

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**July 20, 2023**

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning & Zoning Commission met on the above date. Vice Chair Lozano called the meeting to order at 7:01 P.M.

Commissioners Present:				
	Chair Russell Wright			Alternate Todd Fecht
X	Vice Chair Joe Lozano	X		Alternate Larkin Crutcher
X	Secretary Wei Wei Jeang			Alternate JR Douglas
X	Commissioner David Leamy			
	Commissioner Jasmat Sutaria			
Staff/Others Present:				
X	Public Works Dir. Gary Machado	X		City Attorney Amy Stanphil
X	City Engineer John Birkhoff			City Administrator Luke B. Olson

**APPOINTMENT OF ALTERNATE(S)**

N/A.

**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.

Misty Ventura of Dallas, Texas spoke on behalf of the applicant, property owner, and engineering team, in support of approving the Panorama Street preliminary plat. She indicated that of the 144 issues cited in the engineering letter dated July 13, only 25 were cited to particular City of Parker regulations. She urged that the preliminary plat be approved.

Emily Plummer, Parker resident living on Gregory Lane, spoke in strong opposition to the approval of the preliminary plat. Specifically, she opposes the placement of a road on a residential lot. She pointed out that Gregory Lane is a dead-end one lane road with a low water crossing bridge that cannot support the traffic from the new road. She also pointed out that all of the storm water run-off from the new development will drain onto her front yard. She also stated that her property line extends to the middle of Gregory Lane, and she believes her permission is needed to expand the road.

Carrolyn Moebius, resident of Murphy, spoke in strong opposition to the approval of the preliminary plat. She appreciates the city's attention and due diligence to this project. She pointed out the flooding issues associated with Maxwell Creek.

Kay Learned, Parker resident living on Gregory Lane, spoke in strong opposition to the approval of the preliminary plat. She lives "right next door" to the proposed road and is concerned about the amount of traffic that would be routed onto Gregory Lane. She is also concerned about her own welfare and safety living on a busy road.

Margaret Henry, Parker resident living on Gregory Lane, spoke in strong opposition to the approval of the preliminary plat. She is also in strong opposition to the planned development associated with Panorama Street that will result in the traffic from 600 families being routed onto Gregory Lane. She expressed grave concern about the loss of safety and tranquility from the large volume of traffic routed onto Gregory Lane, as well as the impact to wildlife and ecosystem in the surrounding areas.

Buddy Pilgrim, Parker resident living on Bluffs Lane, spoke in strong opposition to the approval of the preliminary plat and the planned development. He pointed out that the application in the name of Gregory Lane LLC is in name only. His research indicates that the Huffines brothers (or a Huffines organization – Huffines Communities) are the true owners/developers of the project. Gregory Lane LLC, Restore the Grasslands LLC, and Texas Prairie Land are a false front for the actual actors (Huffines Communities) behind this entire project, which proposes to put 666 houses on 101 acres (Collin County MUD 7). He urged P&Z to not approve the plat where the true owner/developer is not identified as the applicant on the application. The sales contract from the current property owner, Turner, shows a blank spot for the name of the buyer.

Andrew Malczewski, Murphy resident living on Thornwood Drive, spoke in strong opposition to the approval of the preliminary plat. His home is on the south side of the proposed project and faces the property. He cited severe flood water drainage problems that already exist on the property. He pointed out that the current plan for the project "dumping" all of the water from the south pond into his community in Murphy storm drain system is ill-conceived and illegal. The HOA of the Murphy neighborhood where he resides is also in strong opposition to the development and will "fight tooth and nail" against it.

Victor Muller, Parker resident living on Gregory Lane, spoke in strong opposition to the approval of the preliminary plat. He indicated that he moved to Parker to "get out of the city." He is concerned with the loss of the country environment. He pointed out that Gregory Lane is a narrow road with a bridge that cannot take the traffic load from the planned project. He also pointed out that the proposed development can build an access road elsewhere and not connect to Gregory Lane.

## INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON PANORAMA STREET PRELIMINARY PLAT, SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10 CITY OF PARKER, COLLIN COUNTY, TEXAS.

Director Machado stated that the review by the city's engineering firm (Birkhoff, Hendricks & Carter LLP) identified 144 items on the preliminary plat not in compliance with the Parker subdivision regulations, and he advises that the P&Z Commission makes a recommendation to the City Council to deny the approval of the preliminary plat.

John Birkhoff, City Engineer, stated that they did a complete review of the preliminary plat and submitted a letter to the city dated July 13. The letter identified 144 items that failed to adhere to Parker's subdivision ordinance and good engineering practices.

Vice Chair Lozano also noted that the preliminary plat failed to address the existing septic system that is currently on the lot.

MOTION: Commissioner Jeang moved to recommend to the Parker City Council that they deny the approval of the preliminary plat for Panorama Street. Commissioner Leamy seconded the motion with the remaining Commissioners voting for. Motion carried 4-0.

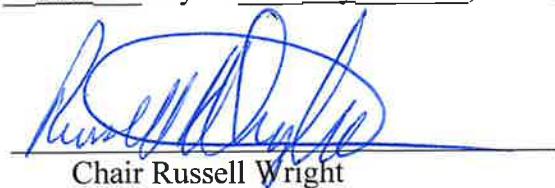
2. FUTURE AGENDA ITEMS.

Final plat for Parker Ranch V.

3. ADJOURN

Vice Chair Lozano adjourned the meeting at 7:27 P.M.

Minutes Approved on 11th day of July, 2024.



Chair Russell Wright

Attest and Prepared by:



Commission Secretary Wei Wei Jeang