



AGENDA

PLANNING AND ZONING JUNE 9, 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, June 9, 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 KINGS CROSSING PHASE 4 PRELIMINARY PLAT.

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 June 3, 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**

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ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

May 27, 2016

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

Re: Kings Crossing – Phase 4

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Kings Crossing Phase 4, dated May 16, 2016. We received these plans from Westwood Professional Services on May 16, 2016.

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:

Paving Plan and Profile Comments

1. Vertical curves are required where the algebraic difference is 1% or greater. Minimum K value of the vertical curves shall be 49.
2. Verify if the City will accept unreinforced concrete as shown on the cul-de-sacs.

Drainage Area Map and Storm Plan Comments

3. Provide a pre-developed drainage area map. Discharge locations are shown, however it is unclear what the allowable discharge off-site is. Also, discharge location 2, 3, 4 and 6 state an increase of storm water flow over what was previously designed for in Phase 2. Submit revised Phase 2 plans with this flow and that the channel has capacity for the increase or what improvements will be required. Location 5 requires more detail for the receiving channels.
4. Show contours for the off-site drainage areas.
5. Show the limits of ponding where using a weir to limit flow to the existing channel. It appears that the ponding will exceed the limits of the drainage channel.
6. Storm sewer profile for Ditch 4 shows the water surface above the top of bank.

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Grading Plan Comments

7. Provide easements for off-site improvements shown.

Utilities Plan Comments

8. This phase of Kings Crossing will require upgrades to the existing Lift Station, in accordance with the Overall Sewer Basin Analysis that was completed with Kings Crossing Phase 1.
9. Use a manhole in lieu of a clean out at station 10+58 of Line D.
10. Sewer profile velocities shall state full flow velocities.
11. Add notes to sanitary sewer Line B regarding connections to existing.
12. Call out water line and sanitary sewer line crossings. Add plugs to the end of future lines to be connected to.

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



2740 North Dallas Parkway, #280
Plano, TX 75093

Main (214) 473-4640
Fax (320) 253-8737

westwoodps.com
(888) 937-5150

May 19, 2016

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

RE: Kings Crossing Phase 4
Lift Station Calculations

Dear Mr. Flanigan:

Please note that the calculations for the lift station pumps have been revised to reflect the addition of phase 4 prior to the construction of phase 3. At the time of construction of phase 3 the lift station pumps will need to be replaced as per the original lift design.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Richard Hovas, P.E.
Senior Project Manager

STATE OF TEXAS X
COUNTY OF COLLIN X

LEGAL DESCRIPTION

BEING A 71.2584 ACRE TRACT OF LAND SITUATED IN THE CITY OF PARKER, COLLIN COUNTY, TEXAS, BEING A PART OF THE ANN S. HURT SURVEY, ABSTRACT NO. 428 AND BEING A PART OF THE 356 ACRE TRACT OF LAND CONVEYED TO BEDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 4670, PAGE 1295 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND ALL OF THE 0.077 ACRE TRACT (EXHIBIT A) AND THE 0.086 ACRE TRACT (EXHIBIT B) CONVEYED TO PARKER BEDELL FARMS, LTD. BY DEED OF RECORD IN INSTRUMENT NO. 20150917001182470 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND IN THE EAST LINE OF PARKER LAKE ESTATES, PHASE 3B, AN ADDITION TO THE CITY OF PARKER, TEXAS AS SHOWN BY PLAT OF RECORD IN CABINET P, PAGE 936 OF SAID PLAT RECORDS, SAID ROD BEING THE NORTHWEST CORNER OF KINGS CROSSING PHASE 2 AN ADDITION TO THE CITY OF PARKER, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 2016, PAGE 118 OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 00° 47' 44" WEST WITH SAID EAST LINE, PASSING THE SOUTHEAST CORNER OF PARKER LAKE ESTATES, PHASE 3A, AN ADDITION TO THE CITY OF PARKER, TEXAS AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 806 OF SAID PLAT RECORDS, AND CONTINUING ALONG THE EAST LINE THEREOF FOR A TOTAL DISTANCE OF 889.87 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHEASTERLY DIRECTION OVER AND ACROSS SAID 356 ACRE TRACT THE FOLLOWING CALLS AND DISTANCES.

NORTH 89° 12' 16" EAST A DISTANCE OF 285.00 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 00° 47' 44" WEST A DISTANCE OF 88.79 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 89° 12' 16" EAST A DISTANCE OF 325.00 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 00° 47' 44" WEST A DISTANCE OF 100.06 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 89° 10' 32" EAST A DISTANCE OF 160.00 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 74° 14' 10" EAST A DISTANCE OF 117.65 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 70° 26' 54" EAST A DISTANCE OF 293.04 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 23° 54' 30" EAST A DISTANCE OF 133.15 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 08° 15' 31" EAST A DISTANCE OF 197.26 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 36° 00' 15" EAST A DISTANCE OF 275.85 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 80° 16' 05" EAST A DISTANCE OF 250.07 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 88° 58' 36" EAST A DISTANCE OF 970.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET ON THE WEST EDGE OF SAID LEWIS LANE AND IN THE EAST LINE OF SAID 356 ACRE TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01° 01' 28" EAST WITH THE EAST LINE OF SAID 356 ACRE TRACT, ENTERING SAID LEWIS LANE AND CONTINUING ALONG THE GENERAL CENTERLINE THEREOF, A DISTANCE OF 1,245.00 FEET TO A PK NAIL SET IN THE CENTER OF LEWIS LANE (A PUBLIC ROAD) FOR THE NORTHEAST CORNER OF SAID KINGS CROSSING PHASE 2;

THENCE IN A SOUTHWESTERLY DIRECTION OVER AND ACROSS SAID 356 ACRE TRACT AND ALONG THE NORTH LINE OF SAID KINGS CROSSING PHASE 2 THE FOLLOWING CALLS AND DISTANCES.

SOUTH 88° 58' 36" WEST A DISTANCE OF 377.04 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
SOUTH 71° 32' 33" WEST A DISTANCE OF 187.91 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 47° 32' 18" WEST A DISTANCE OF 51.55 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
SOUTH 58° 33' 02" WEST A DISTANCE OF 248.92 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 33° 26' 58" WEST A DISTANCE OF 120.47 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 325.00 FEET AND AN ARC LENGTH OF 128.82 FEET (CHORD BEARS NORTH 44° 48' 15" WEST, 127.98 FEET) TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
SOUTH 31° 55' 10" WEST A DISTANCE OF 313.42 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 58° 04' 50" WEST A DISTANCE OF 330.50 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 77° 26' 58" WEST A DISTANCE OF 33.63 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
SOUTH 07° 17' 21" WEST A DISTANCE OF 272.22 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 298.92 FEET AND AN ARC LENGTH OF 42.32 FEET (CHORD BEARS NORTH 86° 46' 07" WEST, 42.28 FEET) TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
SOUTH 89° 10' 32" WEST A DISTANCE OF 67.72 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
SOUTH 00° 49' 28" EAST A DISTANCE OF 298.92 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
SOUTH 89° 10' 32" WEST A DISTANCE OF 232.28 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
SOUTH 78° 32' 23" WEST A DISTANCE OF 314.06 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 81° 40' 04" WEST A DISTANCE OF 219.59 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 68° 29' 38" EAST A DISTANCE OF 50.00 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 280.00 FEET AND AN ARC LENGTH OF 13.31 FEET (CHORD BEARS SOUTH 20° 08' 38" WEST, 13.31 FEET) TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";
NORTH 71° 13' 05" WEST A DISTANCE OF 256.18 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 71.2584 ACRES OR 3,104,018 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WARNER LAND ADVISORS, LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein described property as KING'S CROSSING PHASE 4, 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 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 parts 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 _____, 20____

WARNER LAND ADVISORS, LTD., a Texas limited partnership

By: Stephen L. Sallman, Manager

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Sallman, of WARNER LAND ADVISORS, LTD., 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 WARNER LAND ADVISORS, LTD., 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 _____, 20____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Armstrong do hereby certify that I prepared this plat from an actual and an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Parker, Collin County, Texas.

THE STATE OF TEXAS X
COUNTY OF COLLIN 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 _____, 20____

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, 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 Final plat of KING'S CROSSING PHASE 4, a subdivision or addition to the City of Parker was submitted to the City Council on this _____ day of _____, 20____, 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 _____, 20____

City Secretary
City of Parker, TexasPRELIMINARY PLAT
OF

KING'S CROSSING PHASE 4

59 RESIDENTIAL LOTS, 71.2584 ACRES

OUT OF THE

ANN S. HURT SURVEY, ABSTRACT NO. 428
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS
OWNERWARNER LAND ADVISORS, LTD.
4925 GREENVILLE AVE. - SUITE 1020 - DALLAS, TEXAS 75206

214-368-0238

ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4642
Fax (888) 857-5155
2740 North Dallas Parkway, Suite 200
Parker, TX 75068
westwoodpl.com
Westwood Professional Services, Inc.
Survey Firm Number: 1007430