

MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 14, 2013

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 7:01 P.M.

Commissioners Present:

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

X	Alternate Raney	Alternate Herzberger
X	Alternate Sutaria	

Chairperson Wright appointment Alternate Raney to voting member.

Staff Present

X	City Administrator Flanigan	X	City Secretary Smith
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Others Present

PLEDGE OF ALLEGIANCE

The pledges to the American and Texas flags were recited.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR FEBRUARY 28, 2013.

MOTION: Commissioner Stone moved to approve the minutes with amendment to page 3 last paragraph. Commissioner Stanislav seconded with Commissioners Stone, Raney, Lozano, and Wright voting for. Motion carried 4 to 0. Stanislav abstained.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A DEVELOPMENT CONCEPT PLAN BY DEVELOPER WYNNE/JACKSON FOR 311 ± ACRES GENERALLY LOCATED SOUTH OF EASY ACRES, WEST OF FM 2551/DILLEHAY, EAST OF HACKBERRY.

Christopher Jackson with Wynne/Jackson Development Firm, 600 North Pearl - Suite 650 Dallas, Texas 75201, www.wynnejackson.com. Mr. Jackson presented the Commission with a concept plan for a master planned single-family development being 311 ± acres. Prospect buyers would be a family with 2.1 kids.

The plan includes approximately 195 lots, mixed sizes with a minimum of 1 acre and gross lot size average of 1.7 acres. Development would include detention ponds/lakes, pocket parks and a community center. Lots would have individual septic systems. The average home price is \$450,000 bringing an estimated \$875 million in tax revenue to the City at build out.

Muddy Creek runs through the property and Mr. Jackson proposed reconstruction along the flood zone along the creek to improve and detain floodwaters. This area is approximately 35 acres of land and will be maintained by the homeowners association. He feels this infrastructure would improve property values to other home sites in Parker, increasing property values, as well as add two lakes with natural habitat for the desired country lifestyle. Developer would pay for 100 % of the estimated \$2 million infrastructure. They will request a 4% decrease in cost of impact fees from the City.

City Administrator Flanigan noted the developer might be required to upsize the water lines.

The developer will come back to the Commission with a zoning change request.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE CITY THOROUGHFARE MAP.

City Administrator Flanigan noted the goal of the thoroughfare plan is to move traffic through Parker. Commission looked at the current thoroughfare map and requested copies of the county and city of Lucas' plans as well. This item will be placed on the April 11 meeting agenda for further discussion.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

- Commission applicant interview and recommended appointments.
- Estates at Creekside Parker Phase 1 Preliminary Plat
- Thoroughfare map
- Mowing Ordinance

5. ADJOURN

Adjourned at 9:05 .m.

Minutes Approved on _____ day of _____, 2013.

Chairman Russell Wright

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith