



AGENDA

PLANNING AND ZONING APRIL 14, 2016 @ 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, April 14, 2016 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 ON SOUTHGATE RANCH.

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS
3. 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 April 8, 2016 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.

**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.

April 6, 2016

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

Re: Southgate – Plat and Engineering Plan Review

Dear Mr. Flanigan:

As requested, we have reviewed the Plat and Engineering Plans for the Southgate development, dated April 4, 2016. We received these plans from Westwood electronically on April 4, 2016.

Our review of the 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:

Comments

1. ROW shall be dedicated along Malone Drive in accordance with the City's thoroughfare plan. Any type of agreement between existing easement holders and the City will be required to be approved by City Council.
2. Off-site easements are required to be reviewed prior to execution and construction.
3. Maximum cul-de-sac length is 600-feet.
4. City shall approve the use of Class IV RCP where 2-foot of cover over the storm sewer cannot be achieved.
5. Existing water lines shown connecting to are not constructed and accepted by the City.

We are available to discuss our review comments further at your convenience.

Sincerely,

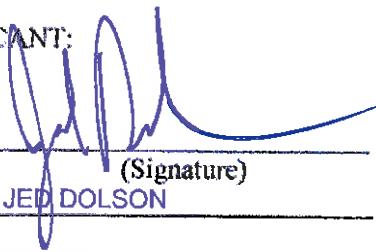

Craig M. Kerkhoff, P.E.

Enclosures

WAIVER OF EXPEDITION

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: JED DOLSON

Title: OWNER

Phone: 469-573-6762

Address: 2805 North Dallas Pkwy, SUITE 400

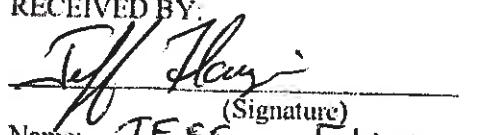
DALLAS, TX 75093

Date: March 15th, 2016

Corporation; Partnership;
 Individual; or
 Other (description)

CITY OF PARKER:

RECEIVED BY:



(Signature)

Name: JEFF FLANAGAN

Title: _____

Date: April 1

Legal Description

Being a 55.036 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the John Snider Survey, Abstract No. 848, and being the same land described as 55.0291 acres (Tract 1) in deed to Allen Independent School District of record in Clerk's File No. 20090521000619350 of the Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at an "X" found in the concrete pavement of Malone Road (a public road) in the west line of a 30' right-of-way dedication to the City of Allen, Texas of record in Volume 4214, Page 1763 and Volume 4244, Page 3622, both of the Deed Records, Collin County, Texas, said "X" marking the northeast corner of said 55.0291 acre tract;

Thence South 00°23'50" East along Malone Road and with the west line of said dedication, a distance of 1,320.72 feet to an "X" found in the concrete pavement for the most easterly northeast corner of the 205.9329 acre tract of land conveyed to First Texas Homes, Inc. by deed of record in Clerk's File No. 20141229001413160 of said Official Public Records, said "X" marking the southeast corner of said 55.0291 acre tract;

Thence South 89°16'48" West with the north line of said 205.9329 acre tract, a distance of 1,815.00 feet to a 1/2" iron rod found marking an ell corner in the north line of said 205.9329 acre tract and the southwest corner of said 55.0291 acre tract;

Thence North 00°23'20" West a distance of 1,320.95 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of the 50' easement to North Texas Municipal Water District of record in Volume 2882, Page 480 of said Deed Records, said rod being the northwest corner of said 55.0291 acre tract;

Thence North 89°17'14" East with the south line of said 50' easement, a distance of 1,814.81 feet to the **Point-of-Beginning** and containing **2,397,149 Square Feet or 55.031 Acres** of land.

NOTES:

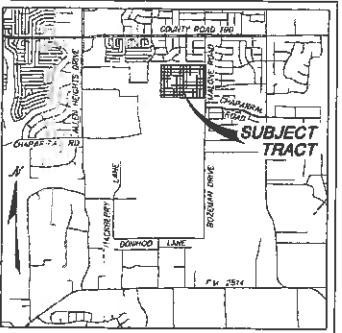
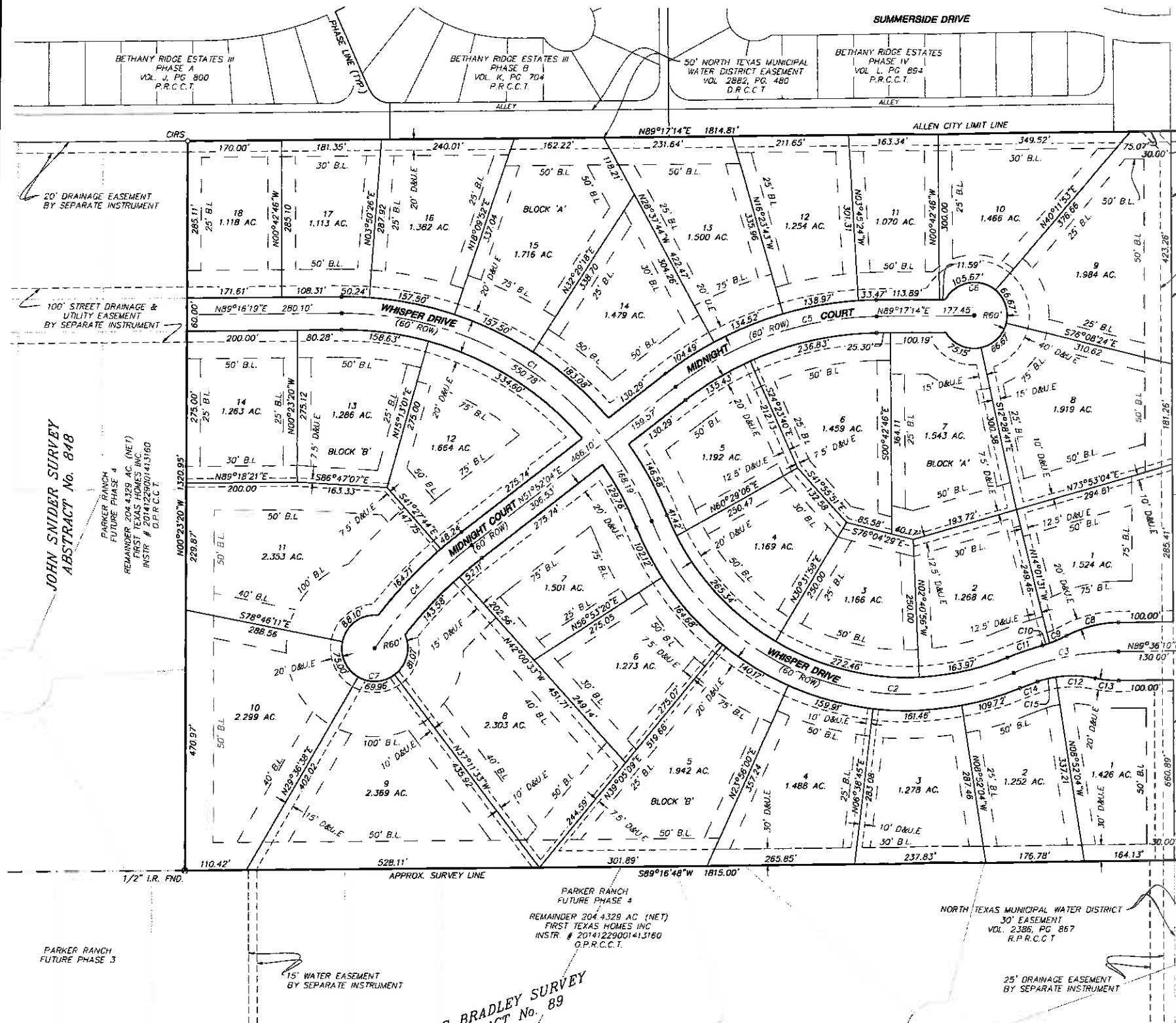
The bearings shown hereon are created from actual field surveys, NAD83 Texas North Central Zone (4202). Grid Bearings & Ties to shown control monuments.

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.

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.

NORTH

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



SOUTHGATE RANCH

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	068°39'24"	600.00'	556°23'59"E	676.72'	718.97'
C2	050°35'58"	500.00'	567°22'16"E	701.60'	790.63'
C3	028°16'25"	500.00'	708°27'57"E	193.15'	194.37'
C4	016°21'17"	800.00'	142°41'26"E	255.18'	256.28'
C5	037°25'10"	800.00'	170°34'39"E	384.93'	381.86'
C6	300°00'00"	60.00'	100°42'46"W	60.00'	314.16'
C7	259°57'54"	60.00'	154°47'37"W	60.03'	314.12'
C8	028°09'00"	200.00'	575°51'40"W	97.28'	98.26'
C9	009°34'12"	200.00'	556°49'26"W	33.39'	33.43'
C10	009°35'34"	200.00'	572°49'29"W	12.54'	12.54'
C11	007°17'32"	530.00'	570°58'30"W	67.41'	67.45'
C12	029°38'31"	200.00'	588°32'49"E	71.66'	72.05'
C13	012°10'17"	200.00'	584°18'42"E	42.41'	42.49'
C14	004°04'23"	470.00'	584°18'42"E	42.41'	42.49'
C15	009°43'49"	200.00'	168°16'02"E	33.41'	33.41'

LEGEND
 DR.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 R.P.R.C.C.T. REAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
 INSTR. # INSTRUMENT NUMBER
 VOL. PG. VOLUME PAGE
 BL. BUILDING LINE
 S. STAMPED IRON ROD SET WITH YELLOW CAP
 CUT "X" FND
 I.R. FND

FINAL PLAT
OF
SOUTHGATE RANCH
32 RESIDENTIAL LOTS
55.031 ACRES
OUT OF THE
JOHN SNIDER SURVEY, ABSTRACT No. 848
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
 JBGL KITTYHAWK,LLC
 2805 DALLAS PARK WAY, SUITE 400
 PLANO, TEXAS 75093
 PHONE
 ENGINEER/SURVEYOR

Westwood

Phone: (214) 473-8461
Fax: (214) 473-4140
Email: info@westwood.com
Web: www.westwood.com

LEGAL DESCRIPTION

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LOT ACREAGE BLOCK 'A'		
LOT	ACREAGE	SO.FT.
1	1.524	66374
2	1.268	55237
3	1.166	50773
4	1.169	50908
5	1.192	51914
6	1.459	63573
7	1.543	67212
8	1.919	83570
9	1.884	86405
10	1.486	63860
11	1.070	46620
12	1.254	54643
13	1.500	63341
14	1.478	64420
15	1.716	74741
16	1.382	60193
17	1.113	49490
18	1.118	49693

BUILDABLE AREA BLOCK 'A'		
LOT	ACREAGE	SO.FT.
1	0.787	33419
2	0.453	19754
3	0.725	31601
4	0.792	34482
5	0.807	35162
6	0.870	37910
7	0.568	24763
8	0.568	24758
9	0.711	30953
10	0.673	29334
11	0.535	23291
12	1.019	44393
13	1.015	44216
14	0.730	31797
15	0.519	22597
16	0.662	28847
17	0.579	25224
18	0.584	25450

LOT ACREAGE BLOCK 'B'		
LOT	ACREAGE	SO.FT.
1	1.426	62115
2	1.252	54516
3	1.276	55681
4	1.488	64810
5	1.942	84572
6	1.273	55439
7	1.501	65371
8	2.303	100312
9	2.369	103202
10	2.293	100166
11	2.353	102476
12	1.664	72487
13	1.286	56030
14	1.263	55013

AVERAGE LOT AREA
1.532 ACRES

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE JBGL KITTYHAWK, LLC, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as SOUTHGATE RANCH, 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, of 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.

XXXXX XXXXXXXX

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said JBGL KITTYHAWK, LLC, and that he executed the same as the act of such limited partnership 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS;

I, Jason B. Armstrong, Registered Professional Land Surveyor for Westwood, PS, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in August 2015, under my direction and supervision, and further certify that all corners are as shown thereon, and that this said plat has been prepared in accordance with the platting rules and regulations of the City of Parker, Texas.

Date: This the _____ day of _____, 2015.

Westwood
Westwood Professional Services, Inc.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
Date 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 preliminary map or plot of SOUTHGATE RANCH, 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 plot, and said City Council further authorized the Mayor to note the approval thereof by signing his name herein above subscribed.

WITNESS my hand this _____ day of _____, 2015.

City Secretary
City of Parker, Texas

FINAL PLAT
OF
SOUTHGATE RANCH
32 RESIDENTIAL LOTS
55.031 ACRES
OUT OF THE
JOHN SNIDER SURVEY, ABSTRACT NO. 848
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
JBGL KITTYHAWK,LLC
2805 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093

PHONE _____

ENGINEER/SURVEYOR _____

Westwood

Phone (214) 473-4940
Toll Free (888) 537-5150
Survey Reg. No. 1C74501
Westwood Professional Services, Inc.

