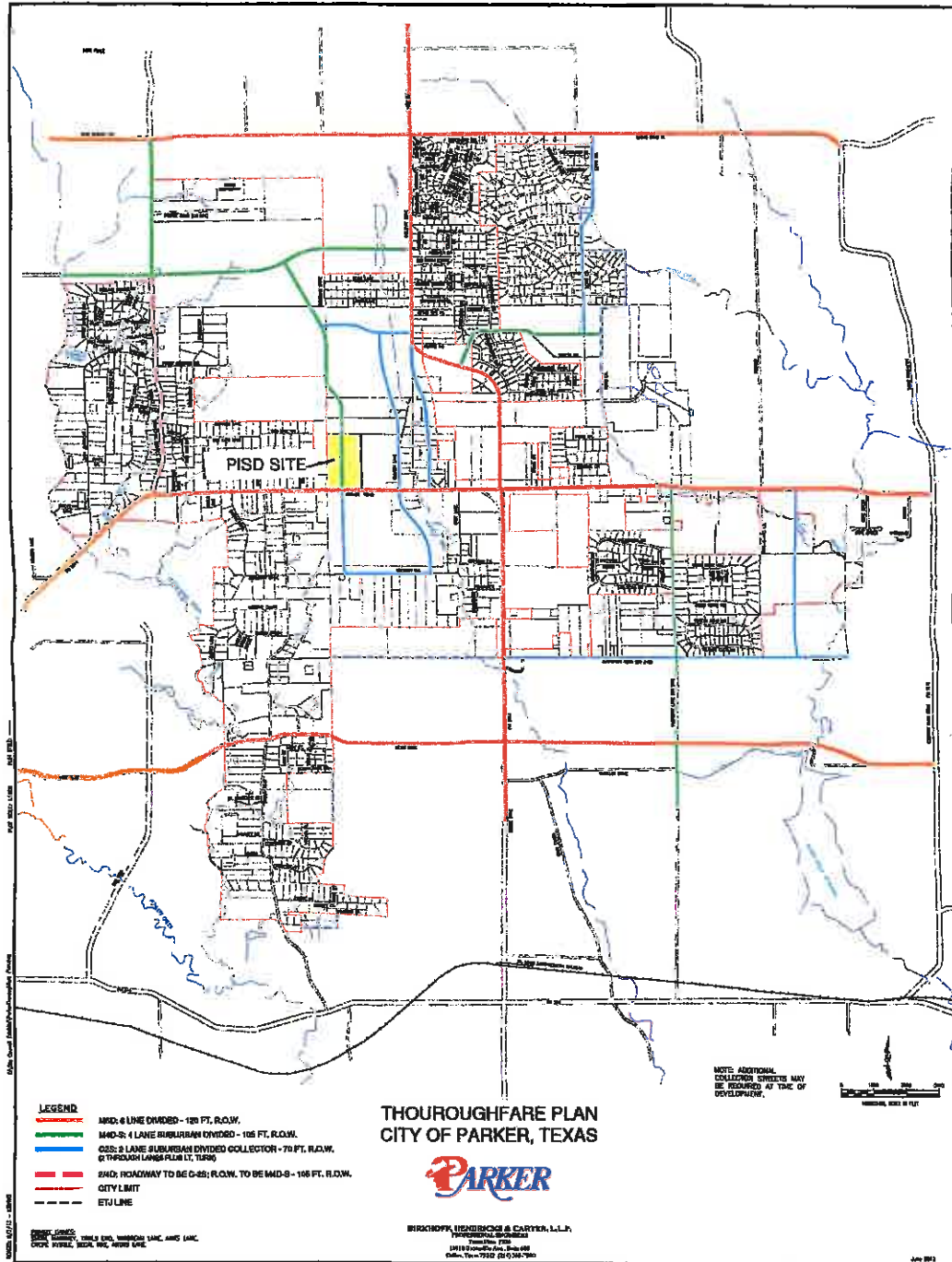


EXHIBIT B
DEVELOPMENT PLAN



Land Use Summary

Community Summary

Gross Site Area:	433.92 acres
Total Lot:	273 lots
Gross Density:	1.68 acres/lot
Right of Way Area:	44.78 acres
Net Area:	409.15 acres
Net Lot Size:	1.50 acres

Tract 1

Gross Site Area:	191.63 acres
Total Lot:	81 lots
Gross Density:	1.45 acres/lot
Right of Way Area:	16.60 acres
Net Area:	155.23 acres
Net Lot Size:	1.27 acres

Tracts 2 & 3

Gross Site Area:	322.29 acres
Total Lot:	192 lots
Gross Density:	1.77 acres/lot
Right of Way Area:	28.28 acres
Net Area:	294.03 acres
Net Lot Size:	1.62 acres

SFC Planning, LLC

Land Planning • Engineering • Architecture • Community Planning

ALBANY, TEXAS 75501-1209
www.sfcplanning.com • info@sfcplanning.com

CONCEPT PLAN
DONIHOO FARMS

WARNER GROUP, INC.
PARKER, TEXAS



This document is a conceptual plan only. It is not intended to be used for any other purpose. The developer has reserved the right, without notice, to amend, modify, or delete any portion of this plan at any time without obligation to the public. The developer also reserves the right to make any changes to the plan that are necessary to comply with applicable laws and regulations.