

MINUTES

PLANNING AND ZONING COMMISSION MEETING

August 22, 2024

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning & Zoning Commission met on the above date. Chair Wright called the meeting to order at 5:02 PM.

Commissioners Present:				
X	Chair Russell Wright		X	Alternate Lucy Estabrook
X	Vice Chair Joe Lozano			Alternate Larkin Crutcher
X	Commissioner & Secretary Wei Wei Jeang		X	Alternate Lynnette Ammar
X	Commissioner David Leamy			
X	Commissioner Jasmat Sutaria			
Staff/Others Present:				
X	Public Works Dir. Gary Machado			Interim City Attorney Catherine Clifton
	City Secretary Patti Scott Grey			City Administrator Luke B. Olson

APPOINTMENT OF ALTERNATE(S)

No Alternate is needed for the quorum.

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.

Public comments were made with respect to the agenda items for the Commission, recorded below.

INDIVIDUAL CONSIDERATION ITEMS

1. COLIN AND AUBREE MARINO SPECIAL USE PERMIT (SUP): PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 3901 SYCAMORE LANE IN THE 3900 BLOCK OF SYCAMORE LANE FOR COLIN AND AUBREE MARINO.

Public comments commenced at 5:07PM.

Homeowner Colin Marino stated his desire to breed and train horses and that the existing arena is not big enough.

Nearby homeowners Paul Moore, Dave Morgan, and Marcy Morgan expressed enthusiastic support for the future construction of the new arena, citing what the Marinos are doing on their property and the quality of the work so far.

Written comments from neighbors Ilene Simerka and Melinda Marshal, both expressed support for the construction plans of the arena.

Neighboring homeowner Charity Smith expressed concerns with sunlight reflectivity resulting from the planned 10-foot wall that will be built on an elevated footing ("man-made hill"). She is concerned if expanded commercial use is contemplated. She is also concerned with nighttime lights that will shine into her residence.

Public comments closed at 5:22PM

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 3901 SYCAMORE LANE IN THE 3900 BLOCK OF SYCAMORE LANE FOR COLIN AND AUBREE MARINO.

The Commissioners inquired for more details about the construction plans and Ms. Smith's concerns. The Commissioners then discussed how Ms. Smith's concerns may be addressed and resolved. Applicant Marino clarified that there has been pre-existing horse boarding on the property and that they are not planning to expand beyond what existed before. He also expressed willingness to work with Ms. Smith to address her concerns, such as planting greenery that would block reflected and nighttime light, also using building materials that has little reflectivity.

MOTION: Commissioner Leamy moved that the Commission recommends to the City Council the approval of the Special Use Permit with the condition that the reflectivity and lighting issues be addressed with trees or other solutions.

Commissioner Lozano seconded the motion. The motion carried 5-0.

2. ZONING 1 – [MM Southfork 241, LLC - APPROXIMATELY 151.316 ACRES]: PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (Southfork).

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON THE MM Southfork 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (Southfork).

See below.

3. ZONING 2—[MM Southfork 241, LLC -APPROXIMATELY 54.053 ACRES]: PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (Southfork).

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON THE MM Southfork 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (Southfork).

Public comments for both Items 2 (ZONING 1) and 3 (ZONING 2) were presented during the same block of time that commenced at 5:30pm.

- Billy Barron – generally in support of rezoning but concerned about water drainage issues.
- Cindy Meyer – wants the development to adhere to the minimum two-acre lot size required by city ordinance; expressed concerns about the frontage on Parker Road; expressed concerns about water drainage issues.
- Marcos Arias – voiced opposition of the rezoning request; cited water drainage issue; wants to keep Southfork the way it is and maintain the historic character of Southfork.
- John Sugra – opposes the zoning change; cited concern about the surrounding streets and that Gregory Ln. would need to be paved. Comment card: “Lot size must be ‘std’ two acres.”
- Matthew Ware – expressed concerns about the water drainage issue; wants the development to adhere to the minimum two-acre lot size required by zoning ordinance. Comment card: “Flooding on my property.”
- Laura Hernandez – expressed concerns about the added traffic on Gregory Ln. and surrounding streets; opposes re-zoning.
- Alicia Evans – supports single family 2-acre minimum lot size in the development for rezoning. Comment card: “Glad to know development is coming in zoned single family/2 acres. Reiterate comments that we want to ensure current zoning rules enforced for development at 2-acre minimum.”
- Emily Plummer – expressed concern for the development near the park; would like to see bigger lots in the area near Gregory Ln. to be consistent with existing lots.

Comment card: "I wish to oppose the proposed change in zoning on the West side of Hogge on the Southfork property. I wish it to remain Ag zoning, but if the P&Z and/or City Council approve a change, I believe the lots should be greatly increased to conform with surrounding lots and green space allowances. And access to Gray limited because of the park."

- Roxanne Bogden – supportive of the residential development because of past noise issues with the outdoor concerts that have traditionally been held at Southfork. Expressed concerns about water drainage issues that need to be addressed for the development and neighboring areas.
- Candy Levy – does not support re-zoning. Comment card: Our family moved to Parker for country life – this plan to build on the land the cows graze on is not keeping Parker uniquely country. This is a big no for us."
- Sudhir Sakaria – expressed concerns because his lot is immediately adjacent the proposed neighborhood. Gray Ln. is at 2.5 acres per lot and other lots are at 5+ acres per lot.
- Joey Lee – expressed opposition against re-zoning; too much traffic on Gregory Ln. Comment card: "I am against this zoning request. Will create too much traffic on Gray and Gregory Lane[s]. Cannot handle this traffic."
- Nancy Shirar – expressed concern about the impact of the development on Gregory Ln.
- Jose Victor Muller – wishes to keep country living in Parker; wants to keep Southfork the way it is. Comment card: I moved to Parker to get away from congested city living. I prefer country living, good neighbors, raising animals, growing pastures for livestock."

Public comments closed at 6:10PM. The Commissioners took a ten-minute recess and reopened the meeting at 6:20PM.

Chair Wright asked the developer to address the concerns raised by the residents. Sean Terry, Vice President of Centurion American Development Group, spoke about their past development projects, including the re-developing the land at Collin Creek Mall where they worked to address Plano residents' concerns. They understand the passion around South Fork Ranch and the nostalgia. He indicated that they intended to fix up South Fork to make it a true tourist destination and event venue. He emphasized that the residential development will comply with all of the City's ordinances, including, importantly, the two-acre minimum lot size for single family homes. Once they get approval for re-zoning they will conduct hydrology studies to determine how to retain the water on the property so it doesn't impact neighboring houses. The development will mean that there will not be outdoor concerts so noise levels will be lowered.

Chair Wright expressed his thoughts that it is inevitable that Parker will continue to be developed and it is welcomed when a real estate developer is willing to work with the City and complies with Parker's ordinances. This request for rezoning complies with Parker's requirement of two-acre minimum lots.

The Commissioners discussed the concerns expressed by the neighboring property owners regarding lot size, water drainage, increased traffic load, changes to the character of the neighborhood, etc. The Commissioners and Director Machado emphasized that at this stage of the process, only an overall zoning change for the two parcels of property is requested even

though the submitted concept plan shows how the 89 lots are laid out. These details will likely change, including the number of lots to account for water drainage, green space, and other issues. The developer expressed a willingness to work with the neighbors to address their concerns. Director Machado also confirms that some of the issues raised by the Gregory Lane neighbors will be addressed further down the process and every effort will be made to ensure that the development adheres to the City's laws and regulations. Commissioners Lozano, Jeang, and Ammar expressed that Zoning 2 request is a tougher decision because of all the concerns expressed by the neighboring residents that will bear the most impact. The Commissioners agreed that this rezoning request is consistent with the City's Comprehensive Plan and zoning ordinances.

MOTION (ZONING 1): Commissioner Jeang moved to recommend to the City Council that this request for rezoning to Single Family be approved.

Commissioner Leamy seconded the motion. The motion carried 5-0.

MOTION (ZONING 2): Commissioner Leamy moved to recommend to the City Council that this request for rezoning to Single Family be approved.

Commissioner Jeang seconded the motion. The motion carried 5-0.

4. REVIEW AND DISCUSS THE COMPREHENSIVE PLAN (COMP PLAN).

The Planning and Zoning Commission went through the entire draft Comp Plan and provided constructive changes and feedback To the Comp Plan Committee.

5. FUTURE AGENDA ITEMS

None.

6. ADJOURN

Chair Wright adjourned the meeting at 9:30PM.

Minutes Approved on 26th day of September, 2024.


Chair Russell Wright

Attest and Prepared by:


Commissioner & Secretary Wei Wei Jeang