



AGENDA

PLANNING AND ZONING June 8, 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, June 8, 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 MARCH 23, 2017.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A LAND STUDY AND PROPERTY LOCATED IN THE 3400 BLOCK OF MCCREARY ROAD.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS
4. ADJOURN

In addition to any specifically identified Executive Sessions, the Planning and Zoning Commission may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open

Meetings Act provides specific exceptions that require that a meeting be open. Should Commission elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before June 2, 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

March 23, 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 7:00 p.m.

Commissioners Present:

- ✓ Chairperson Russell Wright
- ✓ Commissioner Joe Lozano
- ✓ Commissioner Wei Wei Jeang
- ✓ Commissioner David Leamy
- ✓ Commissioner Jasmat Sutaria

- ✓ Alternate Anthony Cassavechia
- ✓ Alternate Larkin Crutcher
- ✓ Alternate JR Douglas

Staff/Others Present:

- ✓ City Administrator Jeff Flanigan
- ✓ City Secretary Patti Scott Grey

- City Attorney Brandon S. Shelby

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 FEBRUARY 16, 2017.

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

2. PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON.

Chairperson Wright opened the public hearing at 7:02:19 p.m. to receive comments regarding a Special Use Permit (SUP) for an accessory building at 1708 Dublin Road for Mary Templeton. No one came forward. Chairperson Wright declared the public hearing closed at 7:02:40 p.m.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON. (EXHIBIT A – MARY TEMPLETON SUP -1708 DUBLIN ROAD)

Chairperson Wright asked City Administrator Flanigan if he received any feedback P&Z Commission needed to be aware of regarding the SUP. Mr. Flanigan said he had not received any comments or feedback opposing this project. The City's regulations generally say the maximum size for an accessory building is 2500 square foot. Those regulations were based on when the ordinance was approved. Most Parker residents were living on two (2) acre lots or smaller. There was an avenue in the ordinance, which allowed residents the ability to request a larger barn or out building. Generally, SUPs were zonings, tied to a particular tract of land and that SUP or zoning would stay with the property. The City has approved approximately six (6) SUPs in the past. The other option would be that Ms. Templeton could possibly have seven (7) 2500 square foot buildings on her property. It made sense to go through this SUP process and allow the resident to build what he or she really needed.

Commissioner Leamy asked if the house was under construction.

SUP Applicant Mary Templeton said no, she was waiting on SUP approval. The house and the barn or out building would be built concurrently. If the SUP was not approved, there would need to be design changes to the house.

Commissioner Leamy asked if Ms. Templeton would have to renew the SUP each year, if approved. City Administrator Flanigan said no, it was a one (1) time zoning case. Mr. Flanigan explained the once a year renewal requirement was in connection with an “accessory dwelling” and this SUP was only for a barn.

Alternate Three Commissioner Douglas said he saw no issue with the SUP approval. The Commissioners agreed.

Chairperson Wright asked for a motion. Vice Chair Lozano said, he had one (1) additional question. Mr. Lozano asked if there was a fire hydrant on the property. Ms. Templeton said yes, there was a fire hydrant approximately 300 feet from the barn.

MOTION: Commissioner Leamy moved to recommend approval of a Special Use Permit (SUP) for an accessory building at 1708 Dublin Road for Mary Templeton. Commissioner

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

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

- City Administrator Flanigan said he did not have any future agenda items at this time.

5. ADJOURN

Chairperson Wright adjourned the meeting at 7:06:44 p.m.

Minutes Approved on 8th day of June, 2017.

Chairperson Wright

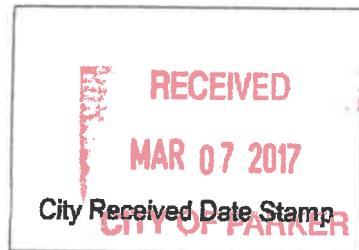
Attest:

Commission Secretary Jeang

Prepared by City Secretary Patti Scott Grey

Exhibit(s):

A - SPECIAL USE PERMIT (SUP) FOR AN ACCESSORY
BUILDING AT 1708 DUBLIN ROAD FOR MARY TEMPLETON



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:

1768 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 plot 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 vehicles & 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.

Exhibit A

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.

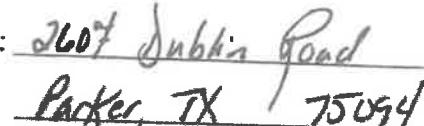
Respectfully submitted,

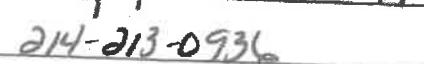

Mary Templeton
Applicant Signature


Mary Templeton
Printed Name


Applicant Signature


Printed Name

Address: 
2607 Dublin Road
Parker, TX 75094

Phone: 
214-213-0936

This property is owned by
Mary Templeton, dba Dublin07.
A home is being built for Stephanie &
Matthew Buggs, her daughter & son-in-law.
After the home is completed formal
ownership will transfer to Matt.

Stephanie. The SUP is for an
accessory building that exceeds
2500 SF but is < than 3% of
the SF of property.

See attached letter of Intent

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 Terpstra

Jay P. L.

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 Hart, 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:

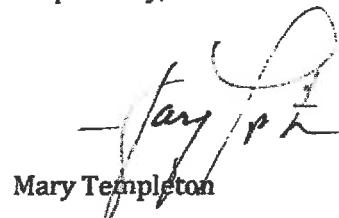
We recently acquired Geetha Ram and Bill Fortune's 5.6 acre property (f.k.a. Hill property) located at 1708 Dublin Road to build a home for my daughter and her husband, Stephanie and Matt Boggs. We are in the process of finalizing their house plans.

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.

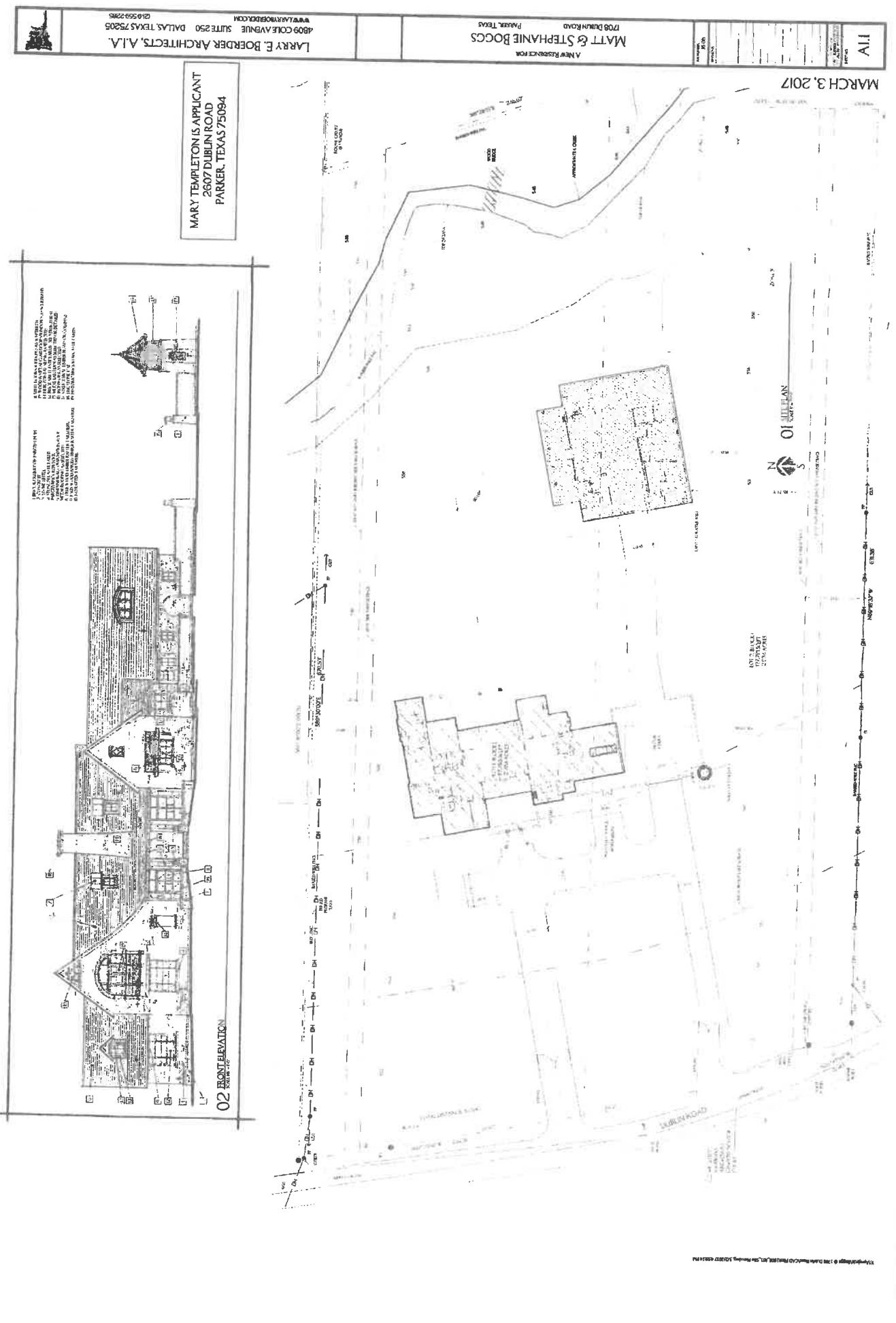
If you have any questions or concerns please let me know.

Respectfully,

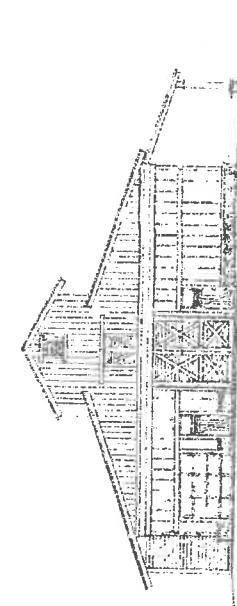


Mary Templeton

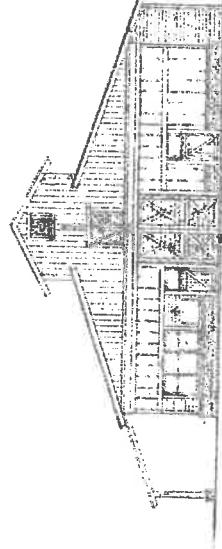
Exhibit A



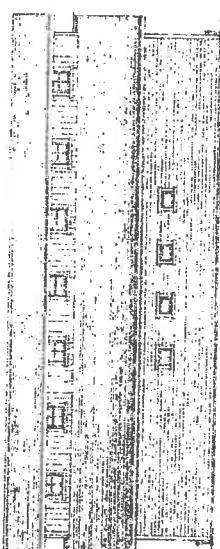
MARCH 3, 2017



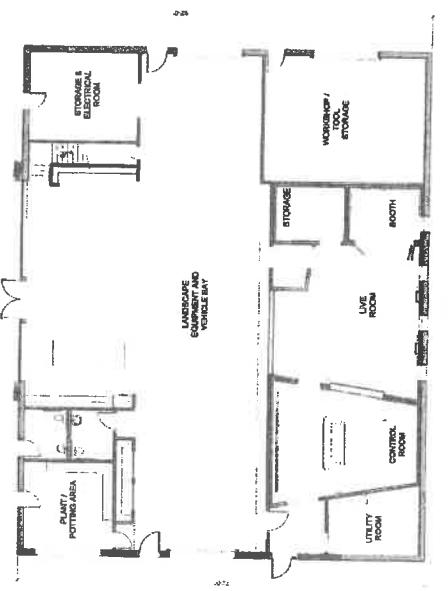
01 NORTH AUXILIARY BUILDING ELEVATION



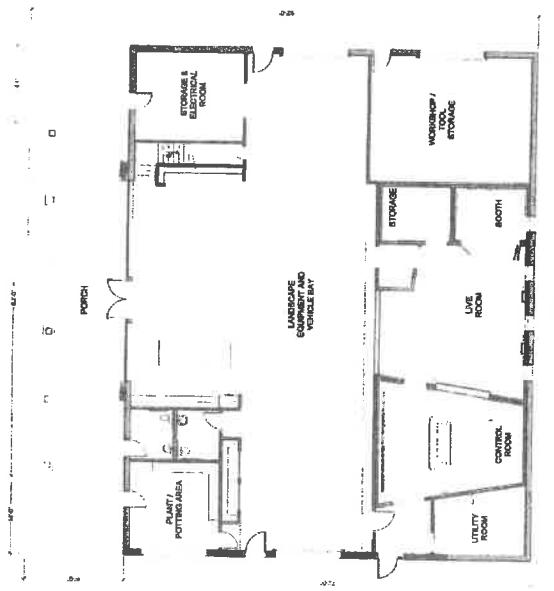
02 WEST AUXILIARY BUILDING ELEVATION



03 SOUTH AUXILIARY BUILDING ELEVATION



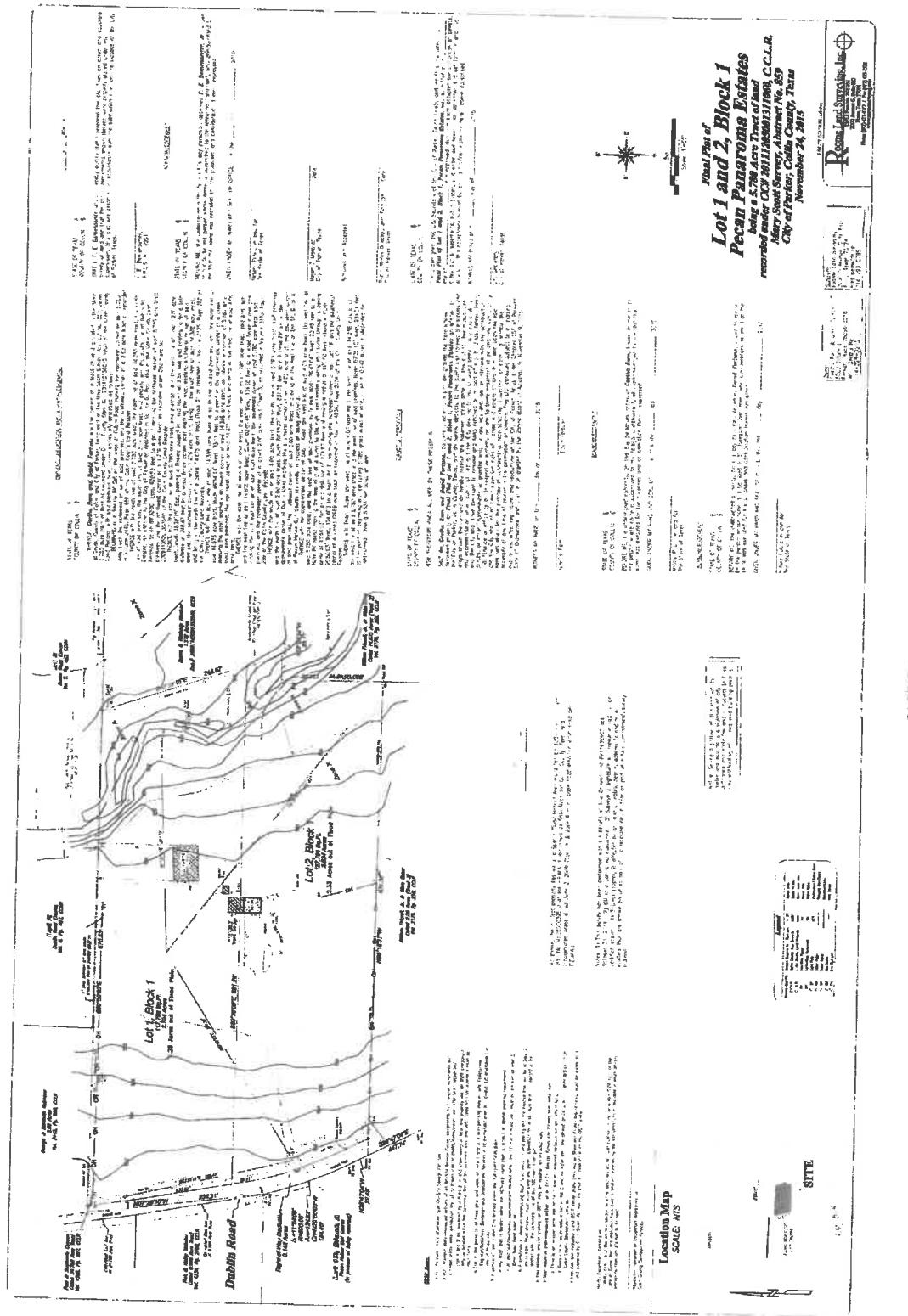
05 AUXILIARY BUILDING FLOOR PLAN - 6808 SF NOT INCLUDING PORCH



04 EAST AFRICAN AGRICULTURAL ELEVATION



MARCH 3, 2017



From: [Jeff Flanigan](#)
To: [Patti Grey](#)
Subject: FW: Land study
Date: Wednesday, May 17, 2017 11:48:33 AM
Attachments: [P&Z concept.pdf](#), [P&Z package.pdf](#)

From: Vincent Cichosz [mailto:vcichosz@cichoszlaw.com]

Sent: Wednesday, May 17, 2017 10:11 AM

To: Jeff Flanigan <jflanigan@parkertexas.us>

Subject: Land study

Good morning, Jeff.

Mona and I are requesting that we be placed on the May 25th, 2017 P&Z meeting agenda to discuss a proposal for a small residential development near the corner of McCreary and McWhirter per the attached concept plan. Specifically, we are looking for a letter of support from P&Z to City Council recommending Council consider a development agreement including variances to right of way width and water looping.

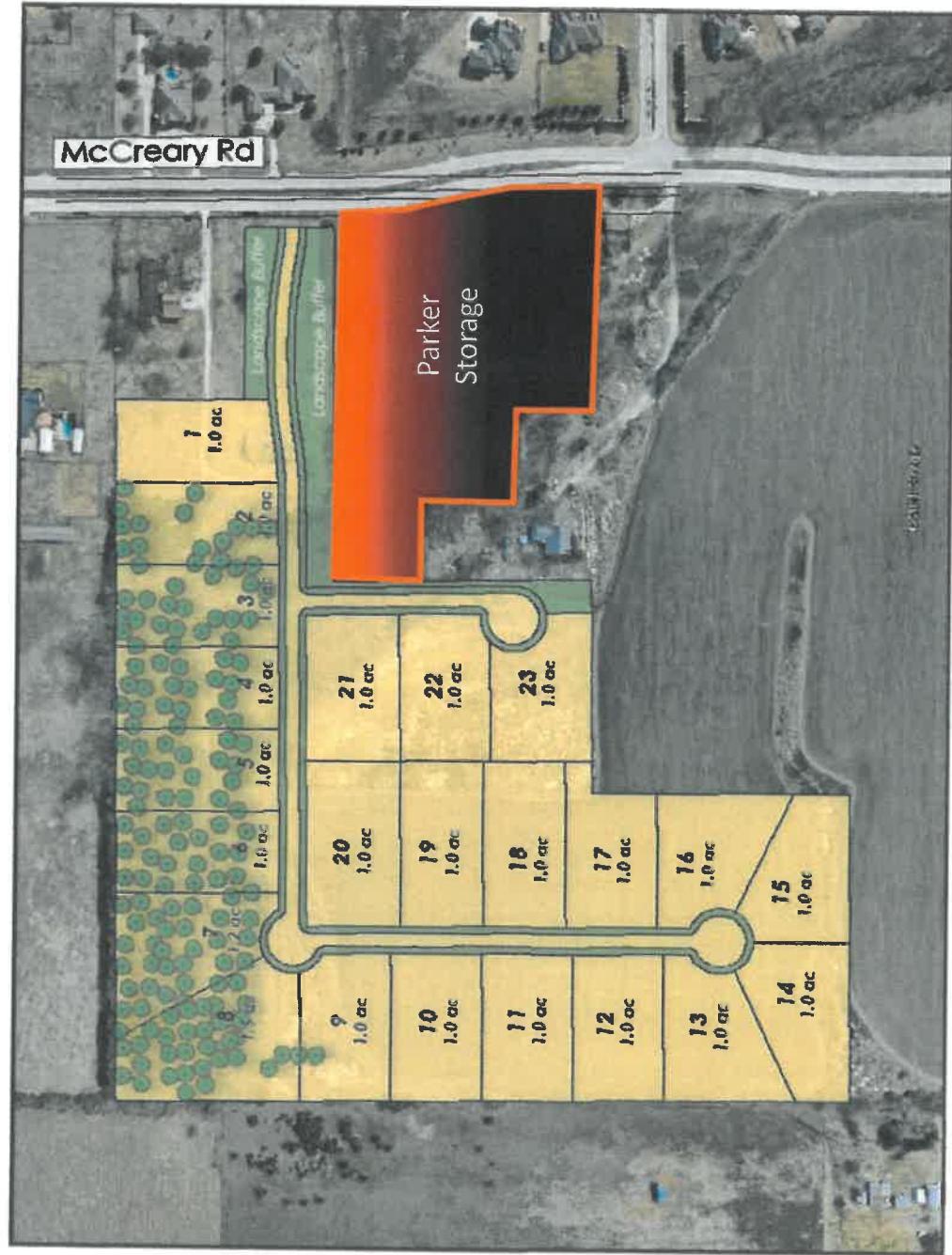
I'm attaching two documents. The P&Z concept is just the last page of the P&Z package document. I plan on bringing copies of the full P&Z package to the meeting as a background aid for the P&Z members in understanding how we arrived at the concept plan. In fact, I may drop those copies by the City offices yet today.

Please let me know what else might be required.

Best regards,

Vincent Cichosz
Cichosz and Cichosz PLLC

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Cichosz Tract

Parker, Texas

