



## AGENDA

### CITY COUNCIL MEETING

**December 15, 2015 @ 5:30 P.M.**

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, December 15, 2015 at 5:30 P.M. at the 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 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.

**EXECUTIVE SESSION 5:30 P.M. TO 6:00 P.M. – Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.**

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
  - a. TX. Govt. Code 551.071—Confidential legal advice regarding municipal legal portion regarding noncompliance with subdivision regulation requirements affecting Allen Heights Road construction.
2. RECONVENE REGULAR MEETING.
3. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

#### **INDIVIDUAL CONSIDERATION ITEMS**

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FINAL PLAT FOR PARKER RANCH ESTATES PHASE 1. [FLANIGAN]
5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PRELIMINARY PLAT FOR DONIHOO FARMS PHASE 1. [FLANIGAN]
6. WATER RATE REVIEW COMMITTEE RECOMMENDATIONS [ASIATICO]
7. HOLIDAY RECEPTION

## **ROUTINE ITEMS**

8. FUTURE AGENDA ITEMS
9. ADJOURN

In addition to any specifically identified Executive Sessions, Council 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 Council 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 December 11, 2015 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us).

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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.



# Council Agenda Item

Budget Account Code:	Meeting Date: December 15, 2015
Budgeted Amount:	Department/ Requestor: City Administrator Flanigan
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: December 11, 2015
Exhibits:	

## AGENDA SUBJECT

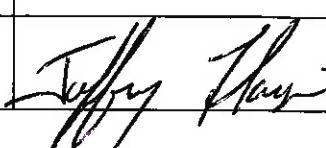
CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FINAL PLAT FOR PARKER RANCH ESTATES PHASE1. [FLANIGAN]

## SUMMARY

The item was recommended for approval at the November 11, 2015 P&Z meeting, subject to concerns and deficiencies being addressed. The item was tabled at the December 8, 2015 City Council meeting.

## POSSIBLE ACTION

Approve, Table, Deny

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	12/11/15

# Reminder

Please remember to  
bring Parker Ranch  
Estates Phase1 Plat  
map from December 8,  
2015 City Council  
packet.



**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
<input type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>	<u>\$800.00 + \$30/acre</u>
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<u>\$500.00 + \$100/lot</u>
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/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 notes 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)

Acreage: 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."

*A* *✓* *✓*  
Owner / Agent (circle one)

4 day of November, 2015

Notary Public in and for the State of Texas:

Over

City of Parker \* 5700 E. Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 [www.parkertexas.us](http://www.parkertexas.us)

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.

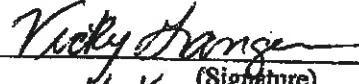
APPLICANT:

  
(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.

December 3, 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 Monday, November 30 2015 to observe the constructed development. We observed that the developer has established grass and in rocky areas has spread soil and placed curlex to hold the soil in place. Sprouts of grass were observed under the curlex material. The developer has resolved the vegetation items from our previous site visit. In that letter a follow up to the as built condition of the roadway was to follow. That follow up letter on the pavement has been completed.

The developer's engineer was provided that letter that made him aware of that the pavement connections to Allen Heights Drive from Chaparral and Salisbury were not constructed to the plans and will need to be removed and reconstructed to the proper grade and the median openings constructed to the correct alignment. That written notification was followed by a meeting with the engineer in which they stated a proposal would be forth coming. As of this date no proposal to remedy the as built condition has been received.

It is our opinion, the cost to remove, engineer and construct is approximately \$130,000.00. We anticipate that approximately 150 feet of additional pavement beyond the right of way will need to be reconstructed to match grades on Allen Height Drive to properly drain the connecting roadways.

The November 30<sup>th</sup> visit took place after a large rain event and for the most part the erosion control devices remained in place. Normal erosion control device maintenance will need to occur after each rain event including repair to curlex sections washed from the storm water flows.

We are available at your convenience to discuss any of the items observed and the need for remedial work on the pavement.

Sincerely,  
  
John W. Birkhoff, P.E.

## NOTES (K)

1. According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48085C0385 J, dated June 2, 2009, the subject tract does not appear to be within the 100 year Floodplain.

2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

3. All lot corners have been set.

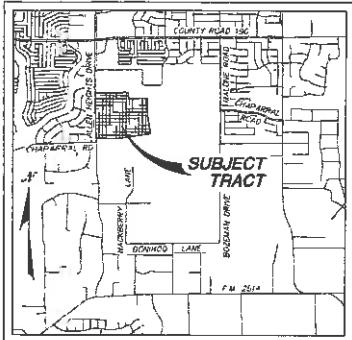
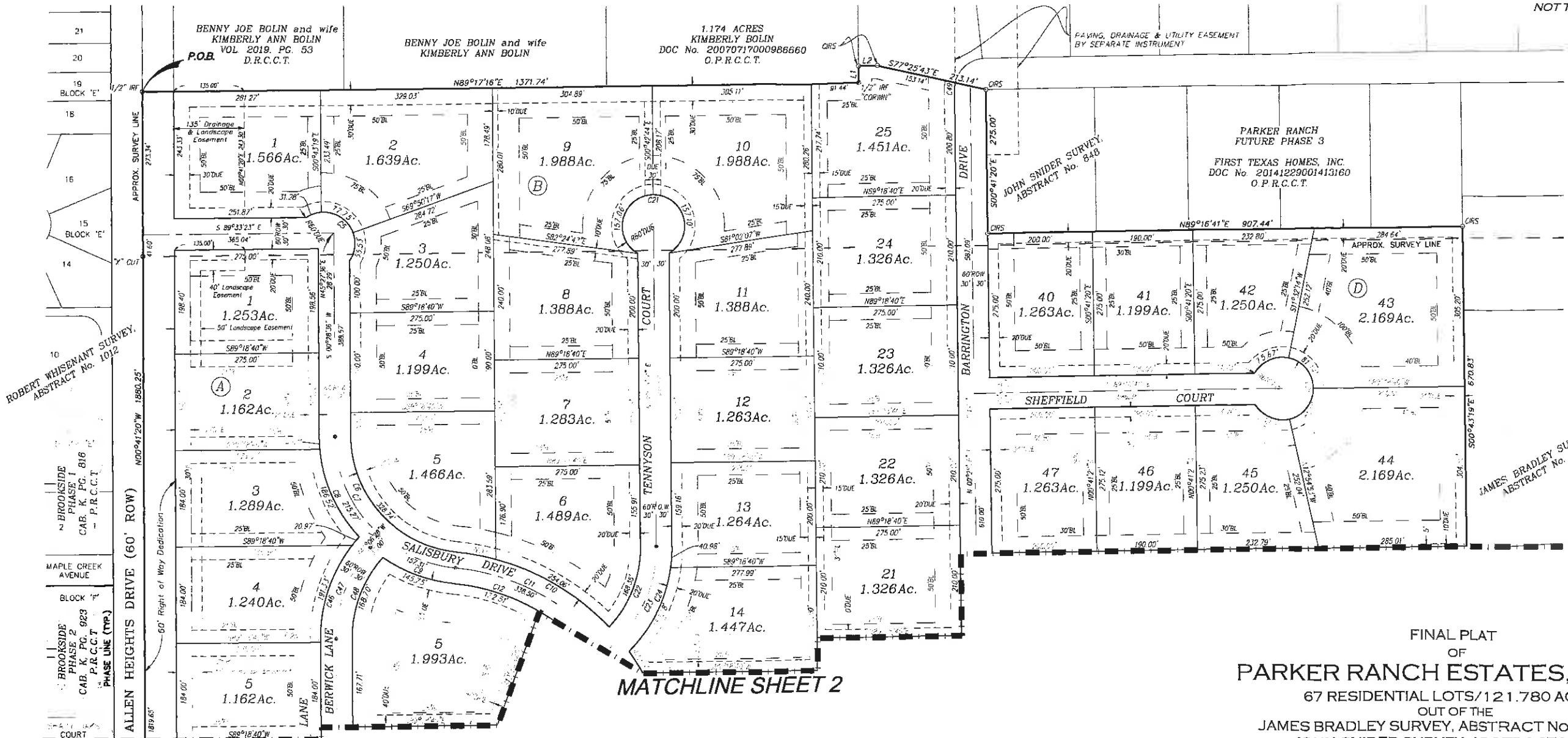
GRAPHIC SCALE  
1" = 100'

NORTH

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.90	N00°44'38"W
L2	36.14	N00°46'41"E
L3	82.83	S00°38'14"W
L4	80.12	S00°38'14"W

BOUNDARY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	009°15'31"	1346.30'	S00°20'05"E	215.52'
C2	008°36'04"	10075.00'	S04°01'12"W	1511.04'
C3	012°34'41"	1052.50'	N05°03'25"W	230.59'
C4	012°34'41"	947.50'	N05°03'25"W	207.59'
				208.00'

LEGEND				
BL	BUILDING LINE			
DUE	DRAINAGE & UTILITY EASEMENT			
PRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS			
OPRJCT	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS			
PLAT	PLAT RECORDS, COLLIN COUNTY, TEXAS			
REC	RECORDS			
○	5/8" CAPPED IRON ROD SET WITH YELLOW CAP			
○	STAMPED "WESTWOOD PS"			
○	IR FND (SURVEYOR)			

VICINITY MAP  
NOT TO SCALE

## NOTES X

- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 4808500385 J, dated June 2, 2009, the subject tract does not appear to be within the 100 year Floodplain.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All lot corners have been set.



NORTH

ROBERT WHISENANT SURVEY  
ABSTRACT No. 1012  
1 BROOKSIDE 12  
PHASE 2  
CAB K PG. 923  
P.R.C.C.T.  
PHASE LINE (TYP.)

ALLEN HEIGHTS DRIVE (60' ROW)

NODP#4120'W 1880.25'

60' Right of Way Dedication

184.00'

50' ROW

30' DUE

50' ROW

30' D

THE STATE OF TEXAS X  
COUNTY OF COLLIN X

## OWNERS CERTIFICATE

WHEREAS, Master Developers - TBC are the owners of a 121.780 acre tract of land situated in the City of Parker, Collin County, Texas and being a part of the James S. Bradley Survey, Abstract No. 89 and the John Snider Survey, Abstract No. 848 and all of the called 121.782 acre tract of land conveyed to Master Developers - TBC by deed of record in Instrument No. 20140929001055430, Official Public Records, Collin County, Texas, said 121.780 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the existing east right-of-way line of Allen Heights Drive (60' ROW) for the northwest corner of said called 121.782 acre tract;

THENCE North 89 Degrees 17 Minutes 16 Seconds East, along the north line of said called 121.782 acre tract, a distance of 1,371.74 feet to a 1/2 inch iron rod with plastic cap stamped "CORWM" found for the southeast corner of a 1.174 acre tract of land conveyed to Kimberly Babin by deed of record in Instrument No. 20070717000986664, of said Official Public Records;

THENCE North 00 Degrees 44 Minutes 38 Seconds West, along the east line of said 1.174 acre tract, a distance of 31.90 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for angle point in the west line of the 205.9329 acre tract of land described in deed to First Texas Homes, Inc. of record in Instrument No. 20141229001413160 of said Official Public Records;

THENCE along and with the west line of said 205.9329 acre tract the following coils and distances:

North 89 Degrees 16 Minutes 41 Seconds East, a distance of 36.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 77 Degrees 25 Minutes 43 Seconds East, a distance of 213.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 Degrees 41 Minutes 20 Seconds East, a distance of 275.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

North 89 Degrees 16 Minutes 41 Seconds East, a distance of 907.44 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 Degrees 43 Minutes 19 Seconds East, a distance of 670.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a curve to the left having a radius of 1,340.30 feet and an arc length of 215.81 feet (chord bears North 05 Degrees 20 Minutes 05 Seconds East, 215.57 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 09 Degrees 56 Minutes 50 Seconds East, a distance of 846.92 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said 121.782 acre tract;

South 80 Degrees 03 Minutes 10 Seconds West, passing at a distance of 330.55 feet a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the northeast corner of the 38.734 acre tract conveyed to RYB Sunchase, LP by deed of record in Instrument No. 20140918001004670, of said Official Public Records, and continuing along the north line thereof a total distance of 579.71 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

Thence continuing along the north line of said 38.734 acre tract the following coils and distances:

Along a curve to the right having a radius of 1,075.00 feet and an arc length of 1,512.46 feet (chord bears South 84 Degrees 21 Minutes 12 Seconds West, 1,511.04 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 88 Degrees 39 Minutes 14 Seconds West, a distance of 82.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

Along a curve to the right having a radius of 1,052.50 feet and an arc length of 231.05 feet (chord bears North 85 Degrees 03 Minutes 25 Seconds West, 230.59 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

Along a reverse curve to the left having a radius of 947.50 feet and an arc length of 208.00 feet (chord bears North 85 Degrees 03 Minutes 25 Seconds West, 207.59 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 88 Degrees 39 Minutes 14 Seconds West, a distance of 80.11 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found in said existing east right-of-way line of Allen Heights Drive for the southwest corner of said 121.782 acre tract and the northwest corner of said 38.734 acre tract;

THENCE North 00 Degrees 41 Minutes 20 Seconds West with said east right-of-way line, a distance of 1,880.25 feet to an "X" cut in concrete for corner;

THENCE North 00 Degrees 44 Minutes 38 Seconds West, a distance of 314.94 feet to the POINT-OF-BEGINNING and containing 121.780 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MASTER DEVELOPERS-TBC LLC, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as PARKER RANCH ESTATES, PHASE 1, on addition to the City of Parker, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements 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 or 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 AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_ 2015

PETER SHADDOCK

## RECOMMENDED FOR APPROVAL

American Planning and Zoning Commission  
City of Parker, Texas

Date \_\_\_\_\_

## APPROVED AND ACCEPTED

Mayor, City of Parker, Texas

Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing document, map or plat of PARKER RANCH ESTATES PHASE 1, a subdivision or addition to the City of Parker, was submitted to the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the approval thereof by signing his name herein above subscribed.

RECEIVED and filed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

City Secretary  
City of Parker, Texas

## LOT AREA TABLE

LOT NO.	TOTAL AREA(Ac.)	BUILDABLE AREA(Ac.)	LOT NO.	TOTAL AREA(Ac.)	BUILDABLE AREA(Ac.)
<b>BLOCK A</b>					
1	1.243	0.653	7	1.927	0.888
2	1.162	0.600	8	1.633	0.746
3	1.285	0.672	9	1.565	0.667
4	1.240	0.641	10	1.389	0.761
5	1.162	0.600	11	1.602	0.715
6	1.180	0.650	12	1.379	0.592
7	1.153	0.600	13	1.340	0.777
8	1.230	0.649	14	1.435	0.791
9	2.570	0.840	15	1.853	0.955
<b>BLOCK B</b>					
1	1.437	0.448	12	2.843	1.149
2	1.775	0.831	13	1.559	0.826
3	1.341	0.639	14	1.263	0.860
4	1.193	0.677	15	1.378	0.707
5	1.488	0.725	16	1.378	0.661
6	1.610	0.717	17	1.196	0.627
7	1.263	0.671	18	1.263	0.560
8	1.388	0.765			
9	1.988	0.864			
10	1.075	0.615			
11	1.388	0.766			
12	1.263	0.671			
13	1.264	0.672			
14	1.447	0.757			
15	1.368	0.730			
16	1.555	0.742			
17	1.495	0.793			
18	1.242	0.550			
19	1.153	0.576			
20	1.326	0.716			
21	1.326	0.716			
22	1.326	0.716			
23	1.326	0.716			
24	1.326	0.716			
25	1.431	0.787			
<b>BLOCK C</b>					
			49	1.263	0.569
			50	1.189	0.427
			51	1.189	0.427
			52	1.017	0.427
			53	1.644	0.761
			54	1.589	0.623

AVERAGE LOT AREA ~ 1.50 ACRES

## SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS,

I, Jason B. Armstrong, Registered Professional Land Surveyor for Westwood, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in February, 2013, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Anna, Texas.

Date: This the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Released for review only: 08-19-15 in accordance with Texas Board of Professional Land Surveying Rule 663.18(c).

29 T.A.C. 663.18(c) this is a preliminary document, and shall not be signed or sealed  
"Preliminary, this document shall not be recorded for any purpose."Jason B. Armstrong  
Registered Professional Land Surveyor  
No. 5557THE STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation 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

## FINAL PLAT OF

## PARKER RANCH ESTATES, PHASE 1

67 RESIDENTIAL LOTS/121.780 ACRES

OUT OF THE

JAMES BRADLEY SURVEY, ABSTRACT NO. 89 AND THE

JOHN SNIDER SURVEY, ABSTRACT NO. 848

IN THE

CITY OF PARKER, COLLIN COUNTY, TEXAS

## OWNER

MASTER DEVELOPERS-TBC LLC.

2400 NORTH DALLAS PARKWAY, SUITE 510

PLANO, TEXAS 75093

(972) 985-5505

ENGINEER/SURVEYOR

Westwood

Phone: (214) 473-4640 Fax: (800) 867-0150 2740 North Dallas Parkway, Suite 280  
Service/Fax No. 1207-6204 Westwoodgas.com

3/3

121.780 Acres November 05, 2013 Job No. 0003057 Parker Ranch, Phase 1  
0003057P Revised 9-03-2012 deg



## Council Agenda Item

Budget Account Code:	Meeting Date: December 15, 2015
Budgeted Amount:	Department/ Requestor: City Administrator Flanigan
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: December 11, 2015
Exhibits:	

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PRELIMINARY PLAT  
FOR DONIHOO FARMS PHASE 1. [FLANIGAN]

### SUMMARY

The item was recommended for approval at the December 10, 2015 P&Z meeting.

### POSSIBLE ACTION

Approve, Table, Deny

Inter-Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	12/11/15

RECEIVED

DEC 10 2015

CITY OF PARKER

December 10, 2015

Mr. Jeff Flanigan  
City of Parker  
5700 E. Parker Rd.  
Parker, TX 75002

**Re: Donihoo Farms**  
Response Letter

Dear Mr. Flanigan:

Below are our responses to the comments from Birkhoff, Hendricks & Carter LLP dated December 2, 2015.

### Preliminary Plat Comments

1. Show the street names on the plat.
  - *Street names have been added to the plat and submitted to the city for approval.*
2. Easements and ROW required for proposed off-site improvements.
  - *The owner has met with both parties concerning any needed off-easements. Both parties have agreed to provide the necessary easements. The easements will be provided prior to the start of any construction.*

### Paving Plan Comments

3. Provide cross-sections at 100-foot intervals of Bozeman Road. A large amount of fill is being placed for the roadway and it is unclear how this will affect drainage on the existing tracts on each side.
  - *Cross sections have been provided.*

### Grading Plan Comments

December 10, 2015

Donihoo Farms

Page 2

4. Grade to drain notes are not allowed. Provide designed and graded channels
  - *Revised the proposed contours for channels and design.*

### **Drainage Plan Comments**

5. Drainage design is incomplete. The detention ponds may not create point discharges onto adjacent properties without being designed and adequate easements be provided. As submitted, it is unclear where the discharge is being conveyed to, if there is capacity or if drainage easements are in place. General "grade to drain" note are not allowed.

The receiving waters being discharged to shall be clearly shown with adequate easements and designed drainage channels to them. Street E is creating a point discharge onto the adjacent property without any design or clear direction. Pond B is discharging to the EAST however the extents of the channel are not even shown. Street C is graded into the adjacent field without any design. It appears that a long segment of street E is being conveyed to the FM 544 ROW, verify capacity.

The plans are required to be designed so as the drainage is adequate to convey the storm water from the site with adequate freeboard and without adversely affecting any downstream property owners.

- *All Grade to Drains have been completed with contour grade out and flow calculations.*
- *Street E(Donna Lane) Drainage Item – Portion of Street E which drains south toward Donahoo Lane. Plan view showing contours and ditch section flow data added. Street E roadside ditches to drain east and west creating a high point for the entrance. Drainage ditches to daylight to existing channels. Ditch drainage areas showing less than 6 cfs each.*
- *Pond B Drainage Item – Grade to Drain 1 has been graded out to meet existing ground and swale. Daylight to existing occurs approximately 600' from property line. Easement with land owner in progress. Profile extension was added to Ditch A3 and Pond B Outlet Structure.*
- *Street C (Belvedere Drive) Drainage Item – Roadside Ditch Sections added with flow data. Rip Rap added at ditch outlets. Ditch drainage areas showing less than 7 cfs each.*
- *Street A (Whitestone Drive) Drainage Item – Left Ditch graded around turn lane. Culvert required to maintain drainage. Easement required for ditch to reach daylight to the east.*

December 10, 2015

Donihoo Farms

Page 3

### **Utility Plan Comments**

6. Connect to the existing water line along Donna Lane. Notes at this location state to tie into the NTMWD 42-inch water line. Verify this is correct, provide meter vault with all electrical and SCADA plans to be approved by NTMWD.
  - ***Note adjusted. Project will not connect to 42" NTMWD line. Bends still required.***
7. An 8-inch water line connecting onto an existing 8-inch line shall use a tapping sleeve and valve.
  - ***Revised. Connections to existing 12" line at Parker Road and has 8" tapping sleeve and valve called out.***

### **Details Comments**

8. Provide a geotechnical report.
  - ***We have provided under separate cover***
9. Verify roadway widths as a street section is called for as a typical 16' pavement section.
  - ***Detail title adjusted to "24' typical pavement section". Dimensions within detail have shown 24'.***

### **TxDOT Plan Comments**

10. Concrete thickness shall be 8-inches.

***The plans have been submitted to TxDOT and will follow the construction standards recommended by TxDOT.***

If you have any questions, please feel free to contact me.

Sincerely,

**WESTWOOD PROFESSIONAL SERVICES**

TBPE Firm Registration No. F-11756



Richard Hovas, P.E.

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.  
PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

**RECEIVED**

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.

**DEC 02 2015**

**CITY OF PARKER**

December 2, 2015

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

Re: Donihoo

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Donihoo development prepared by Westwood Professional Services, dated November 19, 2015. We received these plans from Westwood on November 19, 2015.

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:

**Preliminary Plat Comments**

1. Show the street names on the plat.
2. Easements and ROW required for proposed off-site improvements.

**Paving Plan Comments**

3. Provide cross-sections at 100-foot intervals of Bozeman Road (Street A). A large amount of fill is being placed for the roadway and it is unclear how this will affect drainage on the existing tracts on each side. Typical sections have been provided, but are generic in nature. Provide detailed cross-section of the roadway and how it ties into the adjacent properties.

**Grading Plan Comments**

4. Grade to drain notes are not allowed. Provide designed and graded channels.

### **Drainage Plan Comments**

5. Drainage design is incomplete. The detention ponds may not create point discharges onto adjacent properties without being designed and adequate easements be provided. As submitted, it is unclear where the discharge is being conveyed to, if there is capacity or if drainage easements are in place. General "grade to drain" note are not allowed.

The receiving waters being discharged to shall be clearly shown with adequate easements and designed drainage channels to them. Street E is creating a point discharge onto the adjacent property without any design or clear direction. Pond B is discharging to the west however the extents of the channel are not even shown. Street C is graded into the adjacent field without any design. It appears that a long segment of Street E is being conveyed to the FM 544 ROW, verify capacity.

The plans are required to be designed so as the drainage is adequate to convey the storm water from the site with adequate freeboard and without adversely affecting any downstream property owners.

### **Utility Plan Comments**

6. Connect to the existing water line along Donna Lane. Notes at this location state to tie into the NTMWD 42-inch water line. Verify this is correct, provide meter vault with all electrical and SCADA plans to be approved by NTMWD.
7. Use tapping sleeves when connecting to existing lines.

### **Details Comments**

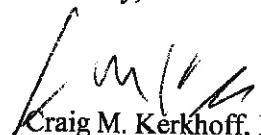
8. Provide a geotechnical report.
9. Verify roadway widths as a street section is called for as a typical 16' pavement section.

### **TxDOT Plan Comments**

10. Concrete thickness shall be 8-inches.

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

## NOTES X

The bearings shown hereon are created from actual field surveys, NAD83 Texas North Central Zone (4202). Grid Bearings & Ties to shown control monuments.

Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.



GRAPHIC SCALE  
1" = 100'

100' 0' 100' 200'

NORTH

100' 0' 100' 200'



## Legal Description

Danihoo Farms, Phase 1

Being a 104.536 acre tract of land in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being 1) all of three tracts of land described as Tract A-11 660 acres, Tract B-11 669 acres and Tract C-16.815 acres conveyed to Danihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630006791540 of said Deed Records, Collin County, Texas, 2) a part of the 150.38 acre tract of land conveyed to Danihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630006791540 of said Deed Records, said 104.536 acre tract of land being more particularly described as follows:

Beginning of a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the northwest corner of the 25.617 acre tract of land described in deed to Marylon Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of said Deed Records, the southeast corner of said Tract C and the northeast corner of said Tract A;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Plano Independent School District by deed of record in Volume 5571, Page 4618 of said Deed Records, said rod being the southwest corner of said 25.617 acre tract;

Thence South 00°05'38" East with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Tract A;

Thence South 89°19'35" West at 30.00 feet passing the northeast corner of the 6.7998 acre tract of land conveyed to Geoffrey L. Condren by deed of record in County Clerk File No. 1994-0015084 of said Deed Records, and continuing along the north line thereof a total distance of 387.54 feet to the base of a fence corner post found in the east line of Cotton Wood Acres North, on addition to Collin County as shown by plot of record in Volume 1, Page 84 of the Plat Records, Collin County, Texas, said post marking the southwest corner of said Tract A;

Thence North 00°00'00" East with the east line of said Cotton Wood Acres North, a distance of 1,305.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 119.9785 acre tract for the northeast corner of said Cotton Wood Acres North and the northwest corner of said Tract A;

Thence North 88°52'47" East with the south line of said 119.9785 acre tract, a distance of 232.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the most southerly southwest corner of said Tract C;

Thence over and across said 119.9785 acre tract with the west line of said Tract C the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.80 feet (chord bears North 49°52'27" West, 55.69 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 342.50 feet and an arc length of 316.44 feet (chord bears North 29°36'50" West, 305.31 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 20.00 feet and an arc length of 30.31 feet (chord bears North 46°33'51" West, 27.49 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°36'56" West a distance of 50.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 255.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 980.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract C, and continuing over and across said 150.38 acre tract for a total distance of 1,161.91 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

Thence over and across said 150.38 acre tract the following calls and distances:

South 89°19'02" West a distance of 600.04 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85°37'15" West a distance of 263.60 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 04°22'45" East a distance of 115.30 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85°37'15" West a distance of 346.93 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 00°01'02" East at 340.64 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 150.38 acre tract for the northeast corner of said Tract B, and continuing over and across said 119.9785 acre tract with the east line of said Tract B for a total distance of 1,148.84 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

Thence South 23°10'07" East continuing over and across said 119.9785 acre tract with the east line of said Tract B, a distance of 592.61 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said Cotton Wood Acres North for the southeast corner of said Tract B;

Thence South 89°52'56" West with said north line, a distance of 401.09 feet to a 1/2" iron rod found for the northwest corner of said Cotton Wood Acres North;

Thence South 00°59'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a round 1/2" iron rod;

Thence South 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Tract B;

Thence over and across said 119.9785 acre tract with the west line of said Tract B the following calls and distances:

North 00°07'04" West a distance of 100.35 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 475.00 feet and an arc length of 236.83 feet (chord bears North 14°24'03" West, 234.39 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 525.00 feet and an arc length of 263.00 feet (chord bears North 14°20'03" West, 260.26 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 506.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 165.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract B and continuing over and across said 150.38 acre tract for a total distance of 493.25 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence over and across said 150.38 acre tract the following calls and distances:

North 13°45'55" East a distance of 197.47 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 275.00 feet and an arc length of 99.53 feet (chord bears South 80°21'24" East, 98.99 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°16'29" East a distance of 49.92 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°43'31" West a distance of 325.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°48'45" West a distance of 600.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the herein described 104.536 acre tract;

North 89°16'29" East a distance of 592.43 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

the undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing Final plat of DONIHOO FARMS, PHASE 1, a subdivision or addition to the City of Parker was submitted to the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the same;

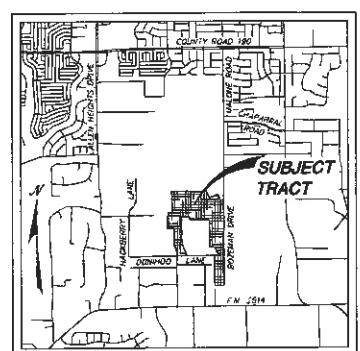
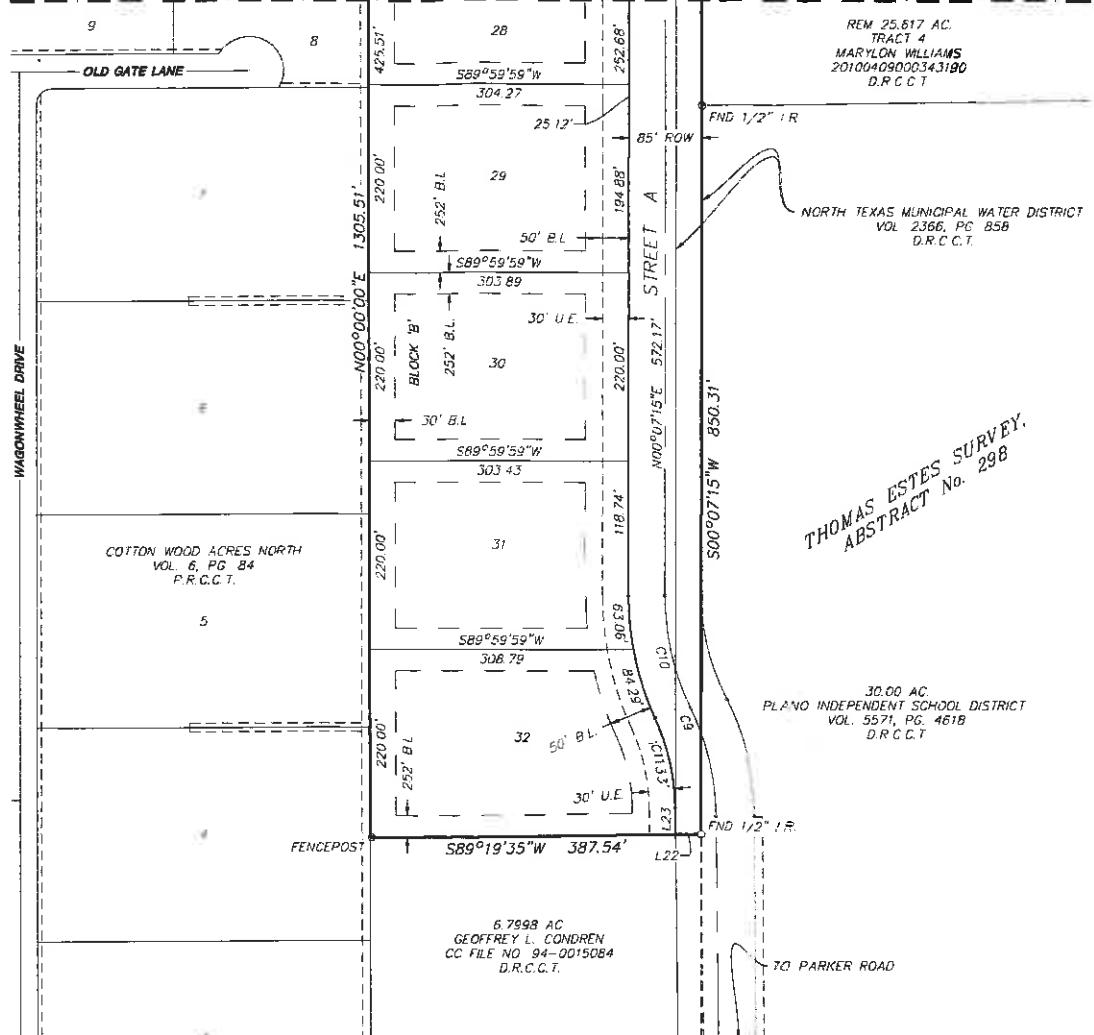
Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the same;

approval thereof by signing his name herein above subscribed WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2015

GRAPHIC SCALE 1" = 100'  
100' 0' 100' 200'

City Secretary  
City of Parker, Texas

## MATCHLINE SHEET 2 OF 3



VICINITY MAP  
NOT TO SCALE

## PRELIMINARY PLAT

## OF

## DONIHOO FARMS, PHASE 1

## 74 RESIDENTIAL LOTS/1 OPEN SPACE LOT

104.536 ACRES

OUT OF THE

THOMAS ESTES SURVEY, ABSTRACT NO. 298

IN THE

CITY OF PARKER, COLLIN COUNTY, TEXAS

## OWNER

DONIHOO BEDELL FARMS, LTD.  
4925 GREENVILLE AVENUE, SUITE 1020

DALLAS, TEXAS 75206

(214) 368-0238

ENGINEER/SURVEYOR

Westwood

Phone: (214) 478-4540  
Fax: (214) 478-5150  
Email: info@westwood.com  
Web: www.westwood.com

3  
3

104.536 ACRES NOVEMBER 19, 2015 0003570 DONIHOO FARMS, PHASE 1



# Council Agenda Item

Budget Account Code:	Meeting Date: December 15, 2015
Budgeted Amount:	Department/ Requestor: Council
Fund Balance-before expenditure:	Prepared by: Water Rate Review Committee Chair Brooke Asiatico
Estimated Cost:	Date Prepared: December 11, 2015
Exhibits:	<ul style="list-style-type: none"><li>1. Water Rate Committee Water Rate Recommendations and General Comments</li><li>2. PowerPoint</li></ul>

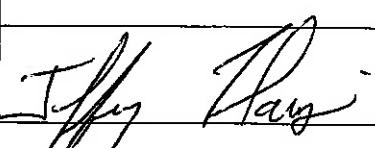
## AGENDA SUBJECT

### WATER RATE REVIEW COMMITTEE RECOMMENDATIONS

## SUMMARY

## POSSIBLE ACTION

Approve, Table, Deny

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	12/11/15



December 1, 2015

**The Honorable City Council  
Parker, Texas**

**Water Rate Committee Water Rate Recommendations and General Comments**

The Parker Water Rate Committee has formally met several times over the previous two months following its creation, in order to gather and review data and information, receive input from citizens, discuss water rates and related issues with neighboring cities, and deliberate upon recommendations to be made to the Parker City Council relative to the 2015 City of Parker water rates previously adopted in Ordinance No. 720, on January 22, 2015.

At its meeting on November 18, 2015, the Water Rate Committee unanimously approved the attached Recommendations to City Council. These will be presented in full for your review, deliberation, and considered actions forward at the next City Council Meeting to be held on December 8, 2015.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Brooke Asiatico".

Brooke Asiatico  
Parker Water Rate Committee Chair

**ATTACHMENT:** Parker Water Rate Committee Recommendations to City Council Presentation



# **Parker Water Rate Committee Recommendations to City Council**

**December 8, 2015**

# General Comments

- We have not been meeting our water budget.
  - For the previous two years, the Water Department budget has been in the red by a combined \$500,000+.
  - We also do not presently have water improvements in this budget which sorely needs to be addressed.
  - Additionally, we will continue to have debt service payments (bonds).
  - NTMWD estimates continued increases of 5 – 10% per year for the foreseeable future.
- A flat rate of \$7.66 per 1,000 gallons used would be required if Parker only sells as little as it did last year versus \$4.82 per 1,000 gallons if we sell our NTMWD take-or-pay minimum, so some incentive needs to be built into reaching our maximum without going over.
- So, revenues had to rise earlier this year when the rates were changed to meet the water department budget deficit.

# General Recommendations

- Consider the following:
  1. Consider alternative billing options that water users can opt into, including, but not limited to, electronic billing or full-page billing with envelopes.
  2. Communication educating the citizens on their billing (e.g., WaterMyYard.org (or comparable site) for conservation tips; Texas A&M landscape water calculator)
  3. Additional bond programs for additionally necessary water infrastructure improvements
  4. Adopt a watering schedule for the spring and summer months to contribute to conservation.
  5. Ordinances requiring developers to install drought-resistant, Texas-friendly landscaping and simple-to-use irrigation panels; OR a surcharge on their plantings, paid by the homeowner or homebuilder
  6. Work in cooperation with other NTMWD customer and member cities which are subject to take-or-pay minimum contracts with the NTMWD, where beneficial to Parker.



# Water Rate Recommendations

1. Commission a Water Rate Study from Dan Jackson (or similar) to provide 2 or 3 water rate proposals from which to choose which address the following critical concerns:
  - a. Anticipated additional developer revenues from impact fees recommended;
  - b. NTMWD Take-Or-Pay Contract “minimum” and how member cities and other customer cities are addressing;
  - c. The City of Parker paying its water usage costs;
  - d. Anticipated increases over the next 5 – 10 years (per NTMWD rate increases);
  - e. The minimum amount of water to operate a household, and to keep landscaping alive and green during hottest months;
  - f. Keeping in mind that current budget divided by lowest Parker consumption (361mm) = \$7.66 per 1,000 gallons, create a 4-tiered rate structure allowing the historical data of consumption to be the guide for precision of these recommended tiers:
    - Consumers of the least amount of water per month (base rate) (0 – 4,000);
    - Consumer-conservers (4,001 – 50,000);
    - Mid-range consumers (50,001 – 80,000);
    - Smallest number of consumers of the MOST amount of water per month (over 80,000 gallons) historically; and/or
    - Consider surcharge options that apply seasonally.



# Water Rate Recommendations (Continued)

- g. The City of Parker's citizen philosophy of country living near the city;
- h. If Take-or-Pay system remains our only option, the rate structure should encourage conservation to not raise our take-or-pay future minimum, while also building in an incentive for achieving the sale of most of our take-or-pay water.
- i. Neighboring cities water rates (within the NTMWD);
- j. Alternatively, consider an option that is based on a flat rate structure (cost per 1,000 gallons used) per meter in Parker of allowed usage per year based on take-or-pay minimum as the denominator, with any overage from the user charged a significant surcharge.

2. Begin to bill on a specific and definitive date each month consistently for as close to a 30-day billing period as possible (e.g., the last Friday of each month, etc.) to prevent pushing consumers into higher tiers in longer billed months. With only 75 meters left to "go digital" out of 1,450 (only 5% of total), we should begin monthly digital readings now for billing;



# Water Rate Recommendations (Continued)

3. Review and consider economical and efficient options for averaged Water Dept. billing and implement it – the consumers of the least and most amounts of water (and everyone in between) will appreciate the option;
4. Regular rate increases are necessary to avoid sudden rate hike shock.
5. Upon receipt of Water Rate Study commissioned, have Water Rate Committee review the proposed alternatives to ensure objectives noted above were met (and structure the commissioned contract this way) for any final changes prior to City Council consideration of new Rate Tier Structure.
6. Consider top tier rates or surcharge to any water user within the ETJ, following any safe harbor Water Rate Study completed.



# Water Rate Committee

Members:      Brooke Asiatico  
                    Brian Deaver  
                    Scott Levine  
                    Z Marshall

City Staff Assisting: Johnna Boyd  
                            Jeff Flanigan

**CITY COUNCIL  
FUTURE AGENDA ITEMS**

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
<b>2015</b>			
TBD	Create a comprehensive zoning ordinance review committee	Council	discussion requested 3/17
TBD	Discuss what materials may be transported through the City	Pettle	discussion
TBD	Annual Codification Supplement	C'Sec	February
TBD	2015-2016 City Fee Schedule		Removed from 12082015 Agenda
December	Subdivision Revisions	Shepherd	
<b>2016</b>			
Jan., Apr., July., Oct,	Republic Waste Report		REQUIRED PER ORDINANCE AND AGREEMENT.
January 5, 2016	Trash Contract	Shepherd	Removed from 12/15/2015 agenda
January-February	Outdoor Alert/Alarm System	Stone/Flanigan	reqstd 5/19 meeting; 11/10 Annual Planning Ses.
January-February	Allen Heights/Springhill Road Construction and Drainage	Flanigan	Added 12/04/2015
January-February	Weather Station	Flanigan	11/10 Annual Planning Session
January-February	Moss Ridge Drainage	Flanigan	11/10 Annual Planning Session
March 30, 2016	Collin County Election Contract	City Secretary	Annual
March-April	Board Appointment Ord. 2013-433 Update	Flanigan	Added 12/04/2015

**CITY COUNCIL  
FUTURE AGENDA ITEMS**

<b>MEETING DATE</b>	<b>ITEM DESCRIPTION</b>	<b>CONTACT</b>	<b>Notes</b>
March-April	Charter Committee	Flanigan	Added 12/04/2015
May 1, 2016	ASSC Annual Membership Dues	Finance	Annual membership fee