

MINUTES
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 13, 2012

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:03 P.M.

Commissioners Present:

X	Chairperson Wright	X	Commissioner Stone
	Commissioner Schroeder	X	Commissioner Lozano
X	Commissioner Stanislav		

X	Alternate Raney	Alternate Herzberger
	Alternate Sutaria	

Staff Present

X	City Administrator Flanigan	X	City Secretary Smith
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Others Present

PLEDGE OF ALLEGIANCE

The pledge to the American and Texas flag was recited.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR SEPTEMBER 27, 2012.

MOTION: Commissioner Lozano moved to approve the minutes of September 27, 2012 as written. Commissioner Stanislav seconded with Commissioners Stone, Raney, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PLAT TITLED KING'S CROSSING PHASE 1 (AKA BEDELL TRACT) BEING 52.57 ACRES IN THE ANN S. HURT SURVEY, ABSTRACT NO 428.

Planning and Zoning Commission reviewed the plat submitted by Bedell Farms Limited. Developers engineer Richard Hovas and developer Steve Sallman was present to answer questions.

Parker City Engineer Birkhoff has reviewed the plat and provided the developer a list of issues to be addressed. The flood study and lift station plans have been prepared and submitted to the Engineer Birkhoff for review. Commissioner Stanislav requested a second point of access to Lewis Lane. Mr. Sallman agreed to add a temporary emergency access.

The developer noted there would be three retention ponds constructed in the flood area. The homeowners association will maintain the water channel and a drainage easement have been provided.

MOTION: Commissioner Stanislav moved to recommend approval subject to developer addressing all city engineer issues, addition of a temporary emergency access to Lewis Lane, and a final report submitted to the Commission with approval by City Engineer. Commissioner Lozano seconded with Commissioners Stone, Raney, Wright, Lozano, and Stanislav voting for. Motion carried 5 to 0

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION TO AMEND THE CITY ORDINANCES ON PASTURE MAINTENANCE (ORD. 553 & 571, CODIFIED IN THE PARKER MUNICIPAL CODE CHAPTER 94).

The Commission had a lengthy discussion reviewing Commissioner Stone's notes and comments provided in the packet. (See exhibit A.)

MOTION: Commissioner Stone moved to bring this issue back in January to provide additional research. Commissioner Raney seconded, with commissioners Stone, Raney, Wright, Lozano and Stanislav voting for. Motion carried 5 to 0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AMENDING CODIFICATION CHAPTER 92, ANIMALS.

Commission discussed the current Animal ordinance 92.03. Commissioner Lozano was asked to do further research and look at surrounding cities Animal ordinances.

MOTION: Commissioner Stanislav moved to table this item to a future date. Commissioner Lozano seconded, with Commissioners Stone, Raney, Wright, Lozano and Stanislav voting for. Motion carried 5 to 0.

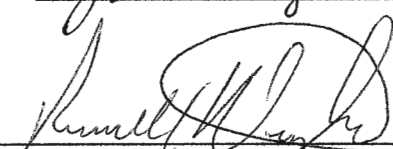
ROUTINE ITEMS

5. FUTURE AGENDA ITEMS

Next regular meeting is January 10, 2013.
January 10 – Future training for commissioners
January 10 – mowing ordinance
January 10 – animal ordinance

6. ADJOURN

Adjourned at 9:07 p.m.

Minutes Approved on 10th day of January, 201~~2~~³.

Chairman Russell Wright

Attest:


Commission Secretary Stanislav


Prepared by City Secretary Carrie L. Smith

Exhibit A



Planning and Zoning Commission

Meeting Date: December 13, 2012

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION TO AMEND THE CITY ORDINANCES ON PASTURE MAINTENANCE (ORD. 553 & 571, CODIFIED IN THE PARKER MUNICIPAL CODE CHAPTER 94).

(For discussion at Parker P & Z Meeting on December 13, 2012)

156.37 SUPPLEMENTARY DISTRICT REGULATIONS (EXISTING)

(D) Lot maintenance. In all districts, lots shall be maintained in such a manner as to be free and clear of debris. All vegetation, except for regularly cultivated crops, trees, or shrubbery, which exceeds 12 inches in height, shall be presumed to be objectionable and unsightly. Regularly cultivated crops shall not be allowed to grow within the right-of-way of any public street or easement but shall be kept mowed. It shall be the duty of any person owning, claiming, occupying, or having supervision or control of any real property to cut and remove all weeds, brush, or other objectionable or unsightly matter as often as may be necessary; provided that the removing and cutting same at least once in every 30 days shall be deemed a compliance with this chapter; and to use every precaution to prevent the same growing on the premises to become a nuisance.

156.37 SUPPLEMENTARY DISTRICT REGULATIONS (PROPOSED)

(D) Lot maintenance. In all districts, lots shall be maintained in such a manner as to be free and clear of debris. All vegetation, except for regularly cultivated crops, trees, or shrubbery, which exceeds 12 inches in height, shall be presumed to be objectionable and unsightly. The following exceptions for maintainance of lots shall be allowed:

- (1) On lots of 5 acres or more, where land is used primarily for grazing of animal stock, the first 25 feet of land abutting any public right of way shall be kept mowed (except for trees or shrubbery) to not exceed 12 inches in height.**
- (2) On lots of 2 acres or more, where land is used for wildflower cultivation or wildlife management, the first 25 feet of land abutting any public right of way shall be mowed (except for trees or shrubbery) to not exceed 12 inches in height. This does not apply to front yards as defined in Supplemental District Regulations Section 156.37 (G) (1).**

Regularly cultivated crops shall not be allowed to grow within the right-of-way of any public street or easement but shall be kept mowed. It shall be the duty of any person owning, claiming, occupying, or having supervision or control of any real property to cut and remove all weeds, brush, or other objectionable or unsightly matter as often as may be necessary; provided that the removing and cutting same at least once in every 30 days shall be deemed a compliance with this chapter; and to use every precaution to prevent the same growing on the premises to become a nuisance.
