

MINUTES
PLANNING AND ZONING COMMISSION MEETING
April 14, 2016

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Vice Chairperson Lozano called the meeting to order at 7:05 p.m. There was a quorum. Vice Chairperson asked P&Z Alternate One Commissioner Cassavechia and P&Z Alternate Two Commissioner Leamy to be voting members for this meeting. They agreed.

Commissioners Present:

	Chairperson Wright	✓	Alternate Cassavechia
✓	Commissioner Lozano	✓	Alternate Leamy
✓	Commissioner Jeang		Alternate Douglas
	Commissioner Raney		
✓	Commissioner Sutaria		

Staff/Others Present:

✓	City Administrator Flanigan	City Attorney Shepherd
✓	City Secretary Scott Grey	

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS The Commission invites any person with business before the Commission to speak to the Commission. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

No comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SOUTHGATE RANCH PRELIMINARY PLAT. (EXHIBIT – SOUTHGATE RANCH PRELIMINARY PLAT)

City Administrator Flanigan reviewed the item, stating Southgate Ranch was approximately 55 acres, formerly known as the proposed Allen School bus barn. The addition of a bus barn at that location was disturbing to residents in the area. The property went back on the market and purchased for the Southgate Ranch development. The property has undergone engineering plan review. Mr. Flanigan noted a few issues in Engineer Craig M. Kerkhoff, P.E.'s letter, dated April 6, 2016, as follows:

1. Right-of-Way (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.

The property met the zoning ordinance requirements. As far as the timeline was concerned, he noted there were certain easement documents that needed to be completed and he was not sure if that would take a week or six (6) months.

Westwood Professional Services Engineer Matthew D. Lee, P.E., said as far as the design timeframe was concerned, the client would like to move forward as soon as possible. Easement agreements needed to be completed and negotiations were underway. They were fully aware those easement agreements needed to be in place before construction could begin.

City Administrator Flanigan noted until Phase 4 was developed the property would only have one (1) means of access and briefly discussed Fire and Police concerns.

Commission Leamy asked if the property would be tied into a sewer system or on septic system. Mr. Lee said they would be on septic systems.

Commissioner Jeang asked if the property would have Single Family Transition (SFT) Zoning. City Administrator Flanigan said yes, the SFT was approved several years ago.

Vice Chairperson Lozano also noted the plat map indicated this was the final plat. City Administrator Flanigan said that would be corrected before the plat went to City Council.

MOTION: Commissioner Leamy moved to approve Southgate Ranch preliminary plat with the understanding that the engineering comments were rectified, including completed waterline easements, the Malone Road easement, and changing final plat to preliminary plat. Commissioner Jeang seconded with Commissioners Lozano, Jeang, Sutaria, Cassavechia, and Leamy voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS

City Administrator Flanigan said Kings Crossing, Phase 4 should be ready soon and City Council voted to approve the regular P&Z Commissioners to the Impact Fee Advisory Committee. The Parker Extraterritorial Jurisdiction (ETJ) representative was Steve Sallman and the real estate, building or development industry representative was JR Douglas.

Commissioner Cassavechia asked about the proposed Parker Storage Facility. City Administrator Flanigan said no word at this time, but he thought he might be hearing from them soon. The plat was okay, but there were drainage concerns. Vice Chairperson Lozano asked if there was a timeline for the proposed Parker Storage Facility to follow before they would need to refile. Mr. Flanigan said he believed City Council tabled the item instead of denying it.

Commissioner Leamy noted he would be unavailable May 11 through June 10, 2016.

Commissioner Sutaria noted he would be unavailable from April 18 through May 10, 2016.

Commissioner Cassavechia said he would get with Mr. Flanigan on his summer plans. He would be unavailable most of the summer.

3. ADJOURN

Vice Chairperson Lozano adjourned the meeting at 7:20 p.m.



Minutes Approved on 26th day of January, 2017.

Vice Chairperson Lozano

Attest:

Commission Secretary Raney

Prepared by City Secretary Patti Scott Grey

Exhibit (s):

A- SOUTHGATE RANCH PRELIMINARY PLAT

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



RECEIVED

MAR 15 2016

CITY OF PARKER

DEVELOPMENT APPLICATION
City of Parker, TexasProposed Name of Subdivision: SOUTHGATE RANCH**Plat Approval Requested****Filing Fee**

- ☒ Preliminary Plat
☐ Site Plan
☐ Replat/Amended

\$800 + \$30/ac x 55 ac = \$2450

\$800.00 + \$30/acre

\$300.00 + \$25/acre

\$500.00 plus \$15/lot

Filing Fee

- ☐
- Final Plat

\$800.00 + \$30/acre

- ☐
- Minor Plat (5 acres or less)

\$500.00 + \$100/lot

- ☐
- Development Plat

\$300.00 + \$30/acre

Physical Location of Property: WEST OF MALONE ROAD & SHELLEY ROAD

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

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

JOHN SNIDER SURVEY, ABSTRACT NO. 848

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

Acreage: 55.031

Existing # of Lots/Tracts: _____

Existing Zoning: SF- Ordinance No. 546

(If a PD, include the Ordinance with application)

Property Owner's Name: JBGL KITTYHAWK, LLC.Phone Number: 469-573-6762Applicant/Contact Person: JED DOLSON

Title: _____

Company Name: JBGL KITTYHAWK, LLC.Street/Mailing Address: 2805 N. DALLAS PARKWAY #400City: PLANOState: TXZip: 75093Phone: (469) 573-6762

Fax: _____

Email Address: jed@greenbrickpartners.COMEngineering Company: WESTWOOD PROFESSIONAL SERVICESContact Person: MATTHEW D. LEE, P.E.Title: PROJECT MANAGERStreet/Mailing Address: 2740 N. DALLAS PARKWAY #280City: PLANOState: TXZip: 75093Phone: (214) 556-6910

Fax: _____

Email Address: MATTHEW.LEE@WESTWOODPS.COM

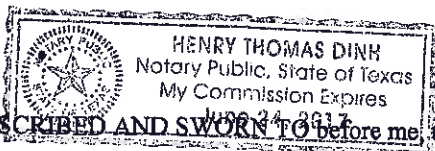
**** READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

STATE OF TEXAS) (

COUNTY OF COLLIN) (

BEFORE ME, a Notary Public, on this day personally appeared JED DOLSON

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."

SUBSCRIBED AND SWORN TO before me, this the 15th day of March, 2016.

Notary Public in and for the State of Texas: _____

Over

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:

Teff Hays
(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.

