



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

Date Notice Removed

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

Agenda Subject:

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

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 Commissioner Stone (arrived after appointment of Joe Lozano as voting member)
X Vice Chairperson Standridge	X Alternate Leamy
X Secretary Pettle	X Alternate Lozano
X Commissioner Stanislav	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

Pettle 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.

Motioned	Leonard Stanislav
Seconded	Joe Lozano
Voted For	Russell Wright, Ed Standridge, Leonard Stanislav, Joe Lozano and Lee Pettle
Voted Against	None
Abstained	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.

Motioned	Lee Pettle
Seconded	Leonard Stanislav
Voted For	Russell Wright, Ed Standridge, Leonard Stanislav, Joe Lozano and Lee Pettle
Voted Against	None
Abstained	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.

Motioned	Ed Standridge
Seconded	Leonad Stanislav
Voted For	Russel Wright, Ed Standridge, Leonard Stanislav, Joe Lozano and Lee Pettle
Voted Against	None
Abstained	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:

Russell Wright, Chairman

Attest:

Lee Pettle, Secretary



Agenda Item

Meeting Date: October 27, 2011

Agenda Subject:

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

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

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

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



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 DOWNSIDE, 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 & HOSEY 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,



John Chisock
Applicant Signature



John Chisock
Printed Name

Address: 2905 Dublin Rd
Parker Tex

Phone: 214 679 4316

RECEIVED

OCT 11 2011

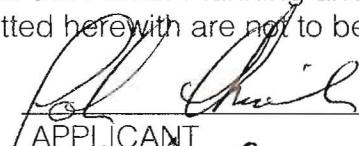
by CITY SECRETARY
CITY OF PARKER

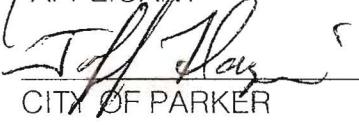
NO HEARING WILL BE SCHEDULED UNTIL APPROPRIATE FEES HAVE BEEN PAID.

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

DATE RECEIVED



APPLICANT


CITY OF PARKER

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: 214-679-4312

PROJECT ADDRESS/LOCATION: 20205 DUBLIN RD. PARKER TX

LOT _____ BLOCK _____ SUBDIVISION 28 Acres 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 _____

Total Square Footage Under Roof <u>5100</u> sq. ft. Structures over 5250 sq ft May Require Fire Sprinklers 1 st Floor <u>4200</u> sq ft 2 nd Floor _____ sq. ft. Garage _____ 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 _____ sq. ft.	Total Lot Coverage _____ % 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Set Back Requirements [Refer to City Zoning Code] 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	Exterior Finish Materials percentages: Masonry _____ % Siding _____ % Other : _____ %

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

*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.	Signature <u>Leslie Binkley</u> Date <u>9/26/11</u> Printed Name <u>LESLIE BINKLEY</u> Title <u>PRES.</u>
---	--

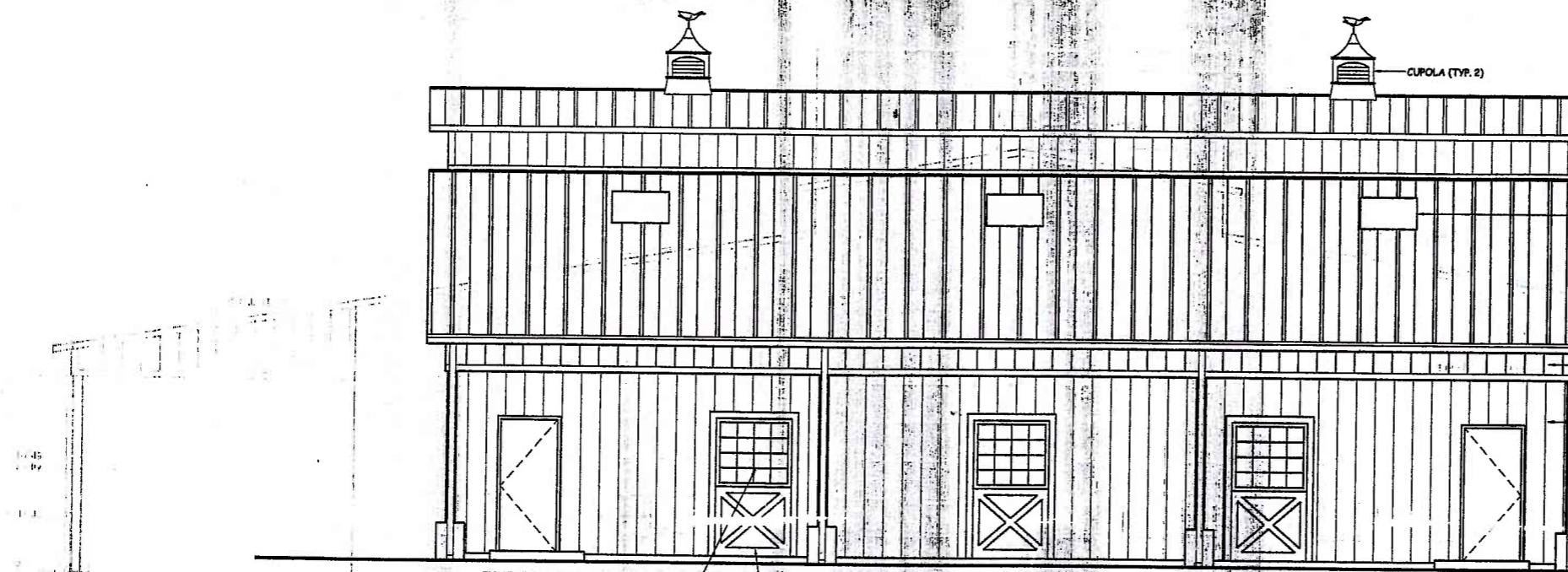
Original signature required. Permit and plans must be submitted at City Hall.

For City Use Only:
Fee Paid \$ 525 Cash Check # 6921 CC Received by Vicky Range

SCANNED



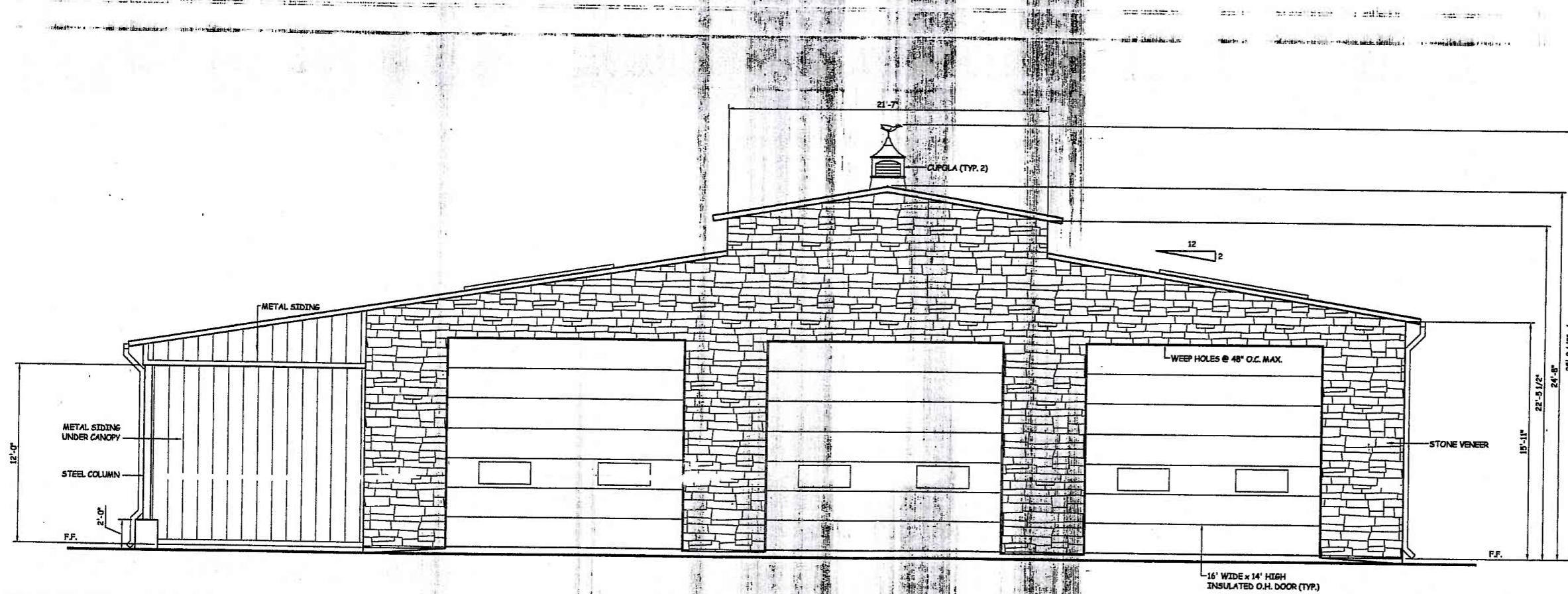
DENIED



A202 WEST ELEVATION

SOUTH ELEVATION

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



A201 SOUTH ELEVATION

09/26/2011 8:37 AM

DRAWN BY
JEM

DATE
09-26-2011

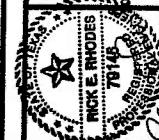
PROJECT NO.
1433

SHEET NUMBER

CHISOLM RV PARKING SHOP
2805 DUBLIN ROAD
PARKER, TEXAS 76002
ELEVATIONS

016-FLOOR DRA

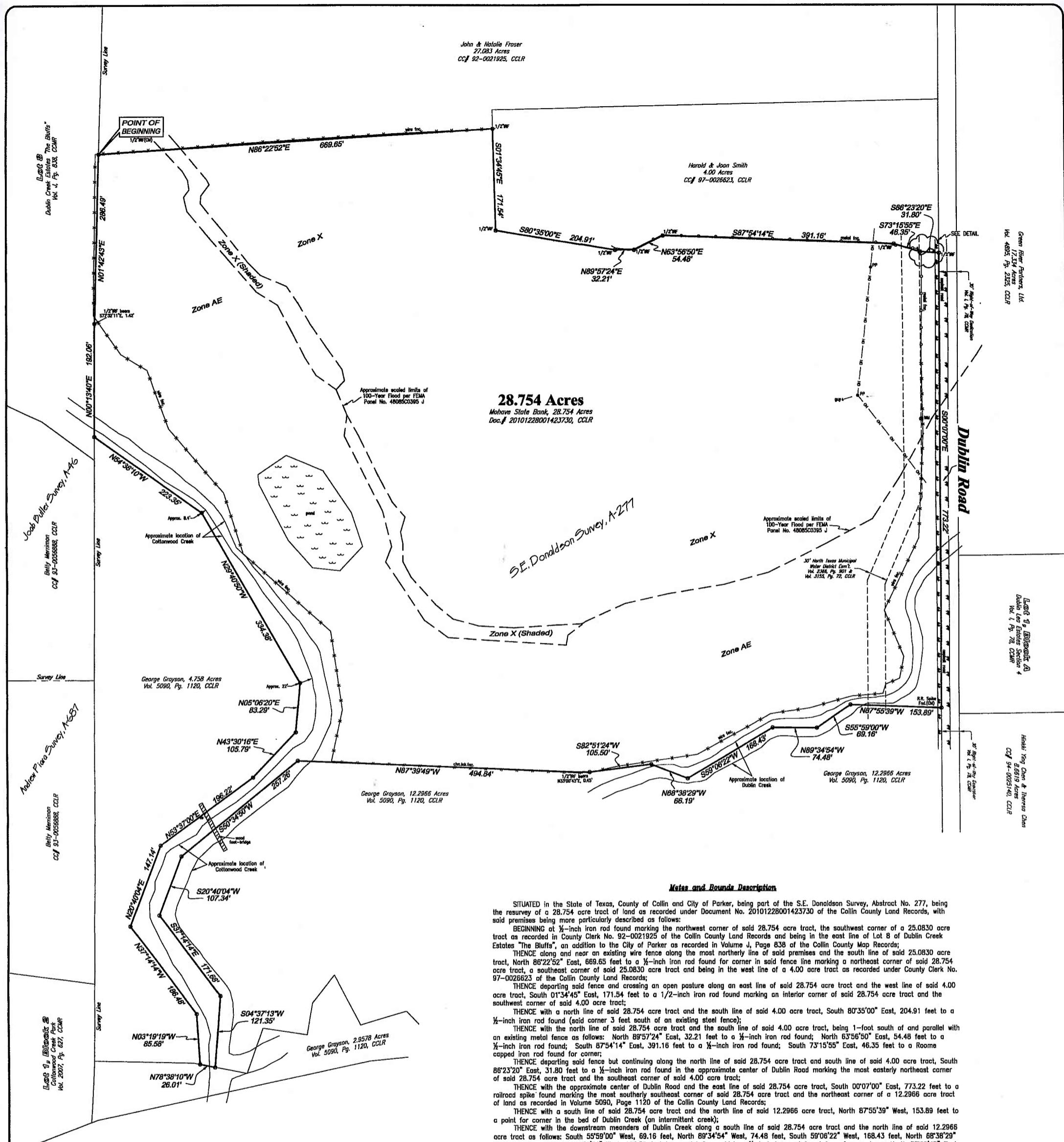
REVISIONS:



BINK'S CONSTRUCTION, INC.
ARLINGTON, TX METRO (817) 467-7809
EMAIL: armmail@binkscconstruction.com
TBPE Registration: F-676

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

A2



Survivor'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 herein, 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.

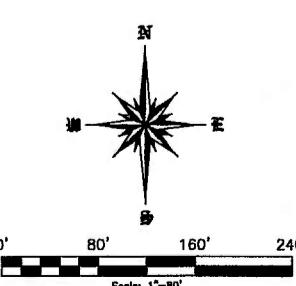
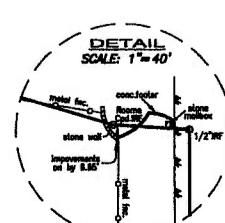
Both vehicular and pedestrian ingress to and egress from the subject property is provided by Dublin Road, same being paved, which abut(s) the subject property, and is physically open and being used.

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

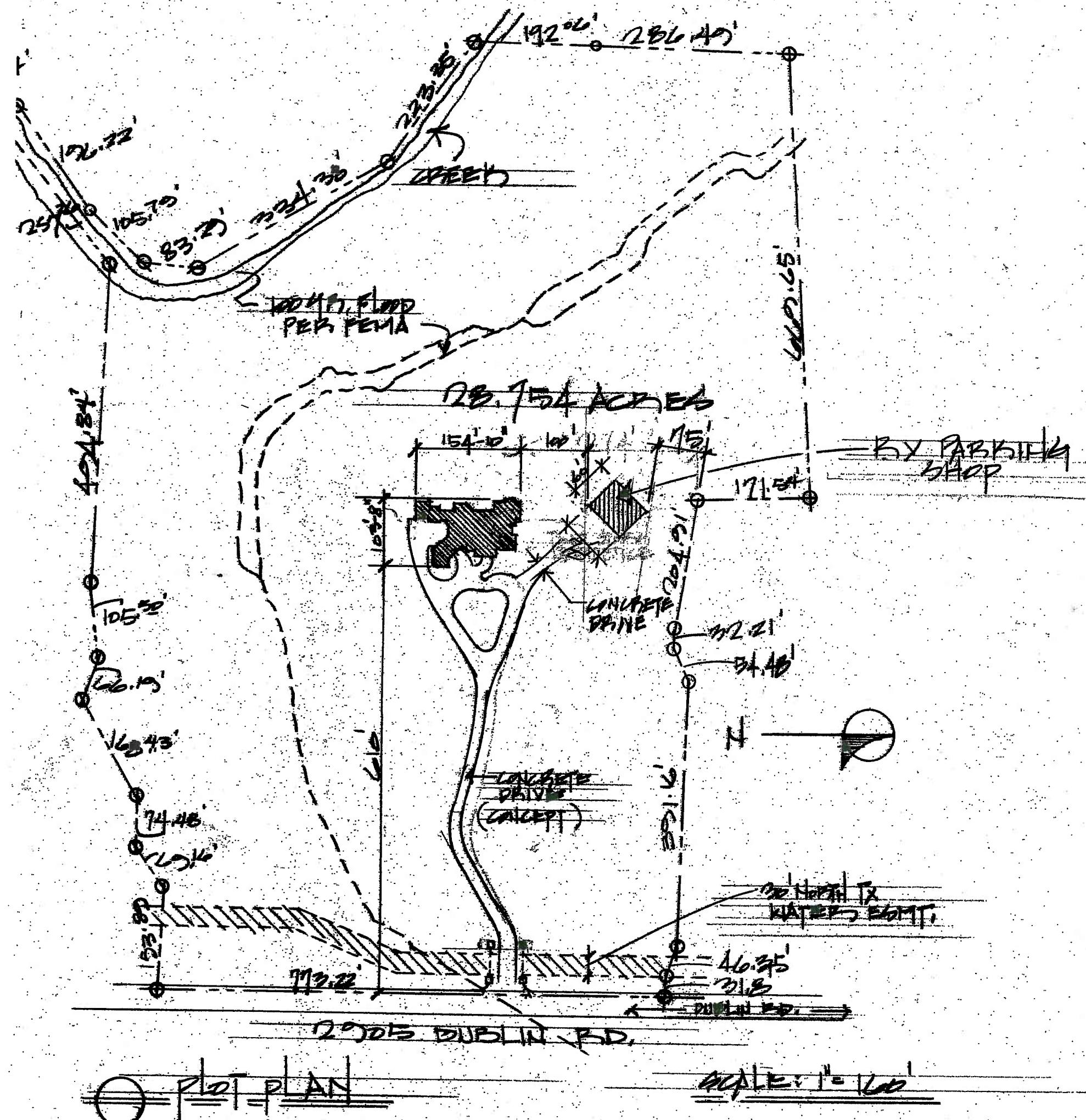
1. E. Bernardo



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 #C No. _____.



Vacant Tract Survey
28.754 Acres



Plot Plan

SCALE: 1" = 100'

CHICO M RESIDENCE
2005 DUBLIN RD.
PARKER, TEXAS
S.E. DAVIDSON SURVEY
ABSTRACT NO 217
COLLIN COUNTY TX.

NOT PLATE FOR BV a 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. Nikki 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 Pettle, 3000 Bluffs Ln, Parker, Tx 75003
- ✓ 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. CSmith

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

RECEIVED

OCT 11 2011

**by CITY SECRETARY
CITY OF PARKER**