

MINUTES

**PLANNING AND ZONING COMMISSION MEETING**

June 8, 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. and noted there was a quorum. Chairperson Wright asked P&Z Alternate Two Commissioner Crutcher to be a voting member for this meeting. Commissioner Crutcher 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 MARCH 23, 2017.

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

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**)

Mr. Vincent Cichosz said he and his wife, Mona, moved to the City of Parker approximately three (3) years ago, loved the area, and purchased property. He handed out several maps and reviewed them, speaking briefly about his concerns with Parker Storage Facility, which was also in the city's Extraterritorial jurisdiction (ETJ). Mr. Cichosz said he requested this land study item be placed on the June 8, 2017 P&Z Commission agenda to request a letter of support from the P&Z Commission for a small residential development near the corner of McCreary and McWhirter roads, per his concept plan. The letter would recommend City Council consider a development agreement including two variances, 1) water looping and 2) right of way (ROW) width for the Cichosz Tract. (**EXHIBIT A – VINCENT AND MONA CICHOSZ LAND STUDY INFORMATON – 3400 BLOCK OF MCCREARY ROAD**)

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.

There were flushing techniques and other methods to resolve the water looping issue until future development potentially encompassed or allowed looping of the area and the fire safety issues could be resolved with fire suppression, building requirements and other means. Both concerns/variances would be thoroughly reviewed by engineering and subject to approval.

Commissioner Sutaria inquired about the size of the lots or one (1) acre lots. City Administrator Flanigan reminded P&Z Commission members the property was in the city's Extraterritorial jurisdiction (ETJ) and the city could not exercise authority beyond the city limits or its boundaries.

Commissioner Leamy asked if there were any planned public use or playground areas. Mr. Cichosz said there were no plans at this time.

Chair Wright reiterated the property was in the ETJ, the variance requests were reasonable and would be subject to engineering review.

Mr. Cichosz was asked about the timeframe for the project. With a recommendation to City Council, engineering review, consulting, and financing, he said he was hoping to get the development started this fall.

MOTION: Commissioner Leamy moved to recommend granting the following variances to City Council:

- The subdivision water line would not be required to be looped at this time and

- A fifty foot (50') street right of way (ROW) dedication, subject to engineering review. Commissioner Sutaria seconded with Commissioners Wright, Lozano, Leamy, Sutaria, and Crutcher voting for the motion. Motion carried 5-0.

### 3. FUTURE AGENDA ITEMS

P&Z Commissioner Chair Wright asked City Administrator Flanigan if he was aware of any future P&Z agenda item at this time.

Mr. Flanigan noted the following two (2) developments:

- a) King's Crossing Phase 4 Final Plat and
- b) Reserve @ Southridge Final Plat.

### 4. ADJOURN

Chairperson Wright adjourned the meeting at 7:47 p.m.

Minutes Approved on 27th day of July, 2017.

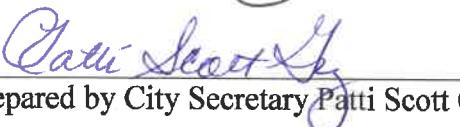


Chairperson Russell Wright

Attest:



Commission Secretary Wei Wei Jeang



Prepared by City Secretary Patti Scott Grey

**Exhibit(s):**

**A - Cichosz Tract Land Study Information**



Russell Wright, P&Z Commission Chairman

June 15, 2017

Parker City Council  
5700 East Parker Rd  
Parker, TX 75002

**Re: Cichosz Development Agreement**

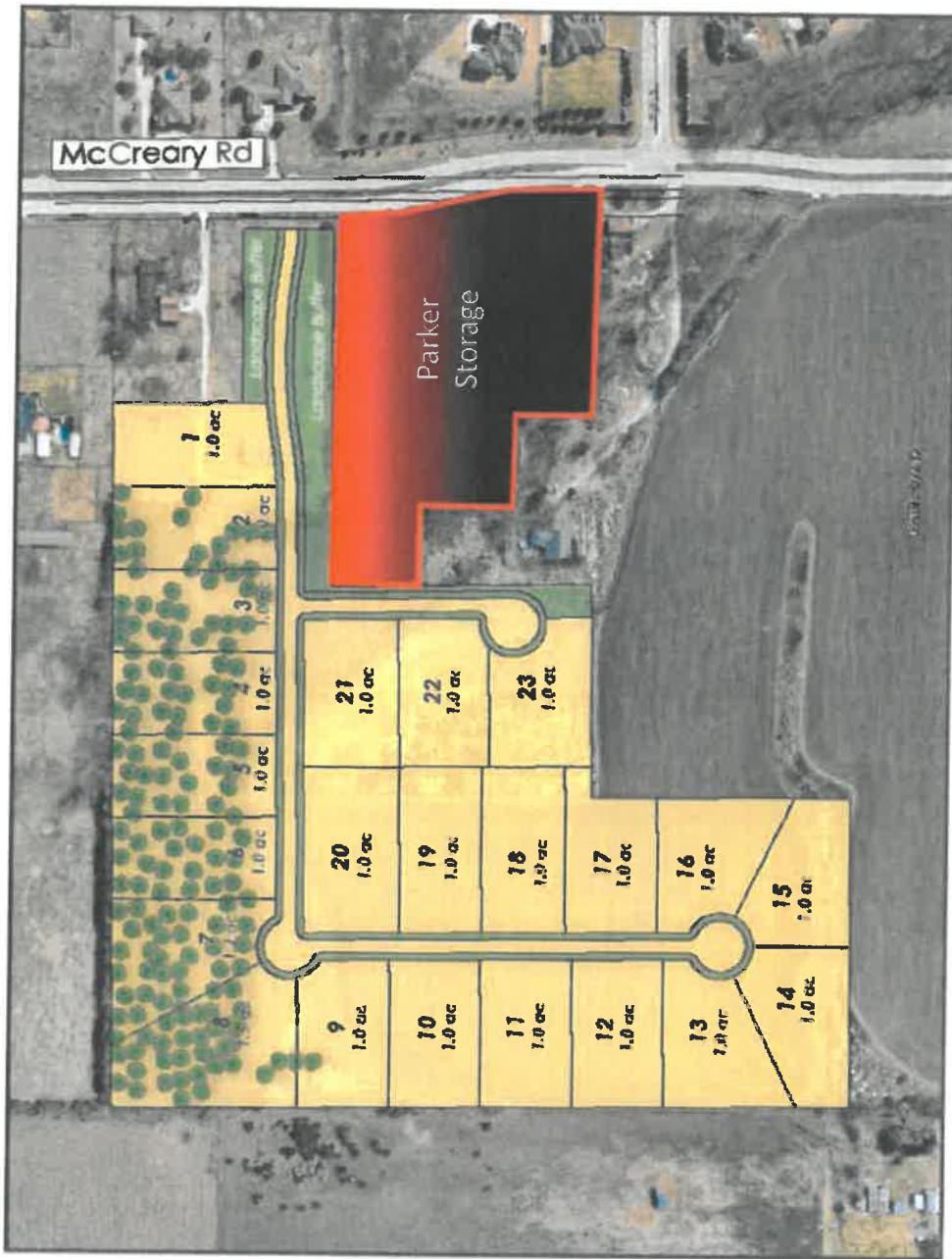
Based upon our review of land study documents, open discussion and vote taken during the June 8, 2017 Planning and Zoning Committee meeting, the Planning and Zoning Committee recommended approval of the following variances. These are subject to engineering approval, on the Cichosz proposed subdivision development and hereby refer to City Council for its consideration and support, including authorizing the City attorney to work with Cichosz on a development agreement:

1. The subdivision water line is not required to be looped; and,
2. A 50 foot right of way on the road dedication.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Wright".

Russell Wright  
P&Z Chairman



Cichosz Tract

Parker, Texas

North





