



## **AGENDA**

### **PLANNING AND ZONING**

**OCTOBER 27, 2011 @ 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 27, 2011 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.

#### **INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR FEBRUARY 24, 2011.
2. PUBLIC HEARING AND/OR ANY APPROPRIATE ACTION ON A SPECIFIC USE PERMIT REQUEST BY JOHN CHISHOLM FOR AN OUTBUILDING.

#### **ROUTINE ITEMS**

3. FUTURE AGENDA ITEMS
4. STAFF COMMENTS AND UPDATES
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 October 21, 2011 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us)

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Date Notice Removed

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Carrie L. Smith, 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

**Meeting Date:** October 27, 2011

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**Agenda Subject:**

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR FEBRUARY 24, 2011.

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**Exhibits:**

Proposed Minutes

**Summary:**

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
February 24, 2011**

**Call to order**

The Parker Planning and Zoning Commission met on the above date. Chairman Russell Wright called the meeting to order at 7:03 P.M.

**Roll Call**

Commissioners Present:

X Chairperson Wright  
X Vice Chairperson Standridge  
X Secretary Pettie  
X Commissioner Stanislav

X Commissioner Stone (arrived after  
appointment of Joe Lozano as voting  
member)  
X Alternate Leamy  
X Alternate Lozano  
A Alternate Schroeder

Staff Present

X Assistant City Administrator Jeff Flanigan  
Other: none

**Pledge of Allegiance**

Commissioner Standridge led the Pledge of Allegiance and the Texas Pledge.

**Announcements by Commission Members**

Pettie announced she received the comments from Keith Mantey after the Public Hearing on 1-27-2011.

**Appointment of Alternates**

Joe Lozano was appointed as a voting member

**Consideration and Action on Previous Meeting Minutes**

Motion was made to accept the Meeting Minutes from January 27, 2011 with the attachment of letter received 1-28-2011 from Keith Mantey.

<b>Motioned</b>	Leonard Stanislav
<b>Seconded</b>	Joe Lozano
<b>Voted For</b>	Russell Wright, Ed Standridge, Leonard Stanislav, Joe Lozano and Lee Pettie
<b>Voted Against</b>	None
<b>Abstained</b>	None

**Consideration and Action on Wind Energy Generators (AKA Wind Turbines)**

Motion was made to recommend ordinance to Council without any Special Use Permit language and recommending neutral color.

<b>Motioned</b>	Lee Pettie
<b>Seconded</b>	Leonard Stanislav
<b>Voted For</b>	Russell Wright, Ed Standridge, Leonard Stanislav, Joe Lozano and Lee Pettie
<b>Voted Against</b>	None
<b>Abstained</b>	None

**Consideration and Action on Regulations for Solar Panels**

Motion was made to recommend to Council that no ordinance be created and existing city codes be relied upon for necessary regulation of solar panels.

<b>Motioned</b>	Ed Standridge
<b>Seconded</b>	Leonad Stanislav
<b>Voted For</b>	Russel Wright, Ed Standridge, Leonard Stanislav, Joe Lozano and Lee Pettie
<b>Voted Against</b>	None
<b>Abstained</b>	None

**Citizen Comments**

None

**Attachments**

Emails From:  
Keith Mantey

**STAFF COMMENTS**

None.

**Future Agenda Items**

None

**Adjourn**

Adjourned at 7:50 p.m.

Minutes Approved:

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Russell Wright, Chairman

Attest:

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Lee Pettie, Secretary



## Agenda Item

**Meeting Date:** October 27, 2011

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**Agenda Subject:**

PUBLIC HEARING AND/OR ANY APPROPRIATE ACTION ON A SPECIFIC USE PERMIT REQUEST BY JOHN CHISHOLM FOR AN OUTBUILDING.

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**Exhibits:**

1. Public Comment Letters for Public Hearing
- 

**Summary:**

An SUP is required for more than 2 accessory buildings per lot, or 1 accessory building larger than 2,500 square feet.

**City Code § 156.37 SUPPLEMENTARY DISTRICT REGULATIONS.**

(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.

Action:

1. Open Public Hearing: \_\_\_\_\_ pm  
Read Public Comment Letters Received  
Take Public Comments:  
Close Public Hearing: \_\_\_\_\_ pm
2. P&Z Discussion
3. Motion



## Carrie Smith

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**From:** Ann McCook [mccookfamily@gmail.com]  
**Sent:** Wednesday, October 12, 2011 11:00 PM  
**To:** Carrie Smith  
**Subject:** Public Hearing on Oct 27 re John Chisolm request for outbuilding

Hi Carrie,

I will be out of town during this hearing. I have already spoken with John, reviewed plans & building site, and I am supportive of his plans. I have signed a document to that effect as well.

Please let me know if you need anything further from me. I will be checking emails periodically or if you need to reach me more urgently, please feel free to call my cell phone 972.816.4021.

Thank you,

Ann Stormer McCook

## Carrie Smith

---

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**Sent:** Wednesday, October 12, 2011 11:00 PM  
**To:** Carrie Smith  
**Subject:** Public Hearing on Oct 27 re John Chisolm request for outbuilding

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Thank you,

Ann Stormer McCook



PLEASE PRINT

RECEIVED

SEP 28 2011

CITY OF PARKER  
City Received Date Stamp

## APPLICATION FOR A SPECIFIC USE PERMIT

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

- (1) Location of Property or Street Address:

2905 DUBLIN RD  
PARKER TEXAS

Existing Zoning: AG

- (2) Legal Description of Property:

28.754 ACRES, SE DONALDSON, NO. 277, TRACT 42, COLLIN  
COUNTY 2905 DUBLIN ROAD. PARKER TEXAS 75002

- (3) Proposed Use of Property:

HOME + RANCH WITH A 4200 FOOT UTILITY  
OUT BUILDING FOR MOTOR COACH PARKING + MOBILE SHOP

- (4) Development Schedule: \_\_\_\_\_

- (5) Desired Duration: \_\_\_\_\_

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

No application for a specific 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 specific 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 specific use.
3. That the establishment of the specific 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 specific 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 specific use complies with the standards for specific use.

Respectfully submitted,

  
Applicant Signature

JOHN CHISOM  
Printed Name

Address: 2905 DUBLIN RD  
PARKER TEX

Phone: 214 679 4316

RECEIVED  
OCT 11 2011  
by CITY SECRETARY  
CITY OF PARKER

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 Specific 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.

9-8-2011  
DATE

[Signature]  
APPLICANT  
[Signature]  
CITY OF PARKER

\_\_\_\_\_  
DATE RECEIVED

ATTACHMENT (1)

\_\_\_\_\_  
AMOUNT OF FEE RECEIVED WITH INITIAL  
APPLICATION

RECEIVED

OCT 11 2011

by CITY SECRETARY  
CITY OF PARKER





# ACCESSORY BUILDING / OUTBUILDING / BARN APPLICATION

Incomplete Applications will not be accepted.

RECEIVED  
SEP 26 2011  
CITY OF PARKER  
City Received Date Stamp  
FEE: See Fee Schedule

## PLEASE PRINT

PROPERTY OWNER: JOHN CHISOLM PHONE NUMBER: 214-679-4311  
PROJECT ADDRESS/LOCATION: 2005 DUBLIN RD. PARKER TX  
LOT        BLOCK        SUBDIVISION 2B ADDRES ZONING:         
TYPE OF CONSTRUCTION: METAL & STONE VALUE OF CONSTRUCTION: \$ 100,000.00  
PROPOSED USE OF STRUCTURE: PARKING FOR MOTOR COACH AND SHOP  
\*FOUNDATION - SLAB ☒ PIER & BEAM ☐ POST TENSION ☐ N/A ☐

<b>Total Square Footage Under Roof</b> <u>5100</u> sq. ft. <i>Structures over 5250 sq ft May Require Fire Sprinklers</i> 1 <sup>st</sup> Floor <u>4200</u> sq ft 2 <sup>nd</sup> Floor <u>      </u> sq. ft. Garage <u>      </u> sq. ft. Porches/Patios <u>900</u> sq. ft. Note: No Garage may open to the front of lot or side on corner lot. Other <u>      </u> sq. ft.	<b>Total Lot Coverage</b> <u>      </u> % Total Lot Size <u>28.75</u> acres Lot Width at Front Property Line <u>780</u> ft. Lot Width at Rear Property Line <u>840</u> ft. Lot Depth <u>910</u> ft. Is this a Key Corner Lot? <u>      </u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Building Set Back Requirements [Refer to City Zoning Code]</b> Front Yard <u>200</u> ft Rear Yard <u>50</u> ft Right Side Yard <u>50</u> ft Left Side Yard <u>50</u> ft	<b>Exterior Finish Materials percentages:</b> Masonry <u>      </u> % Siding <u>      </u> % Other : <u>      </u> %

Contractor Company Name	Contact Person	Phone	Registration Current with City For City Use Only
<u>General/Builder</u>			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>BINK'S CONSTRUCTION, INC.</u>	<u>LES BINKLEY</u>	<u>817-467-7809</u>	Expiration Date <u>9/12/12</u>
<u>Electrical</u>			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>BROTHERS ELECT.</u>	<u>OTZ DENNIS</u>	<u>972-740-4984</u>	Expiration Date <u>9/21/12</u>
<u>Plumbing</u>			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>RIDDELL PLBB</u>	<u>SCOTT RIDDELL</u>	<u>972-682-4860</u>	Expiration Date <u>9/19/12</u>
<u>Mechanical</u>			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>ADVENT AIR</u>	<u>ROGER B.</u>	<u>214-738-1016</u>	Expiration Date <u>6/18/12</u>
<u>Other</u>			<input type="checkbox"/> Yes <input type="checkbox"/> No
			Expiration Date <u>      </u>

\*Each contractor must register with the City and furnish a current State issued trade license and proof of Liability coverage.

## FOR FEES - SEE PAGE 3 OF THIS APPLICATION.

NOTICE: AN ISSUED PERMIT BECOMES INVALID IF THE WORK ON THE SITE AUTHORIZED BY THE PERMIT DOES NOT COMMENCE WITHIN 180 DAYS OF ISSUANCE, OR IF THE WORK ON THE SITE IS INCOMPLETE DUE TO SUSPENSION OR ABANDONMENT FOR A PERIOD OF 180 DAYS. AT LEAST ONE (1) CITY INSPECTION IS REQUIRED EVERY 180 DAYS. ALL PERMITS REQUIRE FINAL INSPECTION.  I HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF THE OWNER, AND HAVE THE OWNER'S CONSENT TO ENTER ONTO THE PROPERTY TO COMPLETE THE WORK. AFTER CLOSE REVIEW OF THIS APPLICATION, I FURTHER CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE WORK SHALL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES, WHETHER SPECIFIED OR NOT. THE GRANT OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY FEDERAL, STATE, OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.	Signature <u>Leslie Binkley</u> Date <u>9/26/11</u> Printed Name <u>LESLIE BINKLEY</u> Title <u>PRES.</u>
---	--

Original signature required. Permit and plans must be submitted at City Hall.

For City Use Only: Fee Paid \$ <u>525</u> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> # <u>6921</u> CC <input type="checkbox"/> Received by <u>Vicky Hange</u>
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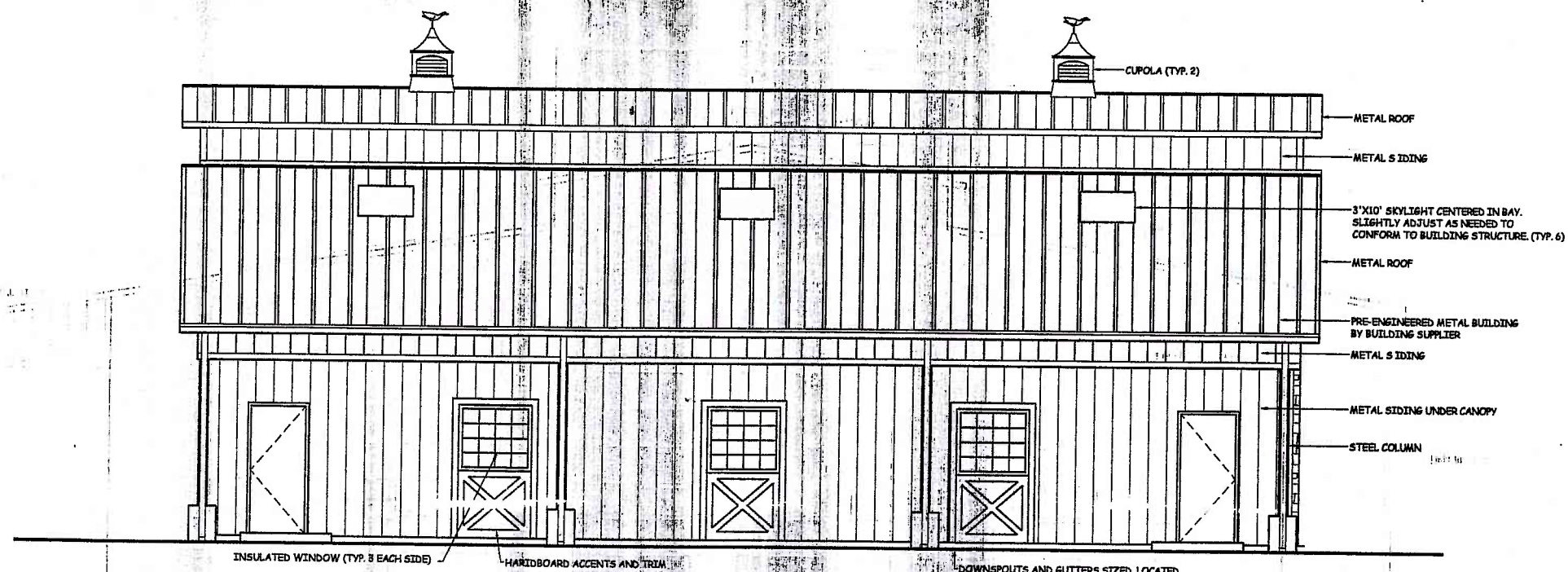
SCANNED

POSTED

DENIED

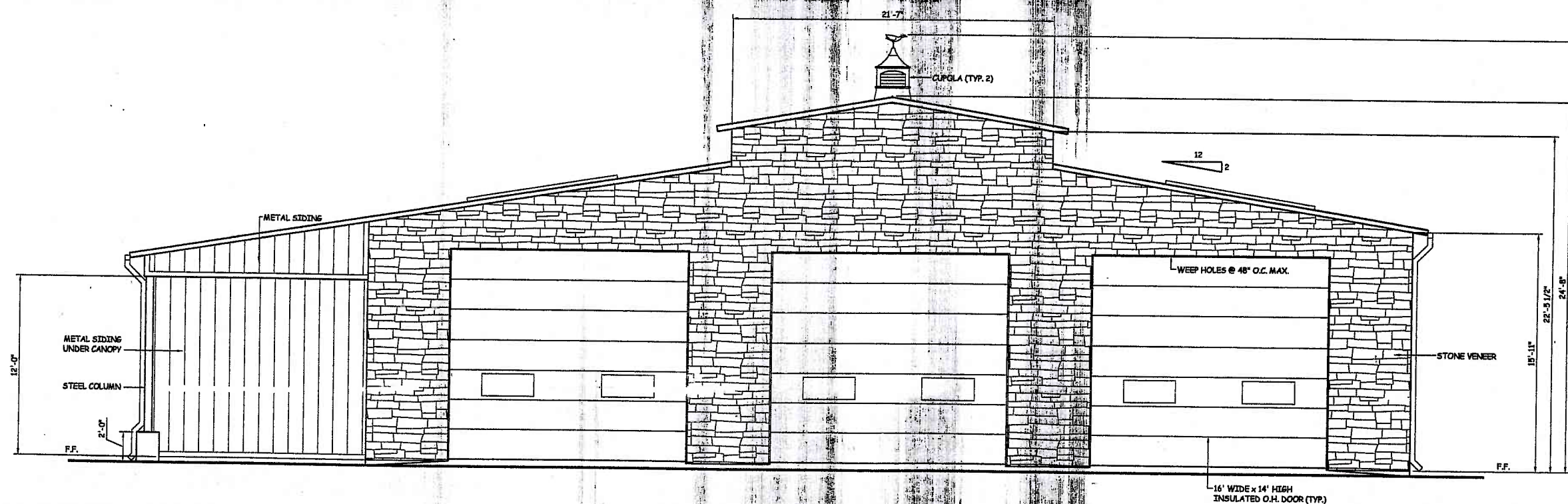
10/03/11  
Borden Size





**A202 WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**A201 SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

REVISIONS:



BINK'S CONSTRUCTION, INC.  
ARLINGTON, TX METRO (817) 467-7809  
EMAIL: airmail@binkconstruction.com  
TDFE Registration: F-476

**CHISOLM RV PARKING SHOP**

2805 DUBLIN ROAD  
PARKER, TEXAS 75002

DRAWN BY  
JEM  
DATE  
09-26-2011  
PROJECT NO.  
1433  
SHEET NUMBER

A2



John & Natalie Fraser  
27.083 Acres  
CC# 92-0021925, CCLR

Harold & Joan Smith  
4.00 Acres  
CC# 97-0026623, CCLR

Green River Properties, Ltd.  
17.134 Acres  
Vol. 4893, Pg. 2323, CCLR

Lot 8 of Bluff Creek  
Dublin Land Estates Section 4  
Vol. 1, Pg. 72, CCLR

Hank & Mary Ann Chen & Theresa Chen  
2.8519 Acres  
CC# 94-0025140, CCLR

**28.754 Acres**  
Mohave State Bank, 28.754 Acres  
Doc. # 20101228001423730, CCLR

#### Metes and Bounds Description

SITUATED in the State of Texas, County of Collin and City of Parker, being part of the S.E. Donaldson Survey, Abstract No. 277, being the resurvey of a 28.754 acre tract of land as recorded under Document No. 20101228001423730 of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at 1/2-inch iron rod found marking the northwest corner of said 28.754 acre tract, the southwest corner of a 25.0830 acre tract as recorded in County Clerk No. 92-0021925 of the Collin County Land Records and being in the east line of Lot 8 of Dublin Creek Estates "The Bluffs", an addition to the City of Parker as recorded in Volume J, Page 838 of the Collin County Map Records;

THENCE along and near an existing wire fence along the most northerly line of said premises and the south line of said 25.0830 acre tract, North 86°22'52" East, 669.65 feet to a 1/2-inch iron rod found for corner in said fence line marking a northeast corner of said 28.754 acre tract, a southeast corner of said 25.0830 acre tract and being in the west line of a 4.00 acre tract as recorded under County Clerk No. 97-0026623 of the Collin County Land Records;

THENCE departing said fence and crossing an open pasture along an east line of said 28.754 acre tract and the west line of said 4.00 acre tract, South 01°34'45" East, 171.54 feet to a 1/2-inch iron rod found marking an interior corner of said 28.754 acre tract and the southwest corner of said 4.00 acre tract;

THENCE with a north line of said 28.754 acre tract and the south line of said 4.00 acre tract, South 80°35'00" East, 204.91 feet to a 1/2-inch iron rod found (said corner 3 feet south of an existing steel fence);

THENCE with the north line of said 28.754 acre tract and the south line of said 4.00 acre tract, being 1-foot south of and parallel with an existing metal fence as follows: North 89°57'24" East, 32.21 feet to a 1/2-inch iron rod found; North 63°56'50" East, 54.48 feet to a 1/2-inch iron rod found; South 87°54'14" East, 391.16 feet to a 1/2-inch iron rod found; South 73°15'55" East, 46.35 feet to a Rooms capped iron rod found for corner;

THENCE departing said fence but continuing along the north line of said 28.754 acre tract and south line of said 4.00 acre tract, South 86°23'20" East, 31.80 feet to a 1/2-inch iron rod found in the approximate center of Dublin Road marking the most easterly northeast corner of said 28.754 acre tract and the southeast corner of said 4.00 acre tract;

THENCE with the approximate center of Dublin Road and the east line of said 28.754 acre tract, South 00°07'00" East, 773.22 feet to a railroad spike found marking the most southerly southeast corner of said 28.754 acre tract and the northeast corner of a 12.2966 acre tract of land as recorded in Volume 5090, Page 1120 of the Collin County Land Records;

THENCE with a south line of said 28.754 acre tract and the north line of said 12.2966 acre tract, North 87°55'39" West, 153.89 feet to a point for corner in the bed of Dublin Creek (an intermittent creek);

THENCE with the downstream meanders of Dublin Creek along a south line of said 28.754 acre tract and the north line of said 12.2966 acre tract as follows: South 55°59'00" West, 69.16 feet, North 89°34'54" West, 74.48 feet, South 59°06'22" West, 168.43 feet, North 68°38'29" West, 334.38 feet, South 66°19'00" West, 105.50 feet to a point from which a 1/2-inch iron rod found for reference bears North 33°00'43" East, 0.45 feet;

THENCE with the general course of a chain link fence along a south line of said 28.754 acre tract and the north line of said 12.2966 acre tract, North 87°39'49" West, 494.84 feet to a point for corner in Cottonwood Creek;

THENCE with the downstream meanders of Cottonwood Creek along an east line of said 28.754 acre tract and the west line of said 12.2966 acre tract as follows: South 50°34'50" West, 257.26 feet; South 20°40'04" West, 107.34 feet; South 37°14'14" East, 171.68 feet and South 04°37'13" West, 121.35 feet to a point marking the most southerly southeast corner of said 28.754 acre tract;

THENCE along the south line of said 28.754 acre tract, North 78°38'10" West, 26.01 feet to a point on the west bank of Cottonwood Creek marking the most southerly southwest corner of said 28.754 acre tract and the southeast corner of a 4.758 acre tract as recorded in Volume 5090, Page 1120 of the Collin County Land Records;

THENCE with the westerly and southwesterly bank of said Cottonwood Creek along the west line of said 28.754 acre tract and the east line of said 4.758 acre tract as follows: North 03°19'19" West, 85.58 feet, North 37°14'14" West, 186.48 feet, North 20°40'04" East, 147.14 feet, North 53°37'00" East, 196.22 feet, North 43°30'16" East, 105.79 feet, North 05°06'20" East, 83.29 feet, North 29°40'50" West, 334.38 feet and North 54°38'10" West, 223.35 feet to a point marking the most westerly southwest corner of said 28.754 acre tract and the northwest corner of said 4.758 acre tract;

THENCE continuing with the most westerly west line of said 28.754 acre tract, and partway along and near an existing wire fence as follows: North 00°13'40" East, 192.06 feet to point (from which a 1/2-inch iron rod found bears South 77°32'11" East, 1.42 feet) and North 01°42'43" East, 286.49 feet to the place of beginning and containing 28.754 acres of land.

#### Surveyor's Certificate

To: John Chisolm, Mohave State Bank, Hexter-Fair Title Company, & Title Resources Guaranty Company

I hereby certify that on the 18th day of August, 2011, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

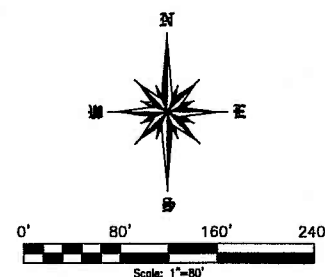
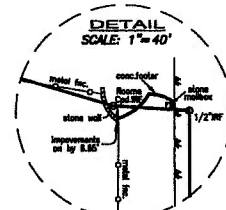
Both vehicular and pedestrian ingress to and egress from the subject property is provided by Dublin Road, some being paved, which abut(s) the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*F.E. Bemenderfer Jr.*  
F.E. Bemenderfer Jr.  
Registered Professional Land  
Surveyor No. 4051

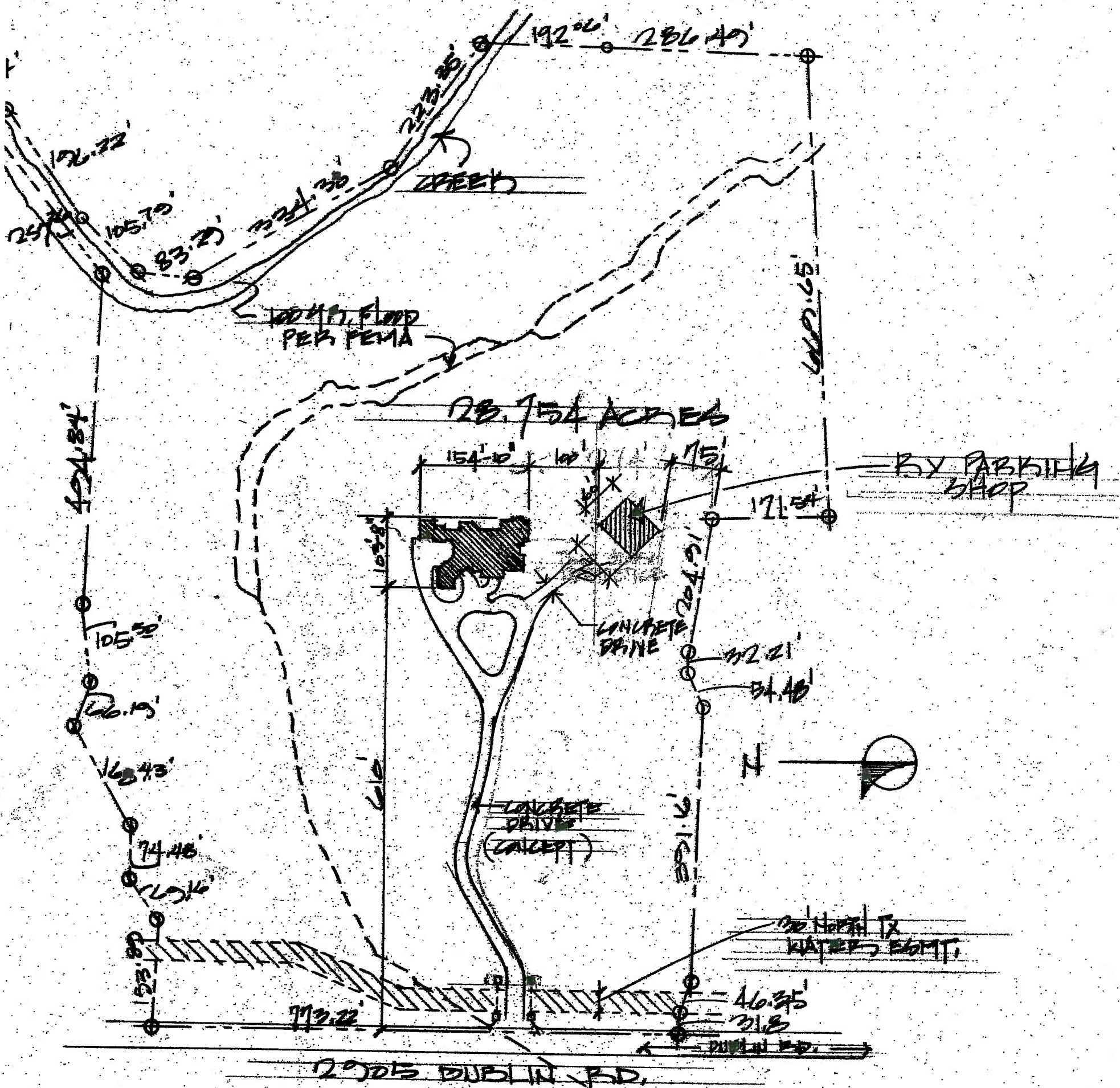


Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Source bearing per 28.754 acre tract as recorded under Document No. 20101228001423730 of the Collin County Land Records; 4) Part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0395 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X, Zone X (Shaded) & Zone AE); 5) This survey was performed with the benefit of Title Commitment of No. 20101228001423730, dated July 27, 2011. A) This survey is intended for the exclusive use of the parties to the survey.



Vacant Tract Survey  
**28.754 Acres**  
S.E. Donaldson Survey, Abstract No. 277





PLOT PLAN

SCALE: 1" = 100'

CHICKEN RESIDENCE  
 29005 DUBLIN RD.  
 PARKER, TEXAS  
 G.E. DONALDSON SURVEY  
 ABSTRACT NO 277  
 COLLIN COUNTY, TX.

PLOT PLAN FOR RV & SHOP



Carrie L. Smith, City Secretary

OCTOBER 11, 2011

CITY OF PARKER  
NOTICE OF PUBLIC HEARINGS

THE PLANNING AND ZONING COMMISSION FOR THE CITY OF PARKER WILL HOLD A PUBLIC HEARING ON THURSDAY, OCTOBER 27, 2011 AT 7:00 P.M. THE HEARING WILL BE HELD AT THE PARKER CITY HALL, 5700 E. PARKER ROAD, PARKER, TEXAS 75002.

THE PURPOSE OF THIS HEARING WILL BE TO CONSIDER A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW AN OUTBUILDING OVER 2500 SQUARE FEET TO BE LOCATED AT 2905 DUBLIN ROAD, OWNER JOHN CHISLOM.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS CONCERNING THIS REQUEST. WRITTEN COMMENTS CONCERNING THIS REQUEST MAY BE MAILED TO CITY SECRETARY AT CITY OF PARKER, 5700 E. PARKER ROAD, PARKER, TEXAS 75002 OR EMAILED TO CSMITH@PARKERTEXAS.US.

CARRIE L. SMITH  
CITY SECRETARY

*Mailed 10/11/2011*  
*CS*

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 SPECIFIC USE PERMIT.

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

- ✓ 1. Ninkki Chen, 5105 Betsy Ln, Parker, Tx 75002
- ✓ 2. George Grayson, 2801 Dublin, Parker, Tx 75002
- ✓ 3. Ann Stormer, 2900 Dublin, Parker, Tx 75002
- ✓ 4. Keith Mantey, 2709 Dublin, Parker, Tx 75094
- ✓ 5. Harold Smith, 3009 Dublin, Parker, Tx 75002
- ✓ 6. Fred Matthews, 3109 Dublin, Parker, Tx 75002
- ✓ 7. Keith Pettie, 3000 Bloffs Ln, Parker, Tx 75002
- ✓ 8. Glenn Justice, 5209 Betsy Ln, Parker, Tx 75002
- ✓ 9. Property Owner John Chisholm 5006 Edgewater Ct.

10. \_\_\_\_\_

11. Public Notice Letters mailed

12. 10/11/2011. C Smith

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**RECEIVED**

**OCT 11 2011**

**by CITY SECRETARY  
CITY OF PARKER**