



## AGENDA

### PLANNING AND ZONING COMMISSION SPECIAL MEETING

**SEPTEMBER 4, 2025 @ 4:00 PM**

Notice is hereby given: the Planning and Zoning (P&Z) Commission for the City of Parker will hold a Meeting on Thursday, September 4, 2025, at 4:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. The meeting will be open to the public and live streamed.

Pursuant to Texas Government Code § 551.127, notice is given that it is the intent of the Planning and Zoning Commission that a quorum of the Commission will be physically present for the above-referenced meeting at Parker City Hall, 5700 E. Parker Road, Parker Texas. Some Commissioners or City employees may participate in this meeting remotely by means of video conference call in compliance with state law.

#### **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.

**PUBLIC COMMENTS** The City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

#### **INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR AUGUST 7, 2025.
2. 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, 2025 0724 P&Z 1<sup>st</sup> Review, and 2025 0807 P&Z 2<sup>nd</sup> Review]
3. 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 , 2025 0724 P&Z 1<sup>st</sup> Review, and 2025 0807 P&Z 2<sup>nd</sup> Review]

#### **ROUTINE ITEMS**

#### **FUTURE AGENDA ITEMS**

#### **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 to the requirement that a meeting be open. Should the 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 August 28, 2025, at the Parker City Hall, as required by Texas Open Meetings Act (TOMA) is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us)

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.

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Date Notice Removed

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Patti Scott Grey  
City Secretary

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## Commission Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: August 11, 2025
Exhibits:	<a href="#"><u>Proposed Minutes</u></a>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR AUGUST 7, 2025.

### SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at [PGrey@parkertexas.us](mailto:PGrey@parkertexas.us) prior to the City Council meeting.

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	08/11/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	08/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	08/xx/2025

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**August 7, 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 4:00 PM.

Commissioners Present:				
	Chair Russell Wright			Alternate Larkin Crutcher
X	Vice Chair Joe Lozano			Alternate Jasmat Sutaria
X	Commissioner & Secretary Wei Wei Jeang		X	Alternate Rajiv Gaind
X	Commissioner Lucy Estabrook			
X	Commissioner Lynnette Ammar			
Staff/Others Present:				
X	Public Works Dir. Gary Machado		X	Liliana Jimenez, Public Works Admin.
	City Secretary Patti Scott Grey			

**APPOINTMENT OF ALTERNATE(S)**

Alternate Commissioner Gaind was appointed.

**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.

Pastor Kelly Yeager (5609 E. Parker Rd) wanted to present information related to electronic signage (Item #3), to be forwarded to Dir. Machado for consideration by the Commissioners.

**INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR JULY 24, 2025.

Commissioner Eastbrook noted that the public comment regarding signage was missing from the minutes. Commissioner Jeang, who prepared the minutes, indicated that the remarks from the Pastor was not presented during the public comment time period but was brought up by the Pastor at the time the signage zoning was discussed by the Commissioners, and the substance of her comments were noted in the minutes.

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

2. 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 and 2025 0724 P&Z 1st Review]

The Commissioners noted that the new South Fork Ranch commercial activity acreage will now be 37 acres, whereas the City's Special Activities District zoning (§156.36) requires a minimum of 175 acres. The Commissioners discussed the best way to reconcile the discrepancy and whether the list of allowed activities should be modified. Alternatively, would the City's existing special use permit process be sufficient to handle the reduced South Fork Ranch acreage and future lots that may fall into this category. The Commission wanted an opportunity to consult with City Attorney Catherine Clifton.

3. 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 and 2025 0724 P&Z 1st Review]

The Commissioners want to update the City's two-decades old Sign Control ordinance (Chapter 153) to be centered on public safety, including 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 want to study and consider other cities' signage laws.

Vice Chair Lozano adjourned the meeting at 4:41 PM.

Minutes Approved on \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair Russell Wright

Attest and Prepared by:

\_\_\_\_\_  
Commissioner & Secretary Wei Wei Jeang



## Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: August 11, 2025
Exhibits:	1. Exhibit(s) go/goes here.

### AGENDA SUBJECT

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, 2025 0724 P&Z 1<sup>st</sup> Review, and 2025 0807 P&Z 2<sup>nd</sup> Review]

### SUMMARY

Please review the information provided. Any additional summary goes here.

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

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<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	08/11/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	08/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	08/xx/2025



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Estimated Cost:	Date Prepared:	August 11, 2025
Exhibits:	<p><a href="#">Exhibit(s) go/goes here.</a></p> <p><u>CHAPTER 153: SIGN CONTROL</u> (Hyperlink – Ctrl +click)  <u>§ 153.01 PURPOSE.</u>  <u>§ 153.02 APPLICATION JURISDICTION.</u>  <u>§ 153.03 DEFINITIONS.</u>  <u>§ 153.04 PROHIBITED SIGNS.</u>  <u>§ 153.05 AUTHORIZED SIGNS.</u>  <u>§ 153.06 NONCONFORMING SIGNS.</u>  <u>§ 153.07 STRUCTURAL REQUIREMENTS.</u></p>	

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