



AGENDA

PLANNING AND ZONING OCTOBER 12, 2017 @ 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, October 12, 2017 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 MEETING MINUTES FOR JULY 27, 2017.
2. PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING (BARN) AT 5001 HACKBERRY LANE FOR JR DOUGLAS.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING (BARN) AT 5001 HACKBERRY LANE FOR JR DOUGLAS.
4. CONSIDERATION AND/OR APPROPRIATE ACTION ON RECOMMENDATIONS ON APPOINTMENTS FOR 2017-2018 P&Z COMMISSIONS.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS
6. ADJOURN

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.

Vicky Granger
Vicky Granger, Administrative Assistant

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.



Agenda Item

Item 1
C'Sec Use Only

Budget Account Code:	Meeting Date: October 12, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator
Estimated Cost:	Date Prepared: October 5, 2017
Exhibits:	Proposed Minutes

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR JULY 27, 2017.

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PGrey@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	10/05/2017
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	10/06/2017

MINUTES
PLANNING AND ZONING COMMISSION MEETING
July 27, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:00 p.m. and noted there was a quorum. Chairperson Wright then asked P&Z Alternate Three Commissioner Douglas to be a voting member for this meeting. Commissioner Douglas agreed.

Commissioners Present:

- | | |
|-------------------------------|-------------------------------|
| ✓ Chairperson Russell Wright | Alternate Anthony Cassavechia |
| ✓ Commissioner Joe Lozano | ✓ Alternate Larkin Crutcher |
| Commissioner Wei Wei Jeang | ✓ Alternate JR Douglas |
| ✓ Commissioner David Leamy | |
| ✓ Commissioner Jasmat Sutaria | |

Staff/Others Present:

- | | |
|------------------------------------|---------------------------------|
| ✓ City Administrator Jeff Flanigan | City Attorney Brandon S. Shelby |
| ✓ City Secretary Patti 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 MEETING MINUTES FOR JUNE 8, 2017.

MOTION: Commissioner Lozano moved to approve the minutes as corrected.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A LAND STUDY AND PROPERTY LOCATED IN THE 3400 BLOCK OF MCCREARY ROAD. (EXHIBIT – MONA AND VINCENT CICHOSZ)

Item 2, paragraph 2:

Vice Chair Lozano stated his concerns, regarding both requested variances, and the conflicts with the city's Subdivision Regulations, stating he had a concern with the excessive length of the cul-de-sac. Mr. Lozano also asked that the Cichosz development comply with the width as prescribed in the City Code of Ordinances.

Commissioner Leamy seconded with Commissioners Wright, Lozano, Leamy, Sutaria, and Douglas voting for the motion. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESERVE AT SOUTH-RIDGE FINAL PLAT. (EXHIBIT A – RESERVE AT SOUTHRIDGE)

City Administrator summarized, stating there were four (4) items of concern:

- 1) The retaining wall has been addressed. A sidewalk cap has been added to the plans and approved by the engineers, although it has not been constructed yet.
- 2) The drainage easement confusion has been resolved by combining the drainage easements, overlapping North Texas Municipal Water District (NTMWD)'s underground line. This is in the process of being corrected.
- 3) The next issue is with siltation, bar ditches and large rocks. The Project Manager said he would have those items corrected, prior to going to City Council August 15th.
- 4) The last item was the landscaping around the pond. It was not part of the plat, but they are willing to escrow money until it is completed.

City Engineer Birkhoof will be required to do one (1) more walk through, prior to going to City Council.

Commissioner Douglas asked Marissa Smith, with Kimley-Horn, what percentage of the vegetation was complete. Ms. Smith said approximately 70-80%.

Mr. Douglas also asked whether the trees, discussed during the Zoning process, along Curtis Lane between the two developments were planted. The trees have been planted.

City Administrator Flanigan also noted during the preliminary plat phase there was an agreement that the developer would dedicate right of way for the future 2551. That paperwork has been completed and Collin County is reviewing the dedication.

Chairperson Wright asked if the development vegetation was the main concern. City Administrator Flanigan said the vegetation was coming along. Some of the concern was the water ponding in the ditches, which would be addressed before the item goes to Council.

Commissioner Leamy asked if the item would be held up if the city engineer finds issues on his follow up site review. City Administrator Flanigan said it could be held back; generally, it depends on the issues. Mr. Flanigan said City Council could approve, deny or table the item until the issues are addressed.

MOTION: Commissioner Leamy moved to approve the final plat, subject to completing the list of concerns to the engineers' satisfaction. Commissioner Lozano seconded with Commissioners Wright, Lozano, Leamy, Sutaria and Douglas voting for the motion. Motion carried 5-0.

3. **CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING'S CROSSING PHASE 4 FINAL PLAT. (EXHIBIT B – KING'S CROSSING PHASE 4 FINAL PLAT)**

City Administrator Flanigan gave an update, stating King's Crossing Phase 4 is part of a development agreement the City of Parker signed around 2007. Part of that development agreement gives this developer the opportunity or ability to file an early plat and escrow dollars for un-completed items, which is different from what our subdivision regulations state. The P&Z Commission has a letter from City Engineer John Birkhoff, P.E., dated June 15, 2017, with seven (7) items of concern. There is also a letter from the engineer of record, Richard Hovas, P.E., dated July 19, 2017, with a cost estimate for completing those items. Mr. Hovas' letter has been forwarded to Mr. Birkhoff, but the cost estimate has not been verified. Verification of those cost estimates will happen prior to the item being placed on the City Council agenda.

Chairperson Wright asked about water ponding and proper grading.

City Administrator Flanigan said when dealing with a city, such as Parker, which is flat, there can be grading problems with the engineers' development designs, especially when no extra dirt is used.

MOTION: Commissioner Leamy moved to recommend approval of the final plat with the understanding that all the items in City Engineer Birkhoff's letter, dated June 15, 2017, and the cost values set in the engineer of record Richard Hovas, dated July 19, 2017, are completed and agreed upon. Commissioner Douglas seconded.

City Administrator Flanigan clarified, stating City Engineer Birkhoff would not inspect at this stage, but would return when the items are complete, prior to final plat approval.

Commissioners Wright, Lozano, Leamy, Sutaria, and Douglas voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

4. **FUTURE AGENDA ITEMS**

Chairperson Wright asked if there were any future agenda items. City Administrator Flanigan noted City Council set up a small committee to review the city codes and prepare recommendations. The P&Z Commission would review zoning and building code changes and/or recommendations.

5. ADJOURN

Chairperson Wright adjourned the meeting at 7:23 p.m.

Minutes Approved on 12th day of October, 2017.

Chairperson Russell Wright

Attest:

Commission Secretary Jeang

Prepared by City Secretary Patti Scott Grey

Exhibit(s):

- A - Reserve at Southridge**
- B - King's Crossing Phase 4**

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.

July 19, 2017

Exhibit A

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

Re: Reserve at Southridge

Dear Mr. Flanigan:

We completed a third site visit to the Reserve at Southridge Development on Monday, July 17, 2017 to determine if the work is complete. During our site visit we observed the following:

1. The drainage channel along the bottom of the retaining wall still ponds water.
2. Side slopes of the drainage channels throughout the development have not been vegetated, but erosion matts have been placed. Large rocks remain under the mat and must be removed.
3. At the bottom of the channels, vegetation has started. However the channels have silted-up and are ponding water. The channels (bottom and side slopes) need to be graded and vegetated. Silt fence may be required along top of bank to keep the channel from silting-up. The erosion mats placed on the side slopes have silt build up under the mat. Silt is running off the lots. Those lots were filled and it appears from this visit that the fill was not compacted in place and material continues to erode into the drainage channels.
4. At the intersection of Curtis and Southridge the side slope off the pavement is steep and has eroded away during my first visit. During the second visit, it appears some mud was placed by hand to cover up the edge of the pavement. A permanent solution will need to be constructed or presented.
5. Large rocks remain throughout the development.
6. Vegetation and erosion control is required in the area along the pond; during the first visit grading was taking place along the top of bank of the pond.
7. The grading in the southwest quadrant does not appear to conform to the plans. Two ditches are now present. The drainage area map shows the drainage from the NTMWD easement draining into the new Channel B5. In the field, the existing channel in the NTMWD easement still exists and does not drain

Mr. Jeff Flanigan
City of Parker
July 5, 2017
Page 2 of 2

into the Channel B5. The design engineer on July 16th stated in an email that they were reviewing the channels.

8. The grading of the channel between Section B5 and B5-1 is rough graded. The channel constructed is in a fill. It is unclear if this has been constructed correctly. Field surveys will need to be completed to confirm the channel has been constructed to grade. If the channel is at final grade, it will need to be completed with final grading, vegetation established and compaction reports provided. From my site visit it does not appear the fill was placed in 8-inch loose lifts and mechanically compacted in place.

The engineer of record for the retaining wall has confirmed that the wall constructed and the backfill placed is in accordance with his design. The engineer of record for the addition has submitted a concrete sidewalk detail to be placed along the top of the retaining wall. We have requested that the engineer for the retaining wall confirm that the sidewalk will not affect the effectiveness and life of the wall.

Based on our observation this development is not complete. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,



John W. Birkhoff, P.E.



RECEIVED
FEB 23 2017
CITY OF PARKER

Page 1

ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting:

Permanent Zoning _____
Re-Zoning _____ (See Note*)
Annexation X _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested

Applicant/Company Name: Diyar Parker LP

Company Address: 2504 Glacier Street, Irving TX. 75062

Company Phone Number: 972-814-6248

Company Email: _____

Contact Name: Ahmed Hussein

Contact Phone Number: 972-814-6248

Contact Email: ahmed0516@hotmail.com

2. Description and Location of Property:

- a. Survey and abstract: Martin Hearn Survey, Abstract No. 425
- b. Lot and block: _____
- c. Total number of acres: 45.493 Ac.
- d. Location further described: Property South of Curtis Drive West of Southridge Estates Subdivision

3. Attach 8 copies of the preliminary plat or survey that contains:

- a. North point, scale, and date
- b. Name and address of:
 - i. Applicant
 - ii. Engineer or surveyor responsible for survey of plat
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to the property
- e. Location of existing or platted streets within and adjacent to the existing property
- f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant:  _____ Date: **02/18/2017**

Accepted: _____ Date: _____

REQUEST FOR ZONING BOUNDARY CHANGE:

You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. Kasser & Ammira Akil - 6000 Southridge Pkwy. Parker, TX. 75002
2. Praveen Madidi & Pesser Keertana - 6002 Southridge Pkwy. Parker, TX. 75002
3. David & Sabrina Butler - 6004 Southridge Pkwy. Parker, TX. 75002
4. Vincent & Tammy Turner - 6006 Southridge Pkwy. Parker, TX. 75002
5. Matthew & Kim Barr - 4607 Ravensthorpe Dr. Parker, TX. 75002
6. Carolyn Hollins - 4605 Ravensthorpe Dr. Parker, TX. 75002
7. Sylvia & M.A. Grotowski - 4604 Ravensthorpe Dr. Parker, TX. 75002
8. Cheri & Vaclav Sydney - 5000 Englenook Dr. Parker, TX. 75002
9. Richard & Jennifer Oldner - 4905 Englenook Dr. Parker, TX. 75002
10. Wyndell & Janette Caviness - 5001 Englenook Dr. Parker TX. 75002
11. Joe Curtis - 5903 Curtis Dr. Parker, TX. 75002
12. MSC Partnership - 5855 Curtis Dr. Parker, TX. 75002
13. Louise Shanley - 4508 Dillehay Dr. Parker TX. 75002
14. Zai Mei Chen - 8001 Southridge Pkwy. Parker, TX. 75002
15. Eman Randy - Dillehay Dr. Parker, TX. 75002

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

Thank you.
City of Parker
5700 E Parker Road
Parker, Texas 75002

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS DYAN PARKER, LP, is the owner of all of that tract of land situated in the Martin Hearn Survey, Abstract No. 425, Collin County, Texas, and being all of a called 45.493 acre tract of land described in the deed recorded under instrument No. 20100803001122070, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found scribbled in concrete for the northeast corner of said 45.493 acre tract, common to a re-entrant corner on the westerly line of Southridge Estates Addition Phase 1, an addition to the City of Parker according to the plat thereof recorded in Volume 2005, Page 424, Plat Records of Collin County, Texas, and from which the centerline intersection of Curtis Lane and Southridge Parkway bears South 69°35'12" East, a distance of 2.37 feet;

THENCE South 0°05'29" East, along the easterly line of said 45.493 acre tract, and along the westerly line of said Southridge Estates Addition Phase 1, a distance of 1512.29 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the southeast corner of said 45.493 acre tract, and on the northerly line of Lot 1, Block 1 of Hogarth Addition, an addition to the City of Parker according to the plat thereof recorded in Cabinet C, Page 103, said Plat Records, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears South 00°06'28" East, a distance of 7.32 feet;

THENCE North 69°30'02" West, along the southerly line of said 45.493 acre tract, and along the northerly line of said Hogarth Addition, a distance of 944.79 feet to a 1/2-inch iron rod with plastic cap stamped "POONIE" found for the southerly-most southwest corner of said 45.493 acre tract, common to the southwest corner of a called 5.00 acre tract of land described in the deed to City of Parker, Texas, recorded in Volume 4994, Page 4668, Land Records of Collin County, Texas, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears North 11°59' East, a distance of 0.8 feet;

THENCE North 0°18'28" East, along the westerly line of said 45.493 acre tract, and along the easterly line of said 5.00 acre tract, a distance of 376.31 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the northeast corner of said 8.09 acre tract, common to a re-entrant corner on the westerly line of said 45.493 acre tract;

THENCE North 69°45'17" West, along a southerly line of said 45.493 acre tract, and along the northerly line of said 5.00 acre tract, a distance of 398.82 feet to a 5/8-inch iron rod with plastic cap stamped "HCH" set for the westerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 7.140 acre tract of land described in the deed to Ennan Rudy and Shorouq Hussein, recorded in Instrument No. 20100802001122270, said Land Records, and at the beginning of a non-tangent curve to the right having a central angle of 22°23'33", a radius of 1808.86 feet, a chord bearing and distance of North 11°39'28" West, 825.17 feet;

THENCE departing the northerly line of said 5.00 acre tract, along the westerly line of said 45.493 acre tract, and along the easterly line of said 7.140 acre tract, the following five (5) courses;

1. In a northwesterly direction, with said curve to the right, an arc distance of 623.17 feet to a 5/8-inch iron rod with plastic cap stamped "HCH" set for corner at the end of said curve;
 2. North 0°27'40" West, a distance of 69.97 feet to a 5/8-inch iron rod with plastic cap stamped "HCH" set for corner;
 3. North 40°52'04" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "HCH" set for corner at the beginning of a non-tangent curve to the right having a central angle of 4°07'54", a radius of 940.00 feet, a chord bearing and distance of North 47°03'59" West, 87.77 feet;
 4. In a northwesterly direction, with said curve to the right, an arc distance of 67.79 feet to a 5/8-inch iron rod with plastic cap stamped "HCH" set for corner at the end of said curve;
 5. North 0°27'40" West, a distance of 323.31 feet to a 5/8-inch iron rod with plastic cap stamped "HCH" set for the northwest corner of said 45.493 acre tract, common to the northeast corner of said 7.140 acre tract, and on the southerly line of the MSC Addition, an addition to the City of Parker according to the plat thereof recorded in Volume 2016, Page 6, said Plat Records, and in Curtis Road, an asphalt roadway under apparent public use (no record found);
- THENCE** South 89°25'35" East, along the northerly line of said 45.493 acre tract, and along the southerly line of said MSC Addition, and along the southerly line of a called 1.00 acre tract of land described in the deed to Joe C. Curle, recorded in County Clerk's File No. 95-0055443, said Land Records, and along the southerly line of Parker Lakes Estates Phase 3-B, an addition to the City of Parker according to the plat thereof recorded in Cabinet P, Page 836, said Plat Records, and along a southerly line of aforesaid Southridge Estates Addition Phase 1, a distance of 1435.59 feet to the **POINT OF BEGINNING** and containing 45.493 acres (1.981,894 square feet) of land, more or less.

ANNEXATION EXHIBIT
OF
RESERVE AT SOUTHRIDGE
45.483 ACRES
31 RESIDENTIAL LOTS
MARTIN HEARN SURVEY, ABSTRACT NO. 425
CITY OF PARKER ETJ
COLLIN COUNTY, TEXAS

Kimley»»Horn

OWNER / APPLICANT:
DYAN PARKER LP
Kimley-Horn and Associates
2504 Glacier Street
Irving, Texas 75062

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
12760 West Drive, Suite 1000
Dallas, TX 75251
P (972) 775-1300
Contact: Matt Harris, P.E.

7/50 Graphics Court, Suite 206
Frisco, Texas 75034
Tel. No. (972) 335-3650
Fax No. (972) 335-3779

Scale: 1" = 300'
Drawn by: MMS
Checked by: KHA
Date: 03/06/2017
Project No.: 068317600
Sheet No.: 2 OF 2

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

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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.

June 15, 2017

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

Re: Kings Crossing IV

Dear Mr. Flanigan:

We completed a site visit to the Kings Crossing IV development on Tuesday, June 15, 2017 to determine if the work is complete. During our site visit we observed the following:

1. Water is ponding at the southeast corner of the development along Lewis Lane.
2. Intersection of Warwick and Westfall ditches are silted up and holding water.
3. Erosion control is not in place and being maintained. Ditches have silted up and water is not draining as designed. Ditches need to be graded to plan elevations and erosion control established. It appears that erosion is coming off lots and filling the drainage ditches.
4. The sloped headwall located at the intersection of Stafford and Lewis Lane is starting to be under cut from storm water, as no vegetation has been established.
5. Spoil piles exist on and off the roadways.
6. The Drainage channel in the City of Lucas (Drainage Easement) must be established and vegetated.
7. Sanitary sewer system must be re-tested in accordance with NCTCOG requirements. The City understands the leaks found in the initial testing are completed. The re-testing must be completed in the presence of the City Inspector.

Based on our observation this development is not complete. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,



John W. Birkhoff, P.E.

July 19, 2017

Mr. Steve Sallman
KINGS CROSSING PHASE FOUR, LTD.
4926 Greenville Ave, Suite 1020
Dallas, TX 75206

RE: Kings Crossing Phase 4 Addition
Work Remaining as identified by John Birkhoff on June 15, 2017

Dear Mr. Sallman,

After review of the letter from John Birkhoff, dated June 15, 2017, we have provided the following comments and estimated costs to complete for each item identified by Mr. Birkhoff. Though most of these items will be completed by the planning and zoning meeting we placed a construction cost for items for reference until they can be verified.

- 1. Water is ponding at the southeast corner of the development along Lewis Lane.**
Contractor RPMx Construction will resolve this issue. Estimated cost \$ 1,500.
- 2. Intersection of Warwick and Westfield ditches are silted up and holding water.**
Contractor RPMx Construction will resolve this issue. Estimated cost \$ 1,000.
- 3. Erosion control is not in place and being maintained. Ditches have silted up and water is not draining as designed. Ditches need to be graded to plan elevations and erosion control established. It appears that erosion is coming off lots and filling the drainage ditches.**
*Contractor RPMx Construction will regrade the ditches. Schneider Siltation will place additional silt fence before July 25.
Estimated cost to complete: \$15,000*
- 4. The sloped headwall located at the intersection of Stafford and Lewis Lane is starting to be under cut from storm water, as no vegetation has been established.**
Contractor RPMx Construction will complete the grading. Silt Fence and additional erosion protection will be placed by Schneider Siltation to prevent additional erosion until vegetation is established. Estimated cost to complete: \$5,000
- 5. Spoil piles exist on and off the roadways.**
Spoils piles have been removed.

- 6. The Drainage channel in the City of Lucas (Drainage Easement) must be established and vegetated.**

*Ditch has been established, additional vegetation to be added by Schneider Siltation.
Estimated cost to complete: \$2,500*

- 7. Sanitary sewer system must be re-tested in accordance with NCTCOG requirements. The City understands the leaks found in the initial testing are completed. The re-testing must be completed in the presence of the City Inspector.**

Completed. Leaks sealed and line tested by CW Young in the presence of the City Inspector.

Based on the above estimates the remaining cost to complete is: \$25,000.

Per the Development Agreement, we recommend the developer provide a surety of 120% of the items remaining to be completed in the amount of \$25,000. ($\$25,000 \times 120\% = \$30,000$)

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,



Richard Hovas, P.E.

KINGS CROSSING FOUR, LTD.

4925 Greenville Ave., Suite 1020

Dallas, Texas 75206

(214) 368-0238:Office

(214) 368-0812:Fax

July 18, 2017

Mr. Jeff Flanigan
City of Parker
5700 East Parker Road
Parker, Texas 75002

Ref: Kings Crossing Phase 4 – Final Plat Filing

Dear Jeff:

We request that the Final Plat be placed on the City Council Agenda at the first meeting in August. The Development Agreement regulating development of Kings Crossing provides for the filing of the plat prior to 100% completion of the public improvements, provided that a surety is established by the Owner in the amount of 120% of the estimated cost of the outstanding work. The subdivision improvements have been completed with the exception of a few minor items. Our engineer will provide an estimate of the cost of the remaining work for your review once we receive the comments from the City Engineer. We will provide surety in the amount required, as we did for Kings Crossing Phases 1 & 2.

Please contact me if you require additional information to accommodate our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Sallman". The signature is fluid and cursive, with the first name "Steve" and last name "Sallman" clearly distinguishable.

Stephen L. Sallman
Manager

RECOMMENDED FOR APPROVAL

City of Parker, Texas

APPROVED AND ACCEPTED

City of Parker, Texas

The undersigned, the City of Parker, Texas, hereby certifies that the King's Crossing Phase 4 is a public use and that the City of Parker has the right to acquire the property for the same.

City of Parker, Texas

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT KING'S CROSSING PHASE FOUR, L.L.C., acting through its duly authorized officers, do hereby certify that the King's Crossing Phase 4 is a public use and that the City of Parker has the right to acquire the property for the same.

KNOW ALL MEN BY THESE PRESENTS

KING'S CROSSING PHASE FOUR, L.L.C.

By _____

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

KNOW ALL MEN BY THESE PRESENTS

KNOW ALL MEN BY THESE PRESENTS

KNOW ALL MEN BY THESE PRESENTS

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KNOW ALL MEN BY THESE PRESENTS

KING'S CROSSING PHASE 4
59 RESIDENTIAL LOTS, 71.2584 ACRES

ANN S. HURT SURVEY, ABSTRACT NO. 428
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS



Agenda Item

Item 2 & 3
C'Sec Use Only

Budget Account Code:	Meeting Date: October 12, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: October 5, 2017
Exhibits:	<ul style="list-style-type: none">• Special Use Permit Application, Maps and Diagrams

AGENDA SUBJECT

1. PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING (BARN) AT 5001 HACKBERRY LANE FOR JR DOUGLAS.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING (BARN) AT 5001 HACKBERRY LANE FOR JR DOUGLAS.

SUMMARY

Please review the information provided.

POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	10/06/2017

156.37, n

(N) *Accessory buildings.* **ACCESSORY USE, ACCESSORY STRUCTURE, OR ACCESSORY BUILDING** is a use or structure which is clearly incidental and secondary to the primary use and which does not change the character thereof, including, but not limited to stables, barns, detached garages, bathhouses, greenhouses, tool sheds, shipping containers and portable buildings over 120 square feet floor area.

(1) Accessory buildings shall be constructed of materials similar in appearance to the main dwelling or with any of the following exterior materials:

(a) Brick, pre-finished metal, wood siding or simulated wood, masonry products, Portland cement plaster, stucco or exposed aggregate concrete.

(b) Corrugated sheet metal siding and roofing are expressly prohibited.

(2) All construction of accessory buildings requires the issuance of a building permit by the city. All construction shall meet the building code requirements of the city.

(3) Accessory buildings shall be located according to the most restrictive of the following:

(a) In the rear portion of the lot, behind the rear building line of the main dwelling.

(b) If on a corner, no closer to a street than the main dwelling.

(c) In compliance with the setbacks requirement required by the zoning classification or final plat of the lot.

(4) Maximum height.

(a) The maximum height of an accessory building is measured from the peak of the roof of the accessory building to grade level.

(b) The maximum height shall be 40 feet, or the height of the peak of the roof of the main dwelling, whichever is lower.

(c) The maximum height of a sidewall of an accessory building shall not exceed 15 feet.

(5) Additional requirements.

(a) The building area of an accessory building shall not exceed the lesser of 2,500 square feet or 3% of the lot area.

(b) The applicant shall submit a fully dimensioned site plan, showing the location and the dimensions of the accessory building, the property lines, easements and all structures within 100 feet of the property line. The sketch shall include a depiction of the size and location of all doors in the accessory building.

(c) Accessory buildings of any size used to shelter animals shall be at least 100 feet from the primary dwelling of adjacent residents on contiguous lots.

(d) No accessory building shall be closer to the front of the lot than the dwelling on an adjacent lot. This rule is waived if the residence on the adjacent lot is at least 200 feet from the proposed accessory building.

(e) Lots of less than 2 acres are limited to 1 accessory building. Lots greater than 2 acres are limited to 1 accessory building per acre. An SUP is required for more than 2 accessory buildings per lot, or 1 accessory building larger than 2,500 square feet.

(6) Usage and occupancy. Accessory buildings shall not be used for accessory dwellings, unless converted in accordance with all provisions governing accessory dwellings.

(7) A greenhouse is an accessory building, but because of its function, building options are different from other accessory buildings. Greenhouses shall be used only for the purpose of growing plants. Greenhouses exceeding 120 square feet shall be constructed in accordance with the following requirements:



PLEASE PRINT



APPLICATION FOR A SPECIAL USE PERMIT

The undersigned owner (contract owner) of property herein described hereby applies for a special use permit for the following described property:

- (1) Location of Property or Street Address:

5001 Hackberry Lane, Parker, Tx 75002

Existing Zoning: _____

- (2) Legal Description of Property:

Sycamore Estates, Blk. B, Lot 10

- (3) Proposed Use of Property:

To build a barn to store my RV,
boat and cars.

- (4) Development Schedule: Late 2017 / Early 2018

- (5) Desired Duration: _____

- (6) Attached are the checklist, plans, and LETTER OF INTENT: ☒ Yes ☐ No

No application for a special use shall be granted by the City of Parker unless the City Council shall find all of the following conditions are present:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the special use.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and other necessary site improvements have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the special use shall conform to all applicable regulations of the district in which it is located.

I own X lease this property.

I, the undersigned applicant, have reviewed the above standards and to the best of my knowledge this proposed special use complies with the standards for special use.

Respectfully submitted,


Applicant Signature

JR Douglas
Printed Name

Applicant Signature

Printed Name

Address: 5001 Hackberry Lane
Parker, Tx 75002
Phone: 214-336-3891

ADDITIONAL REQUIREMENTS:

Attach 12 copies of plat for the property containing the following information:

- a. North point, scale, and date
- b. Name and address of applicant, engineer, or surveyor
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to property
- e. Location of existing or platted streets within and adjacent to property
- f. Location of existing rights-of-way, utility/drainage easements

Fees: 1000.00 (Per Jeff)

- a. The fee for a Special Use Permit before the Planning & Zoning Commission is (See Fee Schedule).
- b. The fee for a Special Use Permit before The City Council is (See Fee Schedule).

FEES ARE NON-REFUNDABLE. IN THE EVENT THE APPLICATION FOR SPECIAL USE PERMIT IS DENIED.

Timing:

Within twenty days of receipt of completed application and appropriate fee, a public hearing will be scheduled before the Planning and Zoning Commission, after notification of all property owners within 200 feet of the property has been duly accomplished. Additional notifications may be made at the discretion of the City Administrator.

The Planning and Zoning Commission will make a recommendation to the City Council for either approval, approval with conditions, or denial.

Applications that receive a recommendation for approval, or approval with conditions by the Planning and Zoning Commission, will then be scheduled for a Public Hearing before the Parker City Council, after notification of all property owners within 200 feet of the property has been duly accomplished. Additional notifications may be made at the discretion of the City Administrator.

The final authority for approval is with the City Council of the City of Parker.

Applications that have been denied by the Planning and Zoning Commission may be appealed to the Parker City Council.

The Special Use Permit is not permanent zoning, and may be brought before the governing body of the city for a compliance review at any time.

The City may seek the issuance of an administrative search warrant in the event probable cause exists to review compliance with the city ordinances and the requirements of the SUP. Such warrants may be issued in the discretion of the court after a review of the evidence."

NO HEARING WILL BE SCHEDULED UNTIL APPROPRIATE FEES HAVE BEEN PAID.

All the requirements and fees of this application are hereby submitted to the City Secretary, City of Parker, Texas, as required for a Special Use Permit. I (we) understand that in the event this application is denied by either the Parker Planning and Zoning Commission or the Parker City Council, the fees submitted herewith are not to be refunded.

8/23/17
DATE


APPLICANT

DATE

APPLICANT

DATE RECEIVED

CITY OF PARKER

AMOUNT OF FEE RECEIVED WITH INITIAL
APPLICATION

NAMES AND ADDRESSES OF ALL ADJACENT PROPERTY OWNERS (IN EVERY DIRECTION) WITHIN 200 FEET OF THE PROPERTY:

IMPORTANT NOTE: IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE COMPLETE AND TOTAL NAME AND ADDRESSES TO THE CITY ADMINISTRATOR.

THIS INFORMATION IS A PART OF THE APPLICATION FOR A SPECIAL USE PERMIT.

FAILURE TO COMPLETE THIS PORTION OF THE APPLICATION WILL RESULT IN THE APPLICATION BEING RETURNED AS INCOMPLETE.

1. Avis Moses / 4910 Springhill Estates, Parker, Tx 75002
2. John Barber / 4905 Hackberry Lane, Parker, Tx 75002
3. Pat Moorer / 4902 Hackberry Lane, Parker, Tx 75002
4. L & D Hayes / 4910 Hackberry Lane, Parker, Tx 75002
5. Serge Gabilondo / 5006 Hackberry Lane, Parker, Tx 75002
6. Jim Douglas / 5005 Hackberry Lane, Parker, Tx 75002
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

**CITY OF PARKER
SPECIAL USE PERMIT**

The City Council of the City of Parker hereby grants a Special Use Permit as follows:

APPLICANT: _____

PROPERTY: _____

USE PERMITTED: _____

EFFECTIVE DATE: _____ **DURATION:** _____

This permit is granted subject to the representations of applicant as presented in the application and letter of intent filed by applicant and attached hereto for all purposes, subject to the rules, regulations, and ordinances of the City of Parker and subject to the following special conditions:

The City of Parker reserves the right to cancel, modify, or suspend the permit granted herein should the City Council determine: (1) that any of the representations contained in the applicant's application or letter of intent are false, (2) that applicant has not timely performed applicant's obligations as represented in the application, letter of intent, or as contained in the special conditions, or (3) that applicant has been found to be in violation of the ordinances of the City of Parker or any county, state, or federal regulations applicable to the subject property, applicant, or the activity conducted.

CITY OF PARKER

Mayor

ATTEST:

City Secretary

VICINITY MAP
N.Y.S.

LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas Estes survey, Abstract No. 298, City of Parker, Collin County, Texas, and being all of Lot 10, Block B of Spawmire Estates, an addition to the City of Parker according to the final plat recorded in Volume 31, Page 59 of the Map Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1 1/2 inch iron found in place for the southwest corner of said Lot 10, Block B, of Sycamore Estates, the same being the northwest corner of Lot 1, Block B, of said Sycamore Estates;

TRINCE NORTH along the west line of said Lot 10, Block B a distance of 275.50 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "W53WOOD 35" for Lot 3 of said Block B of said Sycamore Estates, from which the same being the southwest corner of northwest corner of said Lot 10, Block B, the zoning being the southwest corner of Lot 3, of said Block B of said Sycamore Estates, from which a 1/2 inch iron rod bears NORTH a distance of 544.72 feet and being the northeast corner of Lot B, Block B of said Sycamore Estates;

THENCE EAST along the common north line of Lot 10, Block B, and the south line of Lot 9 Block B, a distance of 695.00 feet to a 5/8 inch iron rod found for northeast corner of said Lot 10, Block B, the same being the southeast corner of Lot 9, of said Block B of said Sycamore Estates and being in the west line of Hackberry Lane (60' ROW);

THINEE SOUTH departing road common line and along the common center line of said
TRACT 10, Block B and the west right-of-way line of said Hackberry Lane a distance
of 275.00 feet to a 5/8" inch iron rod set with yellow plastic cap stamped
"WYNANO PS" for northwest corner of said Lot 10, Block B, the same being the
northwest corner of aforementioned lot 11, thence, of said Syncone Estates;
THINEE WEST departing said common line and along the common south line of said
TRACT 10, Block B, a distance of 100.00 feet to the south line of said Syncone
Estates, a distance of 1895.00 feet to the point of BEGINNING and thence
191.125, along the south line of said Tract 10, Block B, a distance of 4.368, across an old fence,
or less.

Bearings based on the monuments found marking the west line of Lots 8, 9 and 10, Block B of Sycamore Estates, a Final Plat recorded in Volume 11, Page 159 of the Map Records, Colón County, Texas.

CERTIFICATION

Vol. J. R. Doughty

[illegible]

DATED this 28 day of June, 2014.



Harry L. Dickson
Registered Professional
Land Surveyor No. 5939

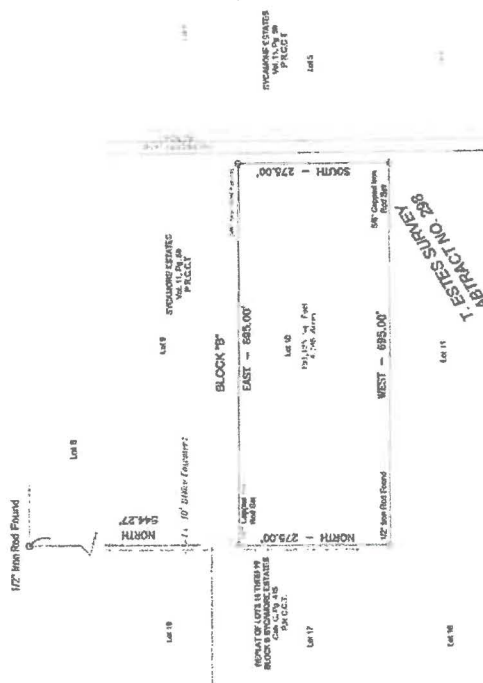
SALES & SERVICE NOTES

- 1) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS". UNLESS OTHERWISE NOTED.
- 2) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (GCSN83), TEXAS NORTH CENTRAL ZONE, 4302, MANDRA, U.S. SURVEY FOOT.

£1,000 STATEMENT

ACCORDING TO MAP NO. 48085C0308J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR COLORADO COUNTY, DATED JUNE 07, 2009, THE SUBJECT TRACT IS LOCATED WITHIN UNDEVELOPED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. 1968. FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEY



Prepared by

I.R. DOUGLAS

Boundary Survey
4.388 Acres

In the
Thomas Bates Survey, Abstract No. 203
City of Parker, Collin County, Texas

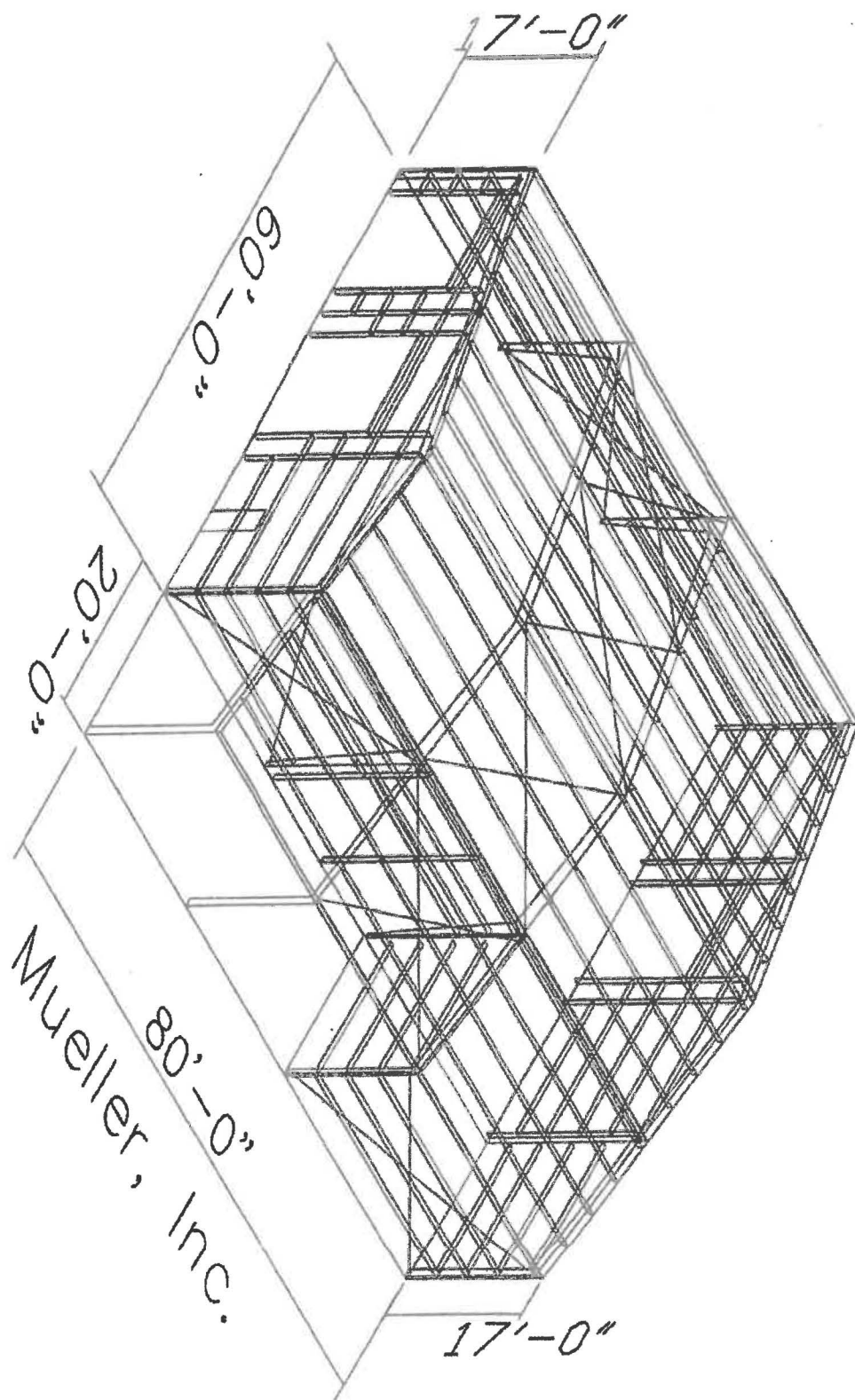
**Sycamore
Estates**

Lot 10, Block B

Date 7/23/16
Page 1 of 1

Registration of





RECEIVED

SEP 18 2017

CITY OF PAHKEH

1/2" Iron Rod Found

Lot 8

NORTH
544.27'

Lot 16

Lot 9
SYCAMORE ESTATES
Vol. 11, Pg. 89
P.A.C.C.T.
Ex. 10' Utility Easement

BLOCK "B"

EAST -- 695.00'

60" Iron Rod Found

REPLAT OF LOTS 14 THRU 18
BLOCK 8 SYCAMORE ESTATES
C.D. C. Pg. 415
P.A.C.C.T.

Lot 17

Lot 10

80' to 1,125 Sq. Feet
308 Acres

NORTH
275.00'

1/2" Iron Rod Found

WEST -- 695.00'

60" Capped Iron
Rod Set

T. ESTES SURVEY
ABSTRACT NO. 298

Lot 16

Lot 11

SYCAMORE ESTATES
Vol. 11, Pg. 89
P.A.C.C.T.

Lot 6

Lot 8

Lot 4

HACKBERRY LANE
(OLD HIGHWAY)

SOUTH -- 275.00'



Agenda Item

Item 4
C'Sec Use Only

Budget Account Code:	Meeting Date: October 12, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator
Estimated Cost:	Date Prepared: October 5, 2017
Exhibits:	

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON
RECOMMENDATIONS ON APPOINTMENTS FOR 2017-2018 P&Z COMMISSIONS.

SUMMARY

Additional backup will be available at meeting.

POSSIBLE ACTION

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	10/05/2017
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	10/06/2017

Planning and Zoning 2016-2017 Attendance

2016 Res. No. 2015-496			1 Chairman Russell Wright	2 Vice Chair Joe Lozano	3 Wei Wei Jeang	4 Secretary Cleburne Raney	5 Jasmat Sutaria	Alternate 1 Anthony Cassavechia	Alternate 2 David Leamy	Alternate 2 JR Douglas
2016										
Jan	6	Special	✓	✓	✓	✓	✓	✓	✓	✓
	14	Regular	Canceled							
	28	Regular	✓	✓	✓	✓	✓	✓	✓	✓
Feb	11	Regular	Canceled							
	25	Regular	Canceled							
Mar	10	Regular	Canceled							
	24	Regular	✓	✓	✓	✓	Absent	✓	Absent	✓
Apr	14	Regular	Absent	✓	✓	Vacant	✓	✓	✓	Absent
	28	Regular	Canceled							
May	12	Regular	Canceled							
	26	Regular	Canceled							
Jun	9	Regular	✓	✓	Absent		✓	Absent	✓	✓
	23	Regular	Canceled							
Jul	14	Regular	✓	✓	✓		Absent	Absent	✓	✓
	28	Regular	Canceled							
Aug	11	Regular	Canceled							
	25	Regular	Canceled							
Sept	8	Regular	Canceled							
	22	Regular	Canceled							
Oct	13	Regular	Canceled							
	27	Regular	Canceled							
Nov	10	Regular	Canceled							
	24	Regular	Canceled							
Dec	8	Regular	Canceled							
	22	Regular	Canceled							
2016 Absences			1	0	1	3	2	2	1	1

[illegible]