

MINUTES
PLANNING AND ZONING COMMISSION MEETING
July 24, 2025

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 4:02 PM.

Commissioners Present:				
X	Chair Russell Wright			Alternate Larkin Crutcher
X	Vice Chair Joe Lozano			Alternate Jasmat Sutaria
X	Commissioner & Secretary Wei Wei Jeang			Alternate Rajiv Gaiind
X	Commissioner Lucy Estabrook			
X	Commissioner Lynnette Ammar			
Staff/Others Present:				
X	Public Works Dir. Gary Machado		X	Fire Chief Justin Miller
X	City Secretary Patti Scott Grey			

APPOINTMENT OF ALTERNATE(S)

NA

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 public comments were timely presented. An email from Marcos Arias was received by Ms. Grey at 5:10 PM late in the meeting, attached as Exhibit 1, was read by the Commissioners.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR OCTOBER 24, 2024.

MOTION: Commissioner Lozano moved to approve the minutes. Commissioner Ammar seconded the motion. The motion carried 5-0.

2. DISCUSS PLANNING AND ZONING (P&Z) COMMISSION MEETING DATES/TIMES FOR RECOMMENDATIONS FOR UPDATE/REVISION

In consideration of the staff's availability and the Commissioners' schedules, all present considered Thursdays at 4 PM being a good compromise to hold future meetings.

3. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral]

The Commissioners reviewed and discussed the City's ordinances relating to the Special Activities District (§156.36) and Southfork Ranch, and considered the City's Planned Development District ordinance (§156.35). The Commissioners will take up this issue at a future P&Z meeting date to devote more time and consideration to this important matter. The meeting is currently scheduled for August 7 at 4 PM.

4. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL FOR THE DEVELOPMENT OF AN ADDITION TO THE ZONING CODE FOR COMMERCIAL/RETAIL ZONING TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR RESEARCH, DEVELOPMENT AND RECOMMENDATIONS. [2025 0415 CC Review Referral]

The Commissioners carefully considered this request. The Commissioners request the City Council to review and consider the Planned Development District Ordinance §156.35 and determine whether this ordinance is sufficient to address concerns they may have with respect to commercial/retail zoning development in the City.

5. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF ORDINANCE NO. 201, RELATING TO FIREWORKS AND THE PREVENTION OF FIRES, TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral]

Chief Miller and the Commissioners reviewed and discussed Ordinance 201 (dated 1976), which appears to be in conflict with the City's other ordinances. The Commissioners will determine if the Ordinance 201 should be updated, revised, and/or merged with another ordinance on related topics. Chief Miller will obtain other cities' laws for the Commissioners' consideration.

6. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral]

The Commissioners discussed the City's two-decades old Sign Control ordinance (Chapter 153) to determine if it merits updating. In particular, the Commissioners will consider whether this ordinance should be updated and/or revised to address the proliferation of political signage at the City Hall and elsewhere in the City during election time, and the use of modern lighting and signage technology, such as LED screens. The Commissioners will meet at a later date to be scheduled to discuss this issue in more depth.

Chair Wright adjourned the meeting at 5:40 PM.

Minutes Approved on 7 day of August, 2025.


Chair Russell Wright

Attest and Prepared by:


Commissioner & Secretary Wei Wei Jeang

From: [REDACTED]
To: [Patti Grey](#)
Subject: Re: P & Z Meeting 7/24/25
Date: Thursday, July 24, 2025 5:10:13 PM

Hello Patti

Here's the message I sent to Gary for the P & Z meeting.

Gary,

I'm sending you my comments a bit late, due to some important business not involving the city.

With the discussion about commercial building and clay soil as for even lighting from commercial properties I do have some concerns. If the Alano fireworks building were built on city jurisdiction there would be some problems because of the lights.

Also the concern of commercial property being built on clay soil for these areas is in question and what would the cost be to demolish them if they become dangerous structures?

Since building codes don't exist for an addition to adding commercial zoning ordinance what codes are needed to prevent city violation being made by existing ordinances and the proposed noise ordinance?

For residential property clay soil is not kind to existing and new residential property. The type of soil under our structures can make it difficult for doors, windows to open and close properly. Pipes could break. Water is needed to maintain commercial property which is certain. The usage would be costly for a business making it expensive to maintain. Difficult to rent stripmall or stand alone commercial property.

In simple common sense clay soil makes properties expensive including commercial. I do not believe commercial property is appropriate because of the relevancy of how it affects our properties. What is the cost and how will it affect our city budget?

I ask that the P & Z Board look at these concerns on this matter and city council. There can be other ways to have commercial property but it's not going to be a whole ton of commercial business that will be welcomed in Parker. Rather, mobilizing businesses of commercial property may be an exception, and we as a community have always driven outside the city mostly to meet our commercial business needs for the unwanted commercial property part.

Marcos

On Thu, Jul 24, 2025 at 4:52 PM Patti Grey <PGrey@parkertexas.us> wrote:

I'm confused. Was there supposed to be something attached? I did not receive an attachment.

Patti

From: [REDACTED]
Sent: Thursday, July 24, 2025 4:49 PM
To: Patti Grey <PGrey@parkertexas.us>
Subject: Fwd: P & Z Meeting 7/24/25

I'm forwarding this to you during the P7 Z meeting while I plan to e-mail this and can't make it to the meeting today. This involves commercial property added to the ordinance for zoning.

Marcos

----- Forwarded message -----

From: [REDACTED] >
Date: Thu, Jul 24, 2025 at 4:29 PM
Subject: P & Z Meeting 7/24/25
To: Gary Machado <gmachado@parkertexas.us>

Gary,

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