



## **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 15<sup>th</sup>, 2016

Corporation; \_\_\_\_\_ Partnership;  
 \_\_\_\_\_ Individual; or  
 \_\_\_\_\_ Other (description)

CITY OF PARKER:

RECEIVED BY:

*T. J. Flay*  
(Signature)

Name: JEFF FLANIGAN

**Title:**

Date: April

### **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;

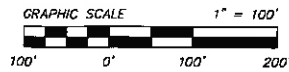
**Thence** North 89°17'14" East with the south line of said 50' easement, a distance of 1,814.81 feet to the **Point-of-Beginning** and containing **2,397,149 Square Feet or 55.031 Acres** of land.

## 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. 48085C0385 J, dated June, 2 2009, the subject tract does not appear to be within the 100 year floodplain.



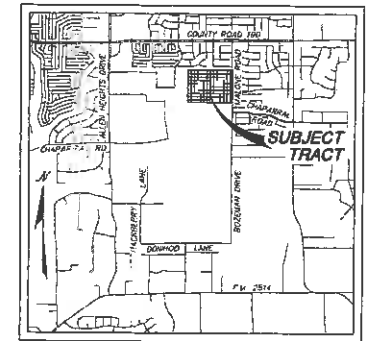
BETHANY RIDGE ESTATES III  
PHASE A  
VOL. J, PG. 800  
P.R.C.C.T.

BETHANY RIDGE ESTATES III  
PHASE B  
VOL. K, PG. 704  
P.R.C.C.T.

50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOL. 2882, PG. 480  
D.R.C.C.T.

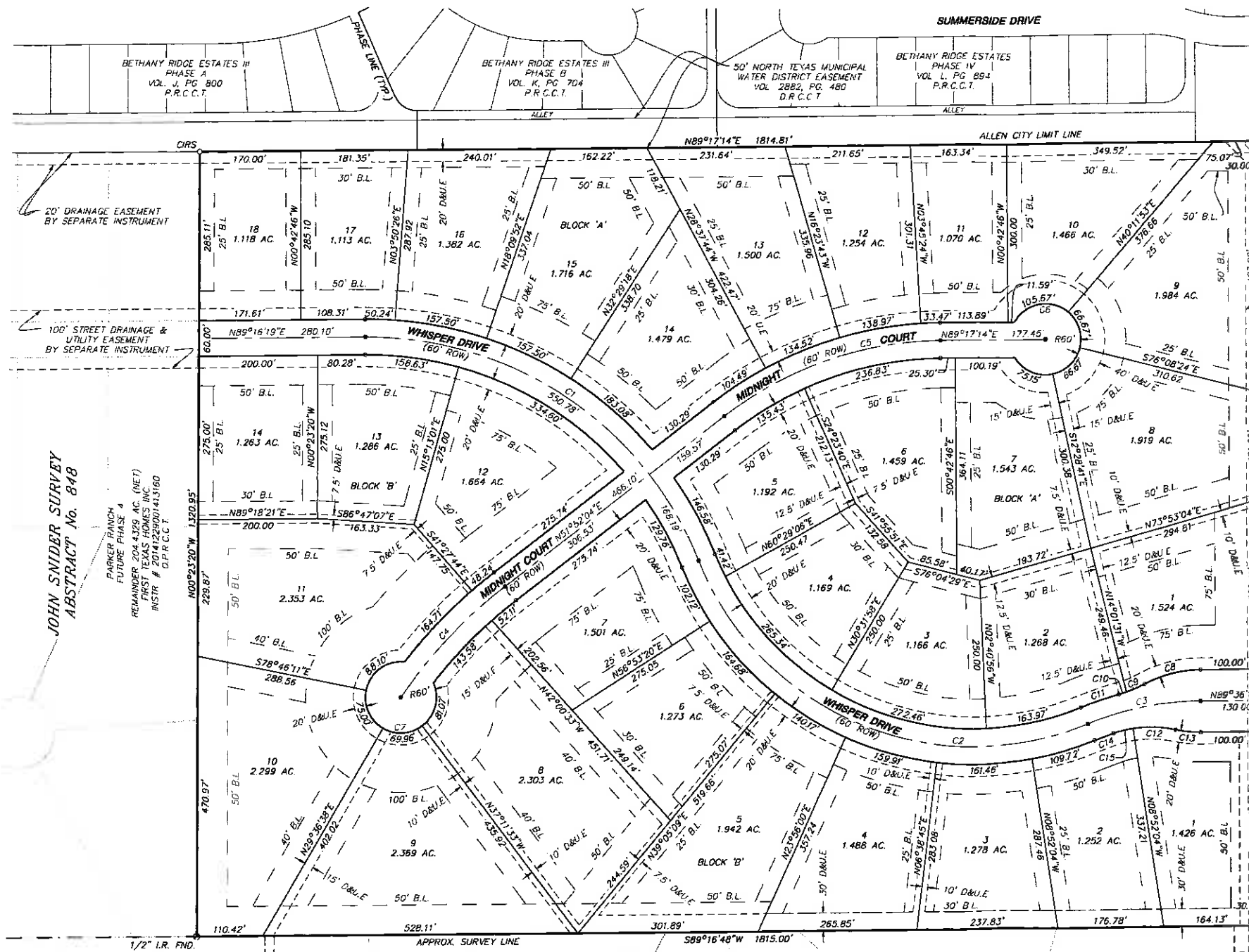
BETHANY RIDGE ESTATES  
PHASE IV  
VOL. L, PG. 884  
P.R.C.C.T.

VILLAGES AT MAXWELL CREEK  
PHASE 1  
VOL. K, PG. 912  
P.R.C.C.T.



VICINITY MAP  
NOT TO SCALE

SOUTHGATE RANCH



JOHN SNIDER SURVEY  
ABSTRACT No. 848

PARKER RANCH  
FUTURE PHASE 4  
REMAINDER 204.4328 AC. (NET)  
INSTR. # 20141229001413160  
O.P.R.C.C.T.

PARKER RANCH  
FUTURE PHASE 3

JAMES BRADLEY SURVEY  
ABSTRACT No. 89

PARKER RANCH  
FUTURE PHASE 4  
REMAINDER 204.4328 AC. (NET)  
FIRST TEXAS HOMES INC  
INSTR. # 20141229001413160  
O.P.R.C.C.T.

NORTH TEXAS MUNICIPAL WATER DISTRICT  
30' EASEMENT  
VOL. 2386, PG. 857  
R.P.R.C.C.T.

NORTH TEXAS MUNICIPAL WATER DISTRICT  
30' EASEMENT  
VOL. 2386, PG. 541  
R.P.R.C.C.T.

PARKSIDE VILLAGE  
AMENDED PLAT  
VOL. 2006, PG. 374  
P.R.C.C.T.

| CURVE # | DELTA      | RADIUS  | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|---------|------------|---------|---------------|--------------|------------|
| C1      | 068°19'24" | 600.00' | S58°23'59"E   | 676.72'      | 716.97'    |
| C2      | 090°35'58" | 500.00' | S67°22'16"E   | 710.60'      | 790.63'    |
| C3      | 022°16'25" | 500.00' | N78°27'57"E   | 193.15'      | 194.37'    |
| C4      | 018°21'12" | 800.00' | N42°41'26"E   | 255.18'      | 256.28'    |
| C5      | 037°25'10" | 890.00' | N70°34'38"E   | 384.93'      | 391.86'    |
| C6      | 300°00'00" | 60.00'  | N00°42'46"W   | 60.00'       | 314.16'    |
| C7      | 299°57'54" | 60.00'  | N54°37'31"W   | 60.00'       | 314.12'    |
| C8      | 028°09'00" | 200.00' | S75°51'40"W   | 97.28'       | 98.26'     |
| C9      | 008°34'32" | 200.00' | S66°14'26"W   | 33.39'       | 33.43'     |
| C10     | 003°35'34" | 200.00' | S72°48'29"W   | 12.54'       | 12.54'     |
| C11     | 007°17'32" | 530.00' | S77°58'30"W   | 67.41'       | 67.45'     |
| C12     | 020°38'31" | 200.00' | S89°32'49"E   | 71.66'       | 72.05'     |
| C13     | 012°10'17" | 200.00' | S84°18'42"E   | 42.41'       | 42.49'     |
| C13     | 012°10'17" | 200.00' | S84°18'42"E   | 42.41'       | 42.49'     |
| C14     | 204°04'23" | 470.00' | S69°21'56"E   | 33.40'       | 33.41'     |
| C15     | 008°43'49" | 200.00' | N76°16'02"E   | 33.92'       | 33.96'     |

LEGEND  
D.R.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  
B.L. BUILDING LINE  
5/8" CAPPED IRON ROD SET WITH YELLOW CAP  
STAMPED "WESTWOOD PS"  
OUT "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 PARKWAY, SUITE 400  
PLANO, TEXAS 75093  
PHONE  
ENGINEER/SURVEYOR

**Westwood**

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
Survey Firm No. 1-074361 westwoodps.com  
Westwood Professional Services, Inc.

THIS PLAT FILED IN DOCUMENT No.

O.P.R.C.C.T.

55.031 ACRES NOVEMBER 9, 2015 JOB NO. 0006857 SOUTHGATE RANCH

0:\0006857\001\day\Survey\0006857FP.dwg

LEGAL DESCRIPTION

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| LOT ACREAGE BLOCK 'A' |         |        |
|-----------------------|---------|--------|
| LOT                   | ACREAGE | SQ.FT. |
| 1                     | 1.524   | 66374  |
| 2                     | 1.268   | 55237  |
| 3                     | 1.166   | 50773  |
| 4                     | 1.169   | 50908  |
| 5                     | 1.182   | 51914  |
| 6                     | 1.459   | 63573  |
| 7                     | 1.543   | 67212  |
| 8                     | 1.919   | 83970  |
| 9                     | 1.884   | 86405  |
| 10                    | 1.486   | 63860  |
| 11                    | 1.070   | 46620  |
| 12                    | 1.254   | 54643  |
| 13                    | 1.500   | 65341  |
| 14                    | 1.478   | 64420  |
| 15                    | 1.716   | 74741  |
| 16                    | 1.382   | 60193  |
| 17                    | 1.113   | 48480  |
| 18                    | 1.118   | 48693  |

| BUILDABLE AREA BLOCK 'A' |         |        |
|--------------------------|---------|--------|
| LOT                      | ACREAGE | SQ.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   | 31787  |
| 15                       | 0.519   | 22587  |
| 16                       | 0.662   | 28847  |
| 17                       | 0.579   | 25224  |
| 18                       | 0.584   | 25450  |

| LOT ACREAGE BLOCK 'B' |         |        |
|-----------------------|---------|--------|
| LOT                   | ACREAGE | SQ.FT. |
| 1                     | 1.426   | 62115  |
| 2                     | 1.252   | 54516  |
| 3                     | 1.276   | 55681  |
| 4                     | 1.488   | 64910  |
| 5                     | 1.942   | 84572  |
| 6                     | 1.273   | 55439  |
| 7                     | 1.501   | 65371  |
| 8                     | 2.303   | 100312 |
| 9                     | 2.369   | 103902 |
| 10                    | 2.299   | 100166 |
| 11                    | 2.353   | 102476 |
| 12                    | 1.664   | 72487  |
| 13                    | 1.286   | 56030  |
| 14                    | 1.263   | 55013  |

| BUILDABLE AREA BLOCK 'B' |         |        |
|--------------------------|---------|--------|
| LOT                      | ACREAGE | SQ.FT. |
| 1                        | 0.516   | 22482  |
| 2                        | 0.672   | 29259  |
| 3                        | 0.817   | 35941  |
| 4                        | 0.844   | 36777  |
| 5                        | 0.885   | 39038  |
| 6                        | 0.679   | 29583  |
| 7                        | 1.002   | 43648  |
| 8                        | 0.970   | 42241  |
| 9                        | 1.002   | 43628  |
| 10                       | 1.052   | 45838  |
| 11                       | 0.498   | 21592  |
| 12                       | 0.691   | 30094  |
| 13                       | 0.639   | 27835  |
| 14                       | 0.680   | 29780  |

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, an 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 XXXXXXX

THE STATE OF TEXAS )  
COUNTY OF DALLAS )

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 )  
COUNTY OF DALLAS )

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 plat 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 plat, 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  
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JOHN SNIDER SURVEY, ABSTRACT No. 848  
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ENGINEER/SURVEYOR

**Westwood**

Phone (214) 473-4040 2740 North Dallas Parkway, Suite 200  
Toll Free (888) 897-5160 Plano, TX 75093  
Survey Email: jcc@westwoodps.com westwoodps.com  
Westwood Professional Services, Inc.

THIS PLAT FILED IN DOCUMENT No. \_\_\_\_\_ O.P.R.K.C.T.

55.031 ACRES NOVEMBER 9, 2015 JOB NO. 0006857 SOUTHGATE RANCH

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