



AGENDA

PLANNING AND ZONING MARCH 23, 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, March 23, 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 FEBRUARY 16, 2017.
2. PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
5. 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 March 17, 2017 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.

MINUTES

PLANNING AND ZONING COMMISSION MEETING

February 16, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning (P&Z) Commission met on the above date. Chairperson Wright called the meeting to order at 7:03 p.m. He noted Commissioner Leamy was not present and asked Alternate Two Commissioner Crutcher to be a voting member for tonight's meeting. He agreed.

Commissioners Present:

✓	Chairperson Wright	Alternate Cassavechia
✓	Commissioner Lozano	✓ Alternate Crutcher
✓	Commissioner Jeang	Alternate Douglas
✓	Commissioner Leamy (arrived late)	
✓	Commissioner Sutaria	

Staff/Others Present:

✓	City Administrator Flanigan	City Attorney Shelby
✓	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 MEETING MINUTES FOR JANUARY 26, 2017.

MOTION: Commissioner Jeang moved to approve the minutes as presented. Commissioner Lozano seconded with Commissioners Wright, Lozano, Jeang, Sutaria, and Crutcher voting for the motion. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) PHASE 1 FINAL PLAT. [Tabled – 01262016]

City Administrator Flanigan briefly reviewed the item, stating this item was tabled at the January 26, 2017 P&Z Commission meeting. The development was delayed a little due to rain, but a lot of work had transpired. City Engineer Birkhoff completed a site visit on Tuesday, February 14 and prepared a letter Wednesday, February 15, 2017, which listed a few items not yet completed. Mr. Birkhoff included a cover letter that provided an engineering cost estimate of \$38,000 or the estimated cost to complete the remaining items for the project. Mr. Flanigan recommended the Commissioners get an update from the developer and the developer's engineer of record on the project since Tuesday. (**See Exhibit A – Birkhoff, Hendricks & Carter, L.L.P. letter, dated February 15, 2017.**)

Whitestone Estates (Formerly Donihoo Farms) Representative/Manager Stephen L. Sallman, 4925 Greenville Avenue, Suite 1020, Dallas, Texas, said the subdivision looked great. Items 1, 6, and 7, on Mr. Birkhoff letter, were included in the cost estimate and had to do with grading. Mr. Sallman said he would have his engineer address those items. Items 2 and 3 involved the utility contractor and those items should be rectified in approximately four (4) days. He asked Mr. Hovas with Westwood Engineering to come forward and review the project. As Mr. Hovas came forward, Mr. Sallman proposed the P&Z Commission recommend approval of the plat to City Council with the provision that he would escrow the estimated \$38,000, the estimated outstanding work to be completed as of today, February 16, 2017.

Richard Hovas, P.E., with Westwood Engineering, 2740 North Dallas Parkway, #280, Plano, TX, updated the Commission on the detention pond, the parkway along the west side of Whitestone Drive, and water ponds on Donna Drive, stating those projects would be completed in the near future, 1-2 days. Mr. Hovas asked if any of the Commissioners had questions.

Vice Chair Lozano noted ponding in some of the bar ditches, areas that the silt fencing was down, and transformers in the bar ditches. Mr. Hovas said there had been many contractors in and out of the development, but those items would be completed as soon as the area dried.

Commissioner Crutcher asked about gas lines in the subdivision. City Administrator said that was not a requirement to build a house. There was a portion of the City that used propane. Mr. Sallman was working to have gas in the subdivision. The regulations did not specify gas. Mr. Sallman said he would like to have gas, but he did not have a supplier yet. Mr. Flanigan said the City hired a Stormwater Inspector. If the gas lines were added later, the inspector would make sure the ditch grading and silt fencing were maintained to the plat specifications.

Commissioner Leamy arrived.

Chairperson Wright said he thought the P&Z Commission could recommend approval subject to the noted changes with the escrowed funds of \$38,000.

Commissioner Jeang asked to be reminded of the landscaping and fencing issues discussed. City Administrator Flannigan said the P&Z Commission had no objections to the landscaping and fencing, discussed at the January 26, 2017 P&Z Commission meeting, and it would be a good idea to have that comment as part of this motion.

Commissioner Lozano moved to recommend approval of the Whitestone Estates (Formerly Donihoo Farms) Phase 1 Final Plat with the escrowed funds of \$38,000, to take care of the issues in City Engineer John Birkhoff's letter, dated February 15, 2017. In addition, P&Z Commission approved the landscaping and fencing along the parkway on Whitestone Drive. Commissioner Jeang seconded with Commissioners Wright, Lozano, Jeang, Sutaria, and Crutcher voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS

- City Administrator Flanigan said there would be a Capital Improvements Advisory Council (CIAC) meeting next Thursday, February 23, 2017, 7:00 p.m. and that was all he had at this time.

4. ADJOURN

Chairperson Wright adjourned the meeting at 7:17 p.m.

Minutes Approved on 23rd day of March, 2017.

Chairperson Wright

Attest:

Commission Secretary Jeang

Prepared by City Secretary Patti Scott Grey

Exhibit(s):

A - City Engineer Birkhoff's letter, dated February 15, 2017

**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.

February 15, 2017

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

Re: Whitestone Estates (formerly Donihoo)

Dear Mr. Flanigan:

We completed a site visit to the Whitestone Estates development on Tuesday, February 15, 2017 to determine if the work is complete. During our site visit we observed the following:

The detention pond has been excavated and the bottom is rough graded. It appears wind rows are in the bottom and holds water.

Fire Hydrants have not been rotated to have the 5 1/4 inch nozzle pointed to the street and valve stacks need to be adjusted to grade. Final grading around the fire hydrants will need to take place.

Water meter boxes have not been installed.

It was reported that the gas line has not been installed and that the addition may not be served by gas.

No vegetation has been established. It has been reported that the disturbed areas have been seeded.

The parkway along the west side of Whitestone Drive has a windrow berm preventing storm water from draining to the drainage ditch.

Water ponds on the pavement at the intersection of Donna Drive and Donihoo Drive.

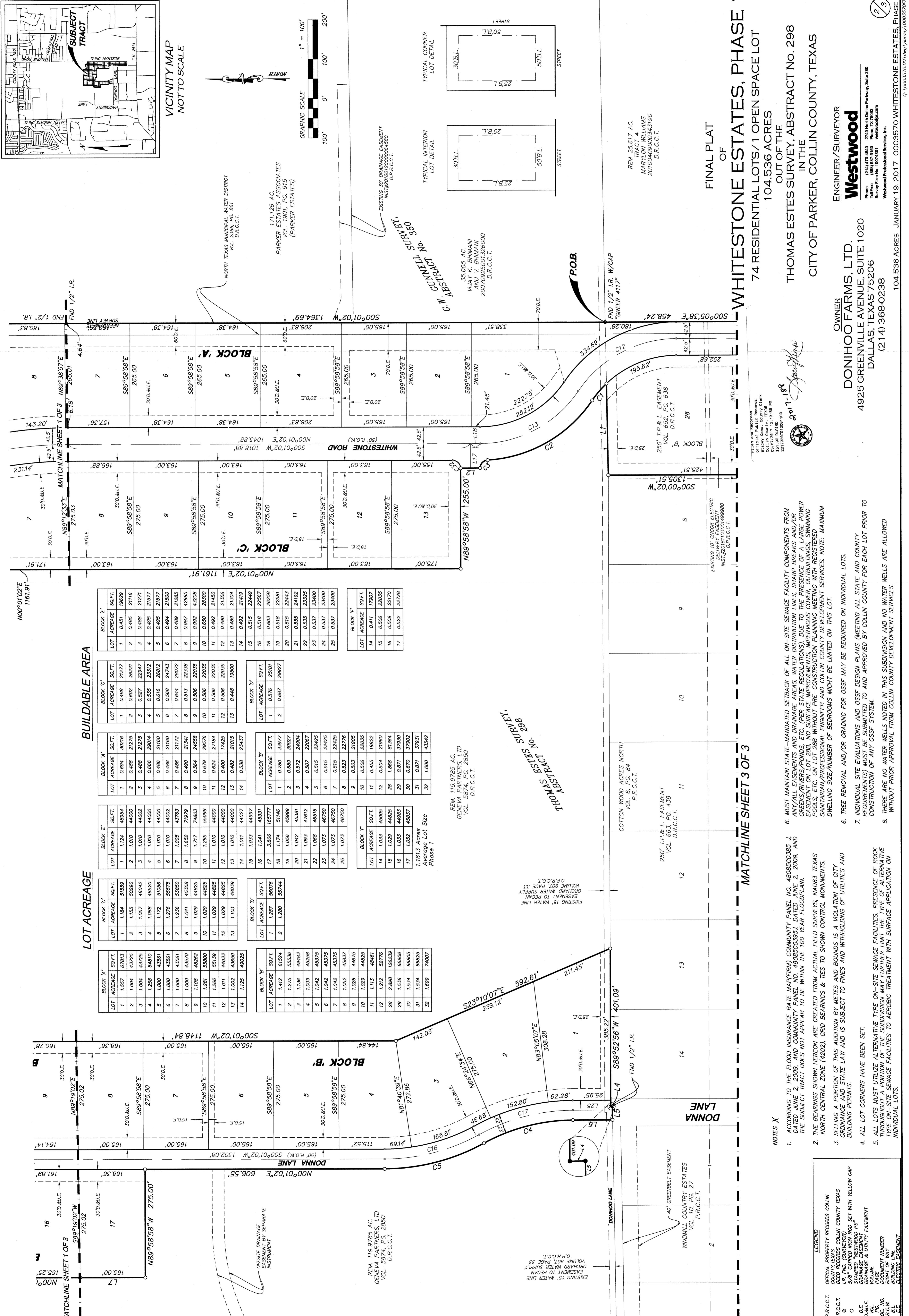
It is our opinion that the fire hydrants and valve stacks should be able to be completed within a few days, clean up grading within a week. We are not sure what will need to take place to resolve the ponding of water at Donna Drive and Donihoo Drive, the design engineer will need to review this intersection. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,



John W. Birkhoff, P

Exhibit A



HEALTH DEPARTMENT CERTIFICATION:

WhiteStone Estates, Phase 1
Legal Description, Page 1
Being a 104.536 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estates Tract A-1160 acres, Tract B-11669 acres and Tract C-16,815 acres described as Tract A 1160 acres, Tract B 11669 acres and Tract C 16,815 acres converted to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630007079150 of the Deed Records, Collin County, Texas, 2 a part of the 150.38 acre tract of land conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630007079150 of the Deed Records, said 150.38 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "GEEF 4117" found at the northeast corner of the 25.617 acre tract of land described in the southeast corner of the 119.9785 acre tract of land conveyed to Geoffrey Williams, Jr. and being the southwest corner of said Tract A;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract, a distance of 200.31 feet to the southwest corner of said Tract A;

Thence South 00°20'15" West with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Tract A;

Thence South 89°19'25" West at 30.00 feet passing the northeast corner of the 6,7098 acre tract of land conveyed to Geoffrey Williams, Jr. and the northeast corner of said Tract C and the northwest corner of the 25.617 acre corner of said Deed Records, said rod being the southwest corner of said Tract A;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Geoffrey Williams, Jr. and being the southwest corner of said Tract A;

Thence South 00°20'15" West with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Tract A;

Thence South 89°19'25" West with the south line of said 119.9785 acre tract, a distance of 232.66 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the most southerly southwest corner of said Tract C;

Thence over and across said 119.9785 acre tract with the east line of said Tract C the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.80 feet (chord bears North 49°52'27" West, 55.89 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 342.50 feet and an arc length of 316.44 feet (chord bears North 29°36'50" West, 305.31 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 20.00 feet and an arc length of 30.31 feet (chord bears North 46°33'51" West, 27.49 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°36'56" West a distance of 50.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°09'12" East with the south line of said 25.50 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°21'02" East with the south line of said 119.9785 acre tract with the east line of said Tract B, a distance of 401.09 feet to a 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 04°22'45" East a distance of 263.60 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 05°37'15" West a distance of 343.93 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 00°01'02" West at 340.64 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 150.38 acre tract for the northeast corner of said Tract B, and continuing over and across said 119.9785 acre tract with the east line of said Tract B for a total distance of 1,148.84 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence South 23°10'07" East continuing over and across said 119.9785 acre tract with the east line of said Tract B, a distance of 1,148.84 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said Cotton Wood Acres North, for the southwest corner of said Tract B;

Thence South 89°19'25" West with said north line, a distance of 401.09 feet to a 1/2" iron rod found for the northwest corner of said Cotton Wood Acres North;

Thence South 00°59'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a found 1/2" iron rod;

Thence South 89°20'18" West continuing along said south line, distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Tract B;

Thence over and across said 119.9785 acre tract with the west line of said Tract B the following calls and distances:

North 00°07'04" West a distance of 100.35 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 475.00 feet and an arc length of 236.83 feet (chord bears North 14°24'05" West, 234.39 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 525.00 feet and an arc length of 263.00 feet (chord bears North 14°20'20'3" West, 262.26 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 606.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 09°58'56" West a distance of 493.32 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°09'12" East at 165.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the herein described 104.539 acre tract;

North 08°43'29" East a distance of 502.43 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described 104.539 acre tract;

Along a curve to the right having a radius of 2,600.00 feet and an arc length of 459.42 feet (chord bears South 85°39'48" East, 456.82 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 800.00 feet and an arc length of 371.58 feet (chord bears North 86°05'34" East, 365.25 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 08°43'11" East a distance of 85.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 08°43'29" East a distance of 331.41 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 09°43'46" West a distance of 325.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 08°43'29" East a distance of 49.32 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the herein described 104.539 acre tract;

North 08°43'29" East a distance of 502.43 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described 104.539 acre tract;

Thence South 00°10'07" East with said west line, a distance of 1,061.41 feet to a 1/2" iron rod found at the northeast corner of said 119.9785 acre tract and said Tract C;

Thence South 00°01'02" West continuing with said west line, passing the northeast corner of the 35.005 acre tract of land described in County Clerk File No. 20070925001326 of said Deed Records, and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 104.536 acres or 4,535,580 square feet of land.

LEGAL DESCRIPTION:

WHITESTONE ESTATES, PHASE 1

© 2016 Westwood Professional Services, Inc.

LEGAL DESCRIPTION: O.P.R.C.C.T. OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
I.R. NO. (RECORDED)
5/8" CAPPED IRON ROD SET WITH YELLOW CAP
STAMPED "WESTWOOD PS"
D.E. DRAINAGE EASEMENT
D&E VOL.
D.R.C.C.T.
VOL.
PAGE
DOC. NO.
DOC. NO.
ELECTRIC EASEMENT
E.E.

GRAPHIC SCALE

1" = 100'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100' 200'

100' 0' 100'



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:

1708 Dublin Road
Parker, Texas 75094

Existing Zoning: Residential

(2) Legal Description of Property:

Being lots 1 and 2, Block 1, Pecan Panorama Estates, an addition to the City of Parker, Collin County Texas according to the plat thereof recorded in volume 2015, page 740, Map records, Collin County, Texas. lots 1 & 2 are to be replatted to be 1 building lot.

(3) Proposed Use of Property:

To build an accessory building approximately 6,800 SF enclosed under roof which will have adequate space for (1) equipment needed to maintain the combined 19 acres of land owned in this area, (2) a personal music recording studio for the occupant of the home who is a professional musician, (3) space for his travel vehicle & equipment, *

(4) Development Schedule: Start construction Summer 2017

(5) Desired Duration: Indefinite; permanent

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

* and (4) a potting area/studio for their gardens. This is for their private use only.

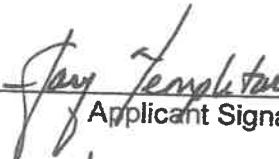
No application for a special use shall be granted by the City of Parker unless the City Council shall find all of the following conditions are present:

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. ✓

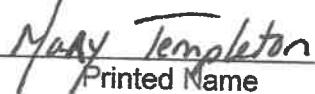
I own lease this property.

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



Printed Name

Applicant Signature

Printed Name

Address: 2607 Dublin Road
Parker, TX 75094

Phone: 214-213-0936

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:

- 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.

DATE 3/3/17 APPLICANT Mary Temptar Jan P. E.

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. Ms. Cecilia Smith, 1808 Dublin Road, Parker, TX 75094
2. Rick & Kathy Webster, 1711 Dublin Road, Parker, TX 75094
3. Doug & Brenda Hartl, 5200 Estate Lane, Parker, TX 75094
4. Duane & Kimberly Hinshaw, 5208 Estate Lane, Parker, TX 75094
5. _____
6. _____
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

ATTEST:

Mayor

City Secretary

*Mary
Richard
Templeton*

March 3, 2017

Planning and Zoning Commission
City of Parker
5700 Parker Road
Parker, Texas 75002

Re: Special Use Permit Request for 1708 Dublin Road

Dear Committee:

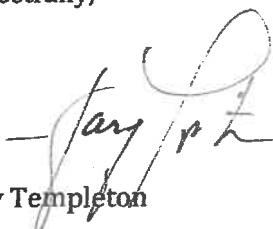
We recently acquired Geetha Ram and Bill Fortune's 5.6 acre property (f.k.a. Hill property) located at 1708 Dublin Road to build a home for my daughter and her husband, Stephanie and Matt Boggs. We are in the process of finalizing their house plans.

We are requesting a Special Use Permit (SUP) to build an auxiliary building in excess of 2,500 sq. ft. per Parker Building Code of Ordinance section 156.37(N)(5)(e). We have designed an auxiliary building that is 6,808 sq. ft. to accommodate under roof and enclosed: (a) the farm and yard equipment needed to maintain 19 acres (Hill 5.6 acre & Frizzell 13.4 acre properties), (b) a personal recording studio for the home owner, Matt Boggs, who is a song writer and professional musician, (c) storage for Matt's Transit, trailer and equipment he uses to travel for live performances and (d) a potting shed for gardening.

The building meets appropriate side and back setbacks and is architecturally consistent with the main home. The sound studio is designed by Russ Berger Design Group, a well-known sound architect. The studio will be so well insulated that the sound from mowers, cars or other environmental noise outside the studio will not be heard inside because it would ruin the recording. Conversely, sound from their recording studio will not be heard outside the studio let alone by any neighbors. Russ assures me that if a mower was right outside the studio wall it would not be heard inside.

If you have any questions or concerns please let me know.

Respectfully,


Mary Templeton



LARRY E. BOERDER ARCHITECTS, A.I.A.
4809 COLE AVENUE SUITE 250 DALLAS, TEXAS 75205
WWW.LARRYBOERDER.COM (214) 559-2285

MATT & STEPHANIE BOGG
1708 DUBLIN ROAD
PARKER, TEXAS

14

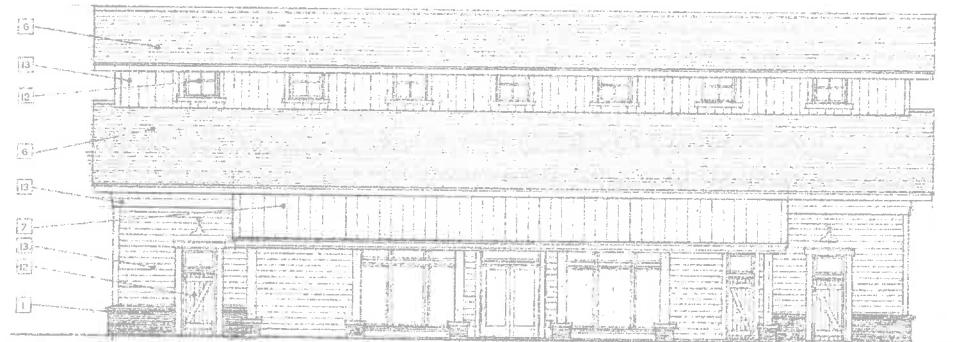
A1.1



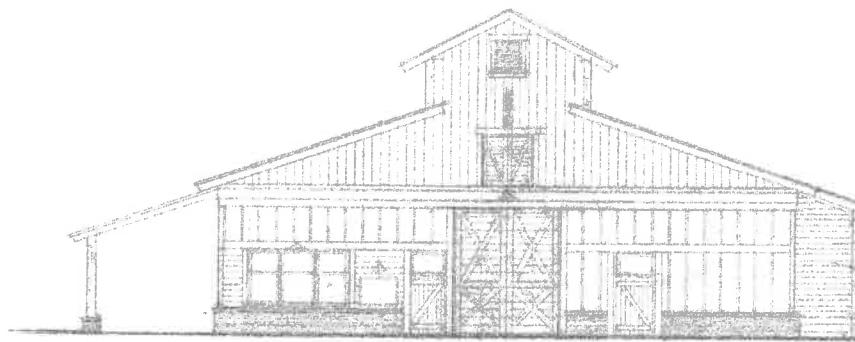
MARY TEMPLETON IS APPLICANT
2607 DUBLIN ROAD
PARKER, TEXAS 75094



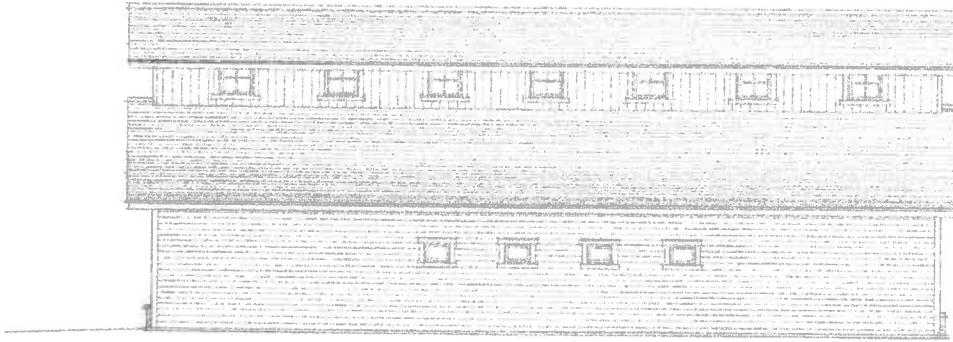
MARCH 3, 2017



01 NORTH AUXILIARY BUILDING ELEVATION
SCALE 1/8" = 1'-0"

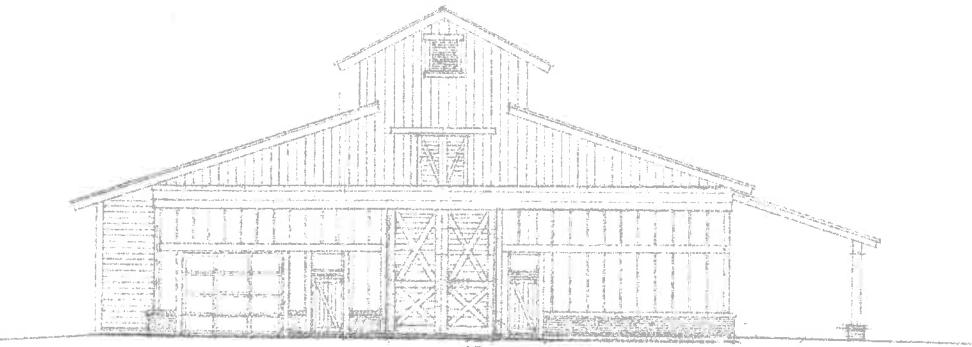


02 WEST AUXILIARY BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

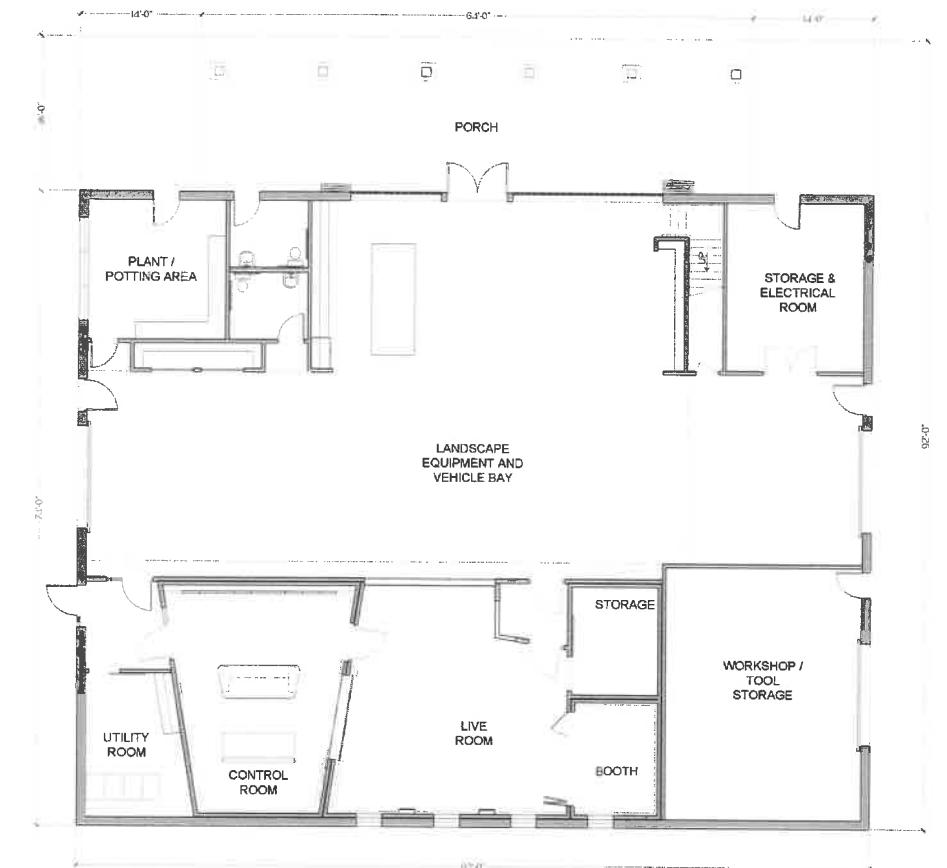


03 SOUTH AUXILIARY BUILDING ELEVATION
SCALE 1/8" = 1'-0"

1. Brick w/ Slurry or Parged Finish
2. Concrete
3. Stone Lintel
4. Stone Sill as Detailed
5. Parged Brick Rowlock
6. Dimensional Composition Roof
7. Metal Roofing as Selected
8. True Wood Timber Rafter Tails Here
9. Faux Wood Applied Timber Rafter Tails Here
10. No Rafter Tails Here
11. Steel Doors/Windows as Scheduled
12. Wood Doors/Windows as Scheduled
13. Horizontal Siding as Selected
14. Brick Arch as Detailed-See Structural
15. Metal Lantern as Selected or Detailed
16. Ironwork as Selected
17. Structural Timber Beams or Columns
18. Limestone Cap
19. Historic Brickwork as Detailed



04 EAST AUXILIARY BUILDING ELEVATION



05 AUXILIARY BUILDING FLOOR PLAN - 6808 SF NOT INCLUDING PORCH
SCALE: 1/4" = 1'-0"

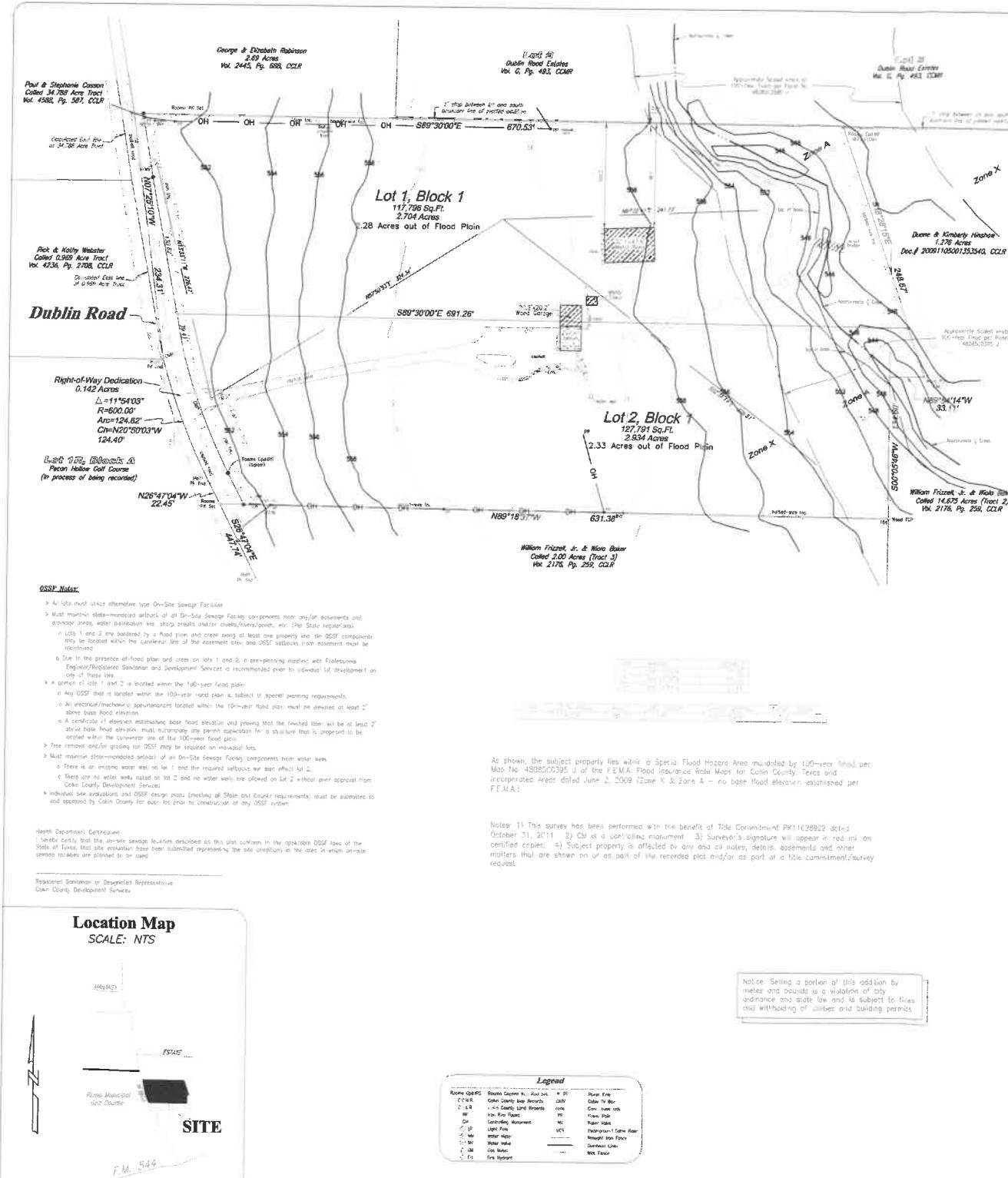
101 NUMBER
16.08
REVISIONS

A NEW RESIDENCE FOR
MATT & STEPHANIE
1708 DUBLIN ROAD
PA

LARRY E. BOERDER ARCHITECTS, A.I.A.
4809 COLE AVENUE SUITE 250 DALLAS, TEXAS 75205
WWW.LARRYBOERDER.COM (214) 559-2285

MARCH 3, 2017

A3.0



Location Map

SCALE: NTS

Map 1

Map 2

Map 3

Map 4

Map 5

Map 6

Map 7

Map 8

Map 9

Map 10

Map 11

Map 12

Map 13

Map 14

Map 15

Map 16

Map 17

Map 18

Map 19

Map 20

Map 21

Map 22

Map 23

Map 24

Map 25

Map 26

Map 27

Map 28

Map 29

Map 30

Map 31

Map 32

Map 33

Map 34

Map 35

Map 36

Map 37

Map 38

Map 39

Map 40

Map 41

Map 42

Map 43

Map 44

Map 45

Map 46

Map 47

Map 48

Map 49

Map 50

Map 51

Map 52

Map 53

Map 54

Map 55

Map 56

Map 57

Map 58

Map 59

Map 60

Map 61

Map 62

Map 63

Map 64

Map 65

Map 66

Map 67

Map 68

Map 69

Map 70

Map 71

Map 72

Map 73

Map 74

Map 75

Map 76

Map 77

Map 78

Map 79

Map 80

Map 81

Map 82

Map 83

Map 84

Map 85

Map 86

Map 87

Map 88

Map 89

Map 90

Map 91

Map 92

Map 93

Map 94

Map 95

Map 96

Map 97

Map 98

Map 99

Map 100

Map 101

Map 102

Map 103

Map 104

Map 105

Map 106

Map 107

Map 108

Map 109

Map 110

Map 111

Map 112

Map 113

Map 114

Map 115

Map 116

Map 117

Map 118

Map 119

Map 120

Map 121

Map 122

Map 123

Map 124

Map 125

Map 126

Map 127

Map 128

Map 129

Map 130

Map 131

Map 132

Map 133

Map 134

Map 135

Map 136

Map 137

Map 138

Map 139

Map 140

Map 141

Map 142

Map 143

Map 144

Map 145

Map 146

Map 147

Map 148

Map 149

Map 150

Map 151

Map 152

Map 153

Map 154

Map 155

Map 156

Map 157

Map 158

Map 159

Map 160

Map 161

Map 162

Map 163

Map 164

Map 165

Map 166

Map 167

Map 168

Map 169

Map 170

Map 171

Map 172

Map 173

Map 174

Map 175

Map 176

Map 177

Map 178

Map 179

Map 180

Map 181

Map 182

Map 183

Map 184

Map 185

Map 186

Map 187

Map 188

Map 189

Map 190

Map 191

Map 192

Map 193

Map 194

Map 195

Map 196

Map 197

Map 198

Map 199

Map 200

Map 201

Map 202

Map 203

Map 204

Map 205

Map 206