



AGENDA

PLANNING AND ZONING OCTOBER 26, 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 26, 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 ON MEETING MINUTES FOR OCTOBER 26, 2017.
2. INTERVIEW, DISCUSSION, CONSIDERATION AND/OR APPROPRIATE ACTION ON RECOMMENDATIONS ON APPOINTMENTS FOR 2017-2018 P&Z COMMISSIONS.

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 October 20, 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.



Agenda Item

Item 1
C'Sec Use Only

Budget Account Code:	Meeting Date: October 26, 2017
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: October 18, 2017
Exhibits:	Proposed Minutes

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR OCTOBER 12, 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:	10/18/2017
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	10/19/2017

MINUTES

PLANNING AND ZONING COMMISSION MEETING

October 12, 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 Two Commissioner Crutcher to be a voting member for this meeting. Commissioner Crutcher agreed.

P&Z Alternate Three Commissioner Douglas was present, as part of the audience at this time.

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 JULY 27, 2017.

MOTION: Commissioner Leamy moved to approve the minutes as amended, correcting City Engineer Birkhoff's name from Birkhoof to Birkhoff, under Item 2 of page 2.

Commissioner Lozano seconded with Commissioners Wright, Lozano, Leamy, and Crutcher voting for approval of the item. Motion carried 4-0.

2. PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING (BARN) AT 5001 HACKBERRY LANE FOR JR DOUGLAS. (EXHIBIT A – JR DOUGLAS SUP -5001 HACKBERRY LANE)

Chairperson Wright opened a public hearing at 7:03 p.m. to receive comments regarding a special use permit (SUP) for an accessory building (barn) at 5001 Hackberry Lane for JR Douglas.

Resident JR Douglas summarized the request and described the accessory building (barn), as an 80' x 80' metal building (barn), steel frame, with 2-14' doors similar to others in the neighborhood. The purpose of the accessory building (barn) was to house a fifth wheel trailer, boat, cars, and possibly a future motor home.

Commissioner Leamy inquired about the open storage portion of the drawing. Mr. Douglas said he and his wife did not plan to use that area for open storage, but for an open porch area for entertaining purposes. There would be no restrooms.

Chairperson Wright asked City Administrator Flanigan if he had any comments. Mr. Flanigan commented area residents were notified as required and there were no comments or questions.

Chairperson Wright asked if there were any comments or questions from the audience and then P&Z Commissioners. There being no additional comments or questions Chairperson Wright declared the public hearing closed at 7:07 p.m.

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

Chairperson Wright asked if the SUP needed to be renewed annually. City Administrator Flanigan said no, this would be special zoning for a particular lot or zoning case.

MOTION: Commissioner Leamy moved to recommend approval of the Special Use Permit (SUP) for an accessory building (barn) at 5001 Hackberry Lane for JR Douglas. Commissioner Lozano seconded with Commissioners Wright, Lozano, Leamy, and Crutcher voting for approval of the item. Motion carried 4-0.

P&Z Alternate Three Commissioner Douglas was asked to join the commissioners for the remainder of the meeting.

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

Chairperson Wright noted P&Z Alternate One Anthony Cassavechia submitted his resignation, dated October 4, 2017. The Commission reviewed Resolution No. 2016-528 (2017-2018 P&Z Appointments) and discussed whether the commissioners present wanted to continue their service. Mr. Wright asked that City Staff reach out to all the commissioners to verify whether they wanted to continue their service. He then asked City Staff to reach out to the three (3) P&Z Commission applicants, to see if they would be available for either the October 26, 2017 or November 9, 2017 regularly scheduled P&Z Commission meeting dates for a visit, prior to making a recommendation to City Council.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS

Chairperson Wright asked City Administrator Flanigan about any future agenda items.

Mr. Flanigan said City Council organized a committee, consisting of two (2) City Councilmembers, himself, and the city attorney, to review the City's Zoning Ordinance. This committee would make recommendations for the P&Z Commission to review, and he thought those recommendations would be brought to P&Z around January or February of 2018.

Mr. Flanigan also noted the Parker Ranch Estates Phase 2 and 3 Preliminary Plats, which were originally approved June 16, 2015 and then extended on April 17, 2017, had expired. City Attorney Shelby was researching their next step.

Finally, Mr. Flanigan said King Crossing Phase 3 Preliminary Plat, approved February 16, 2016 by City Council, had asked for a twenty-four (24) month extension.

There were no additional comments.

6. ADJOURN

Chairperson Wright adjourned the meeting at 7:20 p.m.

Minutes Approved on 26th day of October, 2017.

Chairperson Russell Wright

Attest:

Commission Secretary Wei Wei Jeang

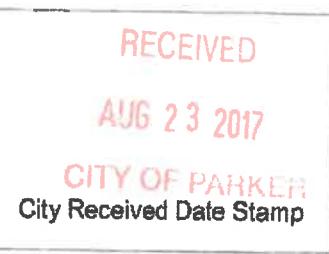
Prepared by City Secretary Patti Scott Grey

Exhibit(s):

A - SPECIAL USE PERMIT (SUP) FOR AN ACCESSORY BUILDING (BARN) AT 5001 HACKBERRY LANE FOR JR DOUGLAS



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: X Yes _____ No

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 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

Douglas
Printed Name

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 (See 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.

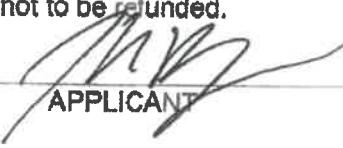
Applications that have been denied by the Planning and Zoning Commission may be appealed to the Parker City Council.

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. Jorge 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:

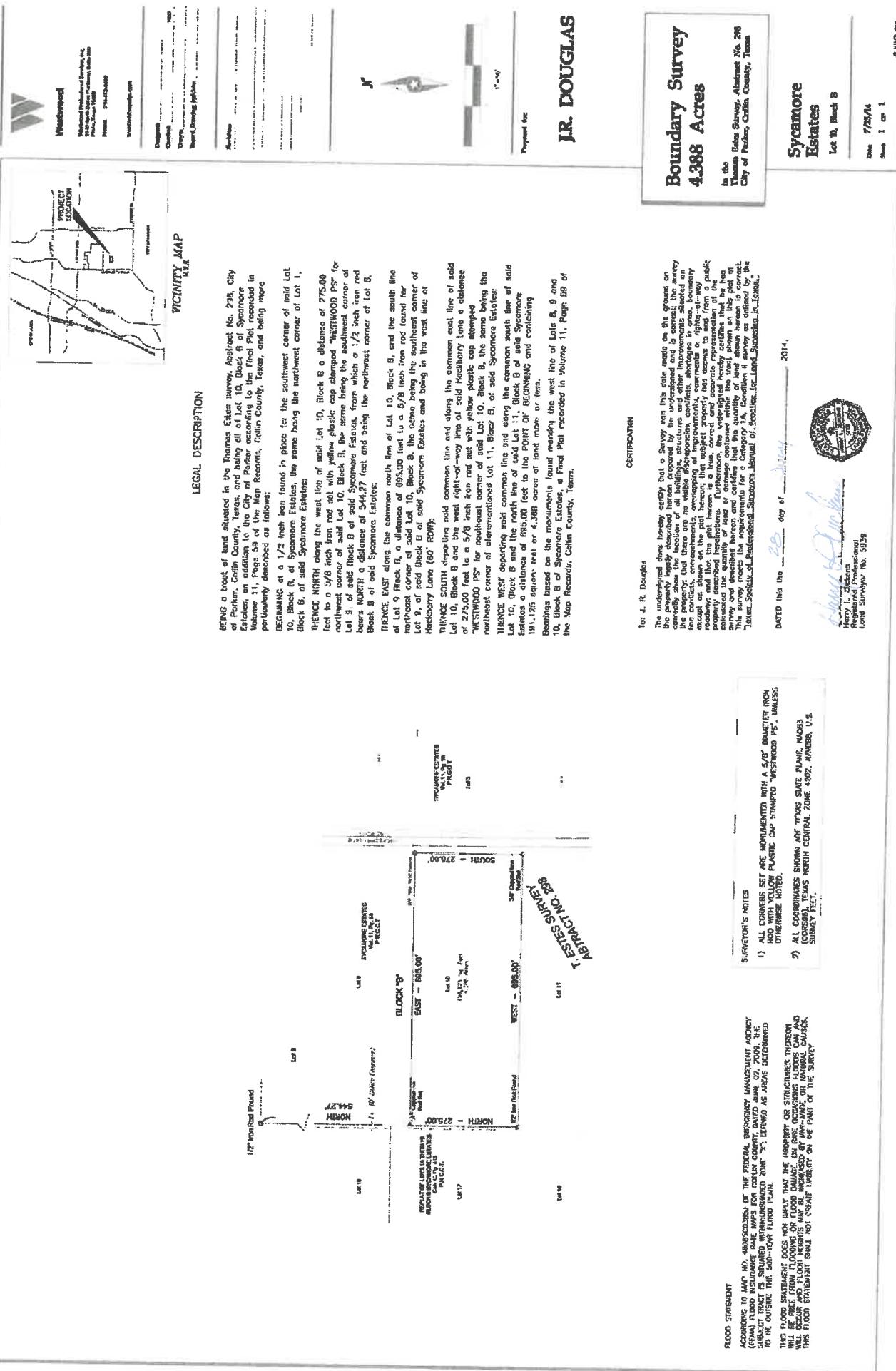
The City of Parker reserves the right to cancel, modify, or suspend the permit granted herein should the City Council determine: (1) that any of the representations contained in the applicant's application or letter of intent are false, (2) that applicant has not timely performed applicant's obligations 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

ATTEST: _____

Mayor _____

City Secretary _____





Google earth

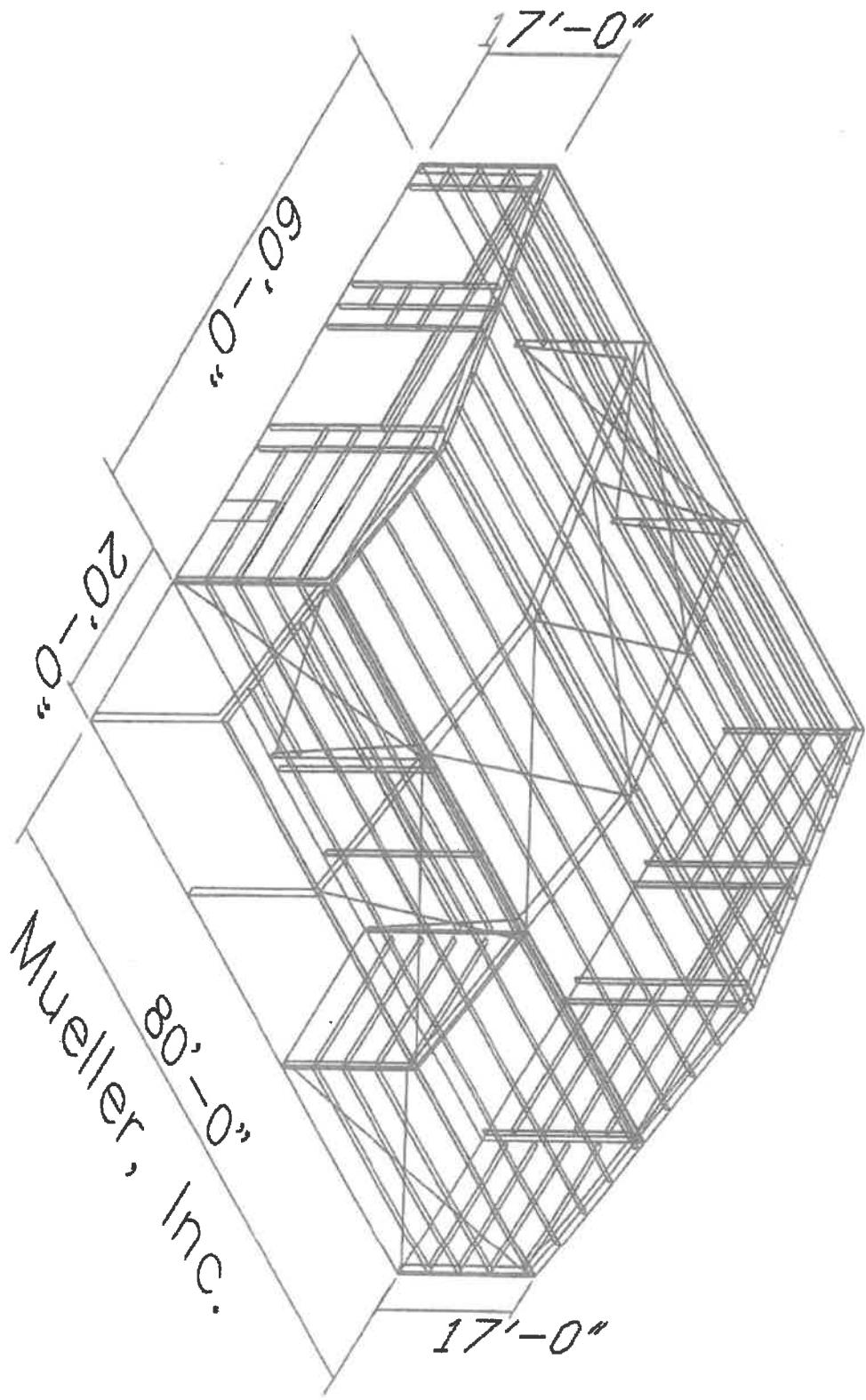
©2017 Google



Google earth

©2017 Google

700 ft



RECEIVED

SEP 18 2017

CITY OF PARKER

1/2" Iron Rod Found

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6427
NORTH

Ex. 10. Utility Function

5

REPLAT OF LOT 14 TERR 19
BLOCK 5 SYCHONE ESTATES
C.R.C. #415 PAGE 1

30 BL

3081

SOUTH - 275.00

EAST - 695.00'

WEST - 695.00'

Proposed Front Road Line

House

Lot 10

80

80

ENCUMBRANCE ESTIMATES
Vol. 14, No. 30

3

5

1. ABSTRACT
2. ESTEES SURVEY
3. ESTEES NO. 298

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RECEIVED

SEP 18 2017

CITY OF PAHUITLA

1/2" Iron Rod Found

