



AGENDA

PLANNING AND ZONING

APRIL 25, 2013 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, April 25, 2013 at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002.

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 ON MEETING MINUTES FOR MARCH 28, 2013.
2. PUBLIC HEARING, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A ZONING CHANGE REQUESTED BY WYNNE/JACKSON, INC. FOR RE-ZONING APPROXIMATELY 322.34 ACRES OF LAND LOCATED IN THE GW GUNNELL SURVEY, ABSTRACT NO. 350, AND THE THOMAS ESTES SURVEY, ABSTRACT NO. 298, COLLIN COUNTY, TEXAS FROM SINGLE- FAMILY AND AGRICULTURAL-OPENSACE TO SINGLE-FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS. THE PROPERTY IS GENERALLY LOCATED AT THE WEST SIDE OF FM 2551 SOUTH OF KARA LANE AND NORTH OF E. PARKER ROAD.
3. CONDUCT INTERVIEW WITH BOARD APPLICANT: WEI WEI JEANG

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

Next Regular Meeting – May 9, 2013

- Estates at Creekside Parker Phase 1 - Preliminary Plat
- Thoroughfare Map
- Recommendation to City Council for 2013-2014 appointments

5. 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 that require that a meeting be open. Should 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 April 19, 2013 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at www.parkertexas.us

Date Notice Removed

Carrie L. Smith, City Secretary

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.



PLANNING AND ZONING COMMISSION

Meeting Date: APRIL 25, 2013

Agenda Subject:

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

Exhibits: PROPOSED MINUTES

Summary:

Possible action:

APPROVE
AMEND
TABLE

MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 28, 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
X	Commissioner Schroeder	X	Commissioner Lozano
X	Commissioner Stanislav		

X	Alternate Raney	Alternate Herzberger
X	Alternate Sutaria	

Staff Present

X	City Administrator Flanigan	X	City Secretary Smith
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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 MARCH 14, 2013.

Amendments:

Page 2, paragraph 3 – is to read, “bringing”

Page 2, paragraph 3 – is to read “tax base”, delete “revenue”

MOTION: Commissioner Lozano moved to approve the minutes as amended. Commissioner Stanislav seconded with Commissioners Stone, Schroeder, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MOWING ORDINANCE.

Chairperson Wright gave a brief review of what the Commission should take into consideration during their review of the mowing regulations. (Exhibit 2A)

Commissioner Stone revised the recommendation sent to City Council on March 5, 2013. The Commission discussed and proposed the following recommendation be sent to Council for consideration.

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 provisions relate only to the height of grass and weeds ~~on properties with an area or areas, which have remained in their natural state (not changed artificially or are in a primitive or unaltered state);~~

(1) ~~On lots of 2 acres or more: that portion of the property that has remained in its natural state—~~On lots - grass and weeds are not permitted to grow to a height in excess of 12 inches unless the vegetation is for agricultural operations and may then exceed 12 inches.

(2) Agricultural ~~operation~~operations includes the following activities:

- a. Cultivating the soil (tilling soil in order to better prepare it for planting);
- b. Producing crops for human food, animal feed, planting seed, or fiber;
- c. Floriculture (cultivation and management of ornamental and flowering plants – wildflowers may exceed 12 inches when growing, but shall be mowed to a maximum height of 12 inches after seed-ing ~~and no later than July 1st of each growing year~~);
- d. Viticulture (the cultivation or culture of grapes especially for wine making);
- e. Horticulture (growing fruits, vegetables, flowers or ornamental plants);
- f. Silviculture (dealing with the development and care of forests);
- g. Wildlife management;
- h. Raising or keeping livestock or poultry.

~~(3) —This does not apply to a maximum of 100 feet from a building or structure of the front yard line as defined in Supplemental District Regulations Section 156.37 (G) (1).~~

Regularly cultivated crops shall not be allowed to grow within the public road 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.

(~~For discussion at Parker~~As proposed by the P- & Z Meetingat meeting on March 28, 2013)

MOTION: Commissioner Stone moved to forward the proposed changes, shown above, to City Council for consideration (Exhibit 2B). Commissioner Lozano seconded with Commissioners Stone, Schroeder, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

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

MOTION: Commissioner Lozano moved to table to a future date. Commissioner Schroder seconded with Commissioners Stone, Schroeder, Wright, Lozano and Stanislav voting for. Motion Carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELLING THE REGULAR APRIL 11 MEETING.

The regularly scheduled meeting for April 11, 2013 will be canceled due to Candidates' Night.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS

Next Regular Meeting April 25

- Zoning Change Request & Plat from Wynne/Jackson Development
- Interview applicants for Commission
- Estates at Creekside Parker Phase 1 Preliminary

6. ADJOURN

Adjourned at 8:19 p.m.

Minutes Approved on _____ day of _____, 2013.

Chairman Russell Wright

Attest:

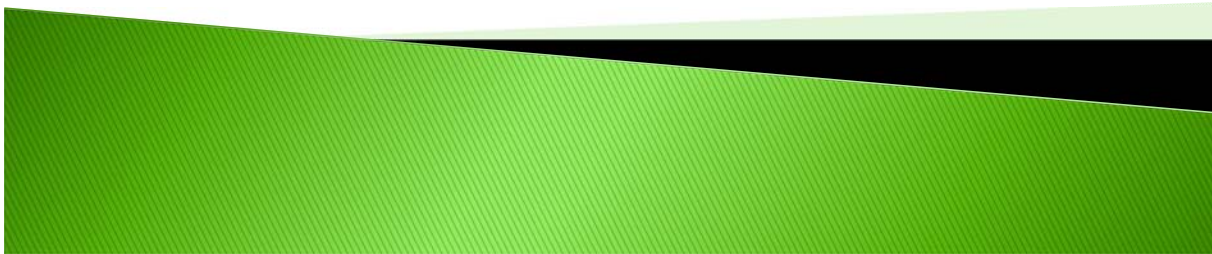
Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith

Mowing Ordinance

Russell Wright

3/28/2013




What is the Problem?


- ▶ Is there a consistent problem the city is dealing with?
 - Is there inconsistency in enforcement due to the “one size fits all” wording of the ordinance?
- ▶ Are the issues city issues or citizen issues?
 - Is there an attempt to have the city resolve private issues?



General

- ▶ Is it covered by other ordinances?
 - ▶ Related to common infrastructure?
 - ▶ Is there a nuisance component?
 - ▶ “What if?”
 - Are the issues real?
 - ▶ Timing
 - Don’t get in a rush to a conclusion
 - ▶ Can it/will it/how will it be enforced?
 - ▶ Opinion
 - What constitutes good/bad
- 

Parker Considerations

- ▶ Many diverse areas of Parker
 - HOA/non-HOA
 - Agricultural/City residential
 - Old/New
 - ▶ One size probably doesn’t fit all
 - ▶ Grandfathering
 - ▶ Will anyone really notice relative to the size?
 - ▶ Overly complex?
- 

Health/Safety

- ▶ Are there real safety issues?
- ▶ Should a citizen be allowed to make decisions that affect their own safety and that of their family?
- ▶ Is there something that is putting others at risk?



Community Impact / Freedom

- ▶ More rules and regs = less freedom
- ▶ Is it something a city should control?
 - Why?
- ▶ How would you feel if it directly affected you?
- ▶ Does it have the potential to be misused?
 - Spite
- ▶ Will it withstand a legal challenge?
- ▶ Does it directly conflict with freedoms guaranteed by our founding documents?



What was the Request?

- ▶ Increase the pasture grass height restrictions on “large lots” to accommodate animal grazing
- ▶ Provide guidelines for people who tried to work around mowing by using “crops” as an excuse (e.g. homeowner telling the Parker Code Enforcement Officer that the homeowner was going to have the 5 ft. high dried thistles and weeds baled)
- ▶ Consider an exception for wildflowers, with appropriate maintenance of them well after the growing season and reseeding



What If...

- ▶ I planted pampas grass in a major portion of my yard?
- ▶ I planted wildflowers that bloom all summer long?



Suggested by Ms. Sumrow

§ 156.37 SUPPLEMENTARY DISTRICT REGULATIONS.

(D) Lot maintenance. In all districts, with the exceptions noted below, lots shall be maintained in such a manner as to be free and clear of debris. All vegetation, except for regularly cultivated crop (requiring proof of planting, plans for harvesting, and proof of harvesting after growing season, if standard cultivation practices are not being followed), 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.

Exceptions to Lot maintenance, above:

1. On lots greater than two acres, where there are enclosed pastures used for animal grazing, with animals currently living or grazing in the pasture, grass may be grown to a height of 24 inches.
2. Wildflowers may be grown in any area, including front yards and right-of-ways, and can exceed 12 inches during blooming and reseeding season, but must be mowed to 12 inches no later than July 1.



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. The following provisions relate only to the height of grass and weeds:

- (1) On lots -** grass and weeds are not permitted to grow to a height in excess of 12 inches unless the vegetation is for agricultural operations and may then exceed 12 inches.
- (2) Agricultural operations includes the following activities:**
 - (A)** Cultivating the soil (tilling soil in order to better prepare it for planting);
 - (B)** Producing crops for human food, animal feed, planting seed, or fiber;
 - (C)** Floriculture (cultivation and management of ornamental and flowering plants);
 - (D)** Viticulture (the cultivation or culture of grapes especially for wine making);
 - (E)** Horticulture (growing fruits, vegetables, flowers or ornamental plants—wildflowers may exceed 12 inches when growing, but shall be mowed to a maximum height of 12 inches after seeding);
 - (F)** Silviculture (dealing with the development and care of forests);
 - (G)** Wildlife management;
 - (H)** Raising or keeping livestock or poultry.

Regularly cultivated crops shall not be allowed to grow within the public road 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.

(As proposed by the P & Z at meeting on March 28, 2013)



PLANNING AND ZONING COMMISSION

Meeting Date: APRIL 25, 2013

Agenda Subject:

PUBLIC HEARING, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A ZONING CHANGE REQUESTED BY WYNNE/JACKSON, INC. FOR RE-ZONING APPROXIMATELY 322.34 ACRES OF LAND LOCATED IN THE GW GUNNELL SURVEY, ABSTRACT NO. 350, AND THE THOMAS ESTES SURVEY, ABSTRACT NO. 298, COLLIN COUNTY, TEXAS FROM SINGLE- FAMILY AND AGRICULTURAL- OPENSOURCE TO SINGLE-FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS. THE PROPERTY IS GENERALLY LOCATED AT THE WEST SIDE OF FM 2551 SOUTH OF KARA LANE AND NORTH OF E. PARKER ROAD.

Exhibits:

Zoning Application
Refer to City Code Section 156 – Zoning Ordinance

Summary:

Applicant is asking for SFT zoning with the following Special Conditions:

Density:

1.7 gross acres to the unit
Total of 195 units

Unit sizes:

1 acre minimum
1.5 acre minimum lot size adjacent to Easy Acres
2 acre minimum lot size adjacent to the western boundary

Size of tract:

322.3 acres

Flood Plane:

79 acres currently according FEMA
40 acres after the proposed flood control work, if approved by FEMA and all applicable regulatory agencies

Public Notice was published in the Dallas Morning News on April 15 and notice mailed to property owners within 200 feet on April 14.

Possible action:

Open Public Hearing

Take Public Comments

Close Public Hearing



ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting:Permanent Zoning SF-AO

Re-Zoning

Annexation

SPT W/ SPECIAL CONDITIONS

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

2. Description and Location of Property:a. Survey and abstract: GW GUNNELL SURVEY, ABST 350 & THOMAS ESTESb. Lot and block: ABST 298c. Total number of acres: 322.34d. Location further described: WEST SIDE OF FM 2551 SOUTH OF KARA
LAKE & NORTH OF E. PARKER RD3. Attach 8 copies of the preliminary plat or survey that contains:

a. North point, scale, and date

b. Name and address of:

i. Applicant

ii. Engineer or surveyor responsible for survey of plat

c. Survey and abstract with tract designation

d. Location of major and/or secondary thoroughfares located with or adjacent to the property

e. Location of existing or platted streets within and adjacent to the existing property

f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: Thomas Estes Assoc, LLCDate: March 26, 2013

Accepted: _____

Date: _____

3-11-77

D.B. HEARNE SUR.
ABST. No. 427

EASY ACRES ADDITION
VOL. 6, PG. 87 MAP RECORDS

KARA LANE

S'UTILITY ESM'T

171.93 AC.

REC. 171.128 AC
PARKER ESTATES ASSOCIATES
V.1901.PG.016 LR
PARKER ESTATES
AN ADDITION TO THE
CITY OF PARKER
CAB.10, PG.28 MR

G.W. GUNNELL
SUR., ABST.No. 350

F.M. HWY NO. 2551

**M. HEARNE SUR-
ABSTRACT No. 425**

DEL=12°17'20" ...
R = 1954.86 FT
L = 419.28 FT
CH = S05°26'43"E
CL = 418.48 FT.

KDC. 9.723 AC.
PANSY PEARL
MAK CUMMINGS
05-0023382

THE SURVEY DEPICTED HEREON WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN DE#XXXXXX OF -- LAND TITLE COMPANY.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat herein is an accurate representation of the property as determined by an on the ground survey, subject to all written and prescriptive easements which affect same unless noted, the lines and dimensions of the plat are surveyed and the area, location and type of permanent improvements are correctly shown, and that EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS AND NO APPARENT OVERLAPS OR GAPS.

DATE: APRIL 7, 2024

James E. Smith II
Registered Professional Land Surveyor No. 3700



13 FUEL METER
14 BURNED TELCO.
WARKER
15 GAS PROGRAM
16 BURNED ELEC.
WARKER
17 WATER METER
18 WATER VALVE
19 GAS METER
20 GAS PIPELINE
WARKER
21 FIRE HYDRANT

DIRECTIONAL ORIENTATION BASED ON GPS OBSERVATION

SURVEY

171.93 ACRE TRACT
G.W. GUNNELL, SUR., ABST. 350
COLLIN COUNTY, TEXAS

SCALE: 1" = 200'	DATE: 4/7/04
REVISED: 4/27/04	N.O. 4068-04

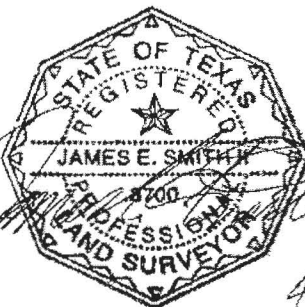
J. E. Smith, *
Land Surveyor

Registered Professional
Land Surveyor
5245 Highway 277 South
Allen, Texas 75012
(940) 355-9279
FAX: 355-9255

J.E. SMITH, LAND SURVEYOR
5269 HWY No.377 SOUTH
AUBREY, TEXAS 76227

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, and being a part of the G.W. GUNNELL SURVEY, ABSTRACT NO. 350, and being that tract of land designated Parker Estates according to the plat thereof recorded in Cabinet 10, Page 28 of the Collin County Map Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an ½ inch iron rod found on the West right-of-way line of F.M. Highway No. 2551 at the Southeast corner of Easy Acres Addition, an addition to Collin County according to the plat thereof recorded in Volume 6, Page 87 of the Collin County Map Records, said corner being the Northeast corner of the premises herein described; THENCE along the West right-of-way line of said F.M. Highway No. 2551, South 00 degrees 41 minutes 57 seconds West 1664.10 feet to an ½ inch iron rod set at a point of curvature; THENCE continuing along the West right-of-way line of said F.M. Highway along a curve to the left subtended by an angle of 12 degrees 17 minutes 20 seconds and a radius of 1954.86 feet, with a chord that bears South 05 degrees 26 minutes 43 seconds East 418.48 feet, an arc length of 419.28 feet to an ½ inch iron rod set on the East line of said GUNNELL SURVEY; THENCE along the East line of the G.W. GUNNELL SURVEY, South 00 degrees 48 minutes 47 seconds West passing the Northwest corner of a record 9.723 acre tract described in a deed recorded under Clerk's File No. 95-0023382 and in all a total distance of 748.16 feet to an ½ inch iron rod set for the Southeast corner hereof; THENCE South 89 degrees 59 minutes 09 seconds West at 40.7 feet passing a ¾ inch iron rod found and in all a total distance of 2676.56 feet to an ½ inch iron rod set on the West line of said GUNNELL SURVEY for the Northwest corner of a record 34.996 acre tract (described in a deed recorded in Volume 2147, Page 41 of the Collin County Land Records) and the Southwest corner hereof; THENCE with an old road and the West line of said GUNNELL SURVEY (common with the East line of the THOMAS ESTES SURVEY, ABSTRACT NO. 298), North 00 degrees 49 minutes 04 seconds East 726.61 feet to a 5/8 inch iron rod found at the Southeast corner of a tract described in a deed to Parker Estates Associates recorded in Volume 1901, Page 930 of the Collin County Land Records; THENCE continuing with said old road in the West line of the G.W. GUNNELL SURVEY, North 00 degrees 50 minutes 59 seconds East 2110.69 feet to an ½ inch iron rod found at the Southwest corner of said Easy Acres Addition for the Northwest corner hereof; THENCE South 89 degrees 48 minutes 14 seconds East a distance of 2626.11 feet to the Place of BEGINNING and containing 171.93 acres of land.

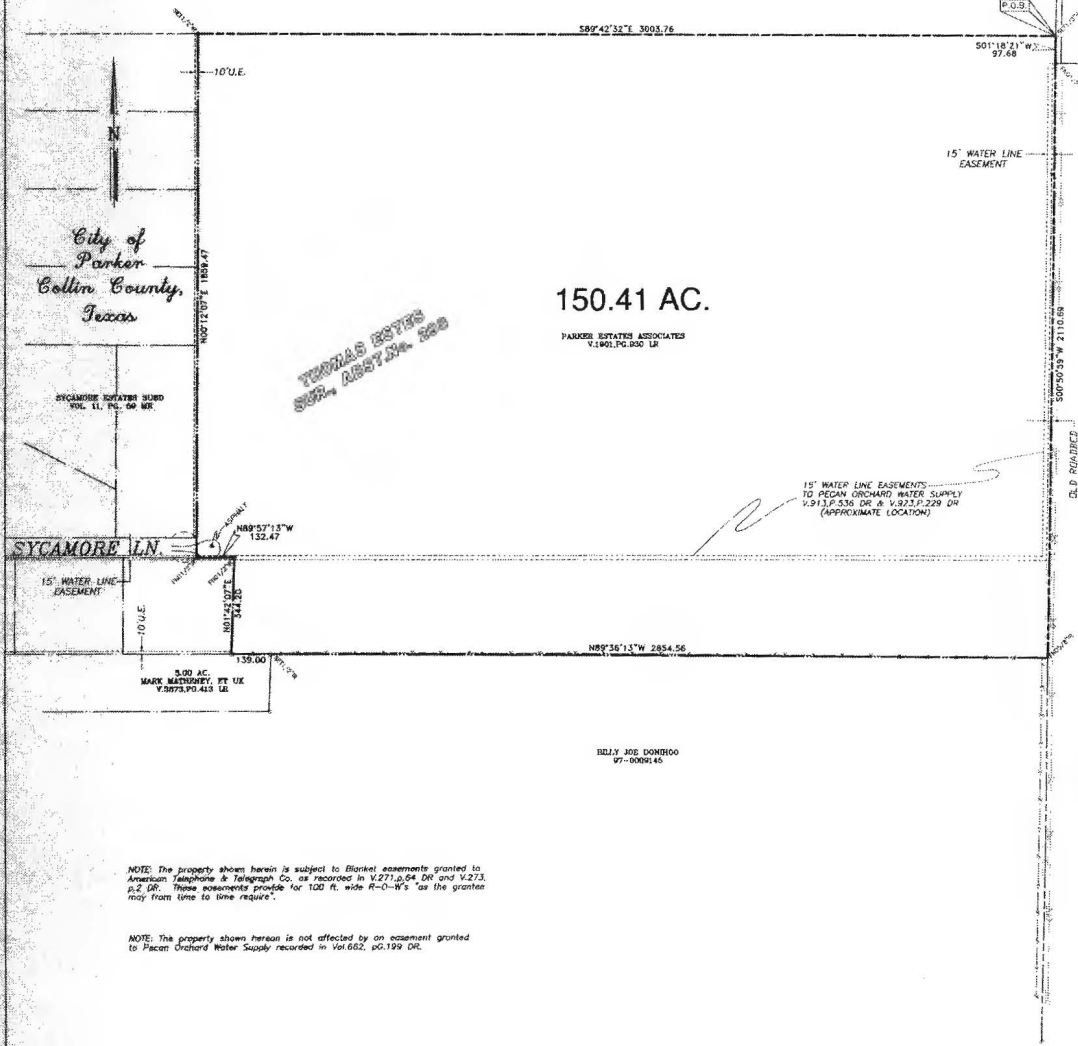
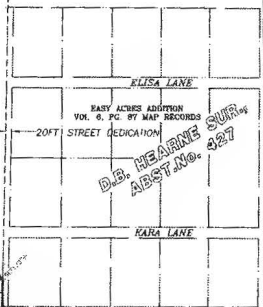


4/27/04

SURVEY

J.S. BRADLEY
SUR., ABST. No. 89

REC. 319.024 AC.
DOUGLAS/HALL, LTD.
V. 664, PG. 845 LB



REC. 171.106 AC.
PARKER ESTATES ASSOCIATED
V. 1001, PG. 215 LB

PARKER ESTATES
AN ADDITION TO THE
CITY OF PARKER
CAB 10, PG. 28 MR

G.W. GONZALES
SUR., ABST. No. 240

REC. 24.998 AC.
TARKENT LACOUR, ET AL
V. 2147, PG. 41 LB

NOTE: The property shown herein is subject to Blocket easements granted to American Telephone & Telegraph Co. as recorded in V.277, P.564 DR and V.273, P.2 DR. These easements provide for 100 ft. wide R-O-W's as the grantor may from time to time require.

NOTE: The property shown herein is not affected by an easement granted to Pecan Orchard Water Supply recorded in Vol.652, pg.129 DR.

THE SURVEY DEPICTED HEREON WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN OFFICIAL RECORD OF LAND TITLE COMPANY.

SURVEYING CERTIFICATE
I do hereby certify that the plat hereon is an accurate representation of the property as determined by an on the ground survey, subject to all written and unrecorded easements which affect same unless noted, the lines and dimensions of the property being as located and the size, location and type of permanent improvements are correctly shown, and that EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS AND NO APPARENT DISCREPANCIES OR CONFLICTS.

DATED: APRIL 7, 2004
James E. Smith
James E. Smith II
Registered Professional Land Surveyor No. 3700



LEGEND:

- POWER POLE
- LIGHT POLE
- CEMENT SINK
- BRICK
- DRAIN CLEAN-OUT
- STORM DRAIN
- MANHOLE
- WELL HEAD
- TREE OPTIC CABLE
- MANHOLE
- 1/2\"/>

DIRECTIONAL ORIENTATION BASED ON GPS OBSERVATION

SURVEY 150.41 ACRE TRACT THOMAS ESTES SUR., ABST. 208 COLLIN COUNTY, TEXAS	
SCALE: 1" = 300'	DATE: 4/7/04
REVISED: 4/27/04	W.O. 4059W-04
J.E. Smith, * Land Surveyor Registered Professional Land Surveyor 1345 Highway 177 South MCKINNEY, TEXAS 75067 (940) 365-9280 (940) 365-9289	

J.E. SMITH, LAND SURVEYOR
5269 HWY No.377 SOUTH
AUBREY, TEXAS 76227

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, a part of the THOMAS ESTES SURVEY, ABSTRACT No. 298, and being and including all that same land conveyed to Parker Estates Associates as evidenced by deed recorded in Volume 1901, Page 930, of the Collin County Land Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an 1/2 inch iron rod set for the Northeast corner of said THOMAS ESTES SURVEY, said corner being on the West line of Easy Acres Addition, an addition to Collin County according to the plat thereof recorded in Volume 6, page 87 of the Collin County Map Records, said corner also being the Southeast corner of a record 319.024 acre tract described in a deed to Douglas/Hall, Ltd., recorded in Volume 5434, page 940 of the Collin County Land Records;

THENCE with an old road and the East line of the THOMAS ESTES SURVEY, South 01 degrees 18 minutes 21 seconds West 97.68 feet to an 1/2 inch iron rod found at the Southwest corner of said Easy Acres Addition;

THENCE continuing with said old road and the East line of the THOMAS ESTES SURVEY, South 00 degrees 50 minutes 59 seconds West 2,110.69 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of the tract described in a deed to Billy Joe Donihoo recorded under Clerk's File No. 97-0009145;

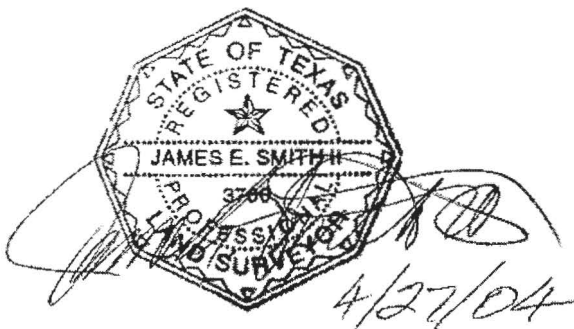
THENCE North 89 degrees 36 minutes 13 seconds West at 2715.56 feet passing an 1/2 inch iron rod set at the Northeast corner of a record 3.00 acre tract (described in a deed recorded in Volume 3873, page 413 of the Collin County Land Records) and in all a total distance of 2854.56 feet to the Southeast corner of Sycamore Estates Subdivision (an addition to the City of Parker, according to the plat thereof as recorded in Volume 11, page 59 of the Collin County Map Records) for the Southwest corner hereof;

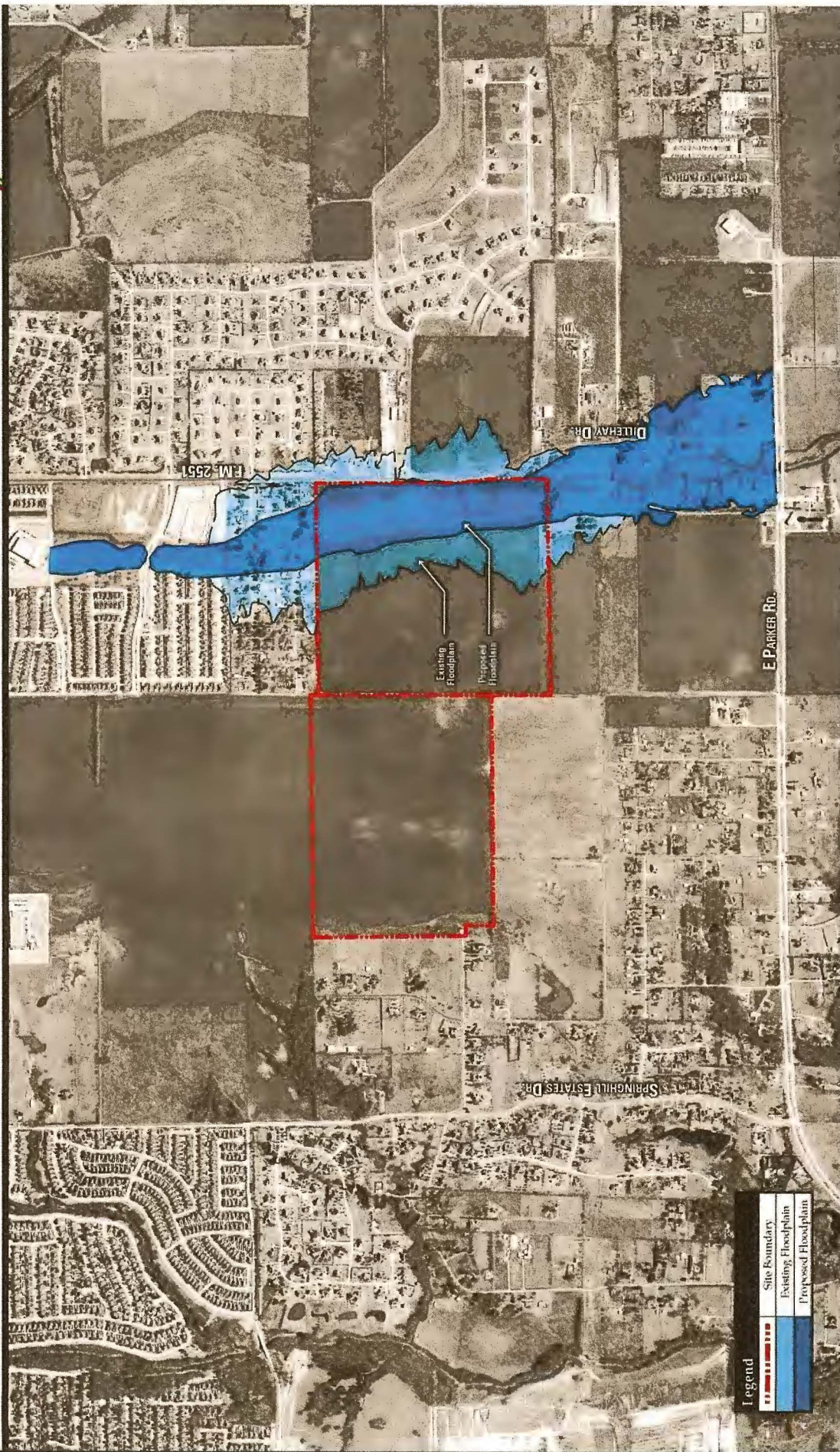
THENCE along the East line of said Sycamore Estates Subdivision, North 01 degrees 42 minutes 07 seconds East 344.20 to an 1/2 inch iron rod found at a re-entrant corner hereof;

THENCE North 89 degrees 57 minutes 13 seconds West 132.47 feet to an 1/2 inch iron rod found at an exterior ell corner hereof;

THENCE continuing with the East line of said Sycamore Estates Subdivision, North 00 degrees 12 minutes 07 seconds East 1859.47 feet to an 1/2 inch iron rod set at the Northeast corner of said Sycamore Estates Subdivision for the Northwest corner hereof, said corner being on the South line of said 319.024 acre tract;

THENCE South 89 degrees 42 minutes 32 seconds East a distance of 3003.76 feet to the Place of BEGINNING and containing 150.41 acres of land.





Legend

	Site Boundary
	Existing Floodplain
	Proposed Floodplain

TBG Scale 1" = 100'
March 12, 2012

The information shown is based on the best information available and is subject to change without notice.

Parker Estates Floodplain Adjustment Plan



PLANNING AND ZONING COMMISSION

Meeting Date: APRIL 25, 2013

Agenda Subject:

CONDUCT INTERVIEW WITH BOARD APPLICANT WEI WEI JEANG

Exhibits:

APPLICATIONS

RESOLUTION 2011-348 Appointment Process

Summary:

SECTION 4. Interview Questions. The following questions will be the standard questions for all candidates for Board or Commission positions. These questions are required, but are not exclusive:

1. Please provide a brief summary of your background, including professions, volunteer and community roles you have held. (If you would like to submit a resume, please do so, but also give details about municipal experiences you have had).
2. Why did you move to Parker?
3. What is your vision for the future of Parker?
4. How would you describe the role of (Planning and Zoning Commission, Parks and Recreation Commission, Zoning Board of Adjustments) member?
5. Please describe your personal style when working on volunteer committees.
6. How do you manage conflict or difference of opinion in committee/small group settings?
7. Why are you interested in serving on (Planning and Zoning Commission, Parks and Recreation Commission, Zoning Board of Adjustments)? What changes do you think are needed in Parker?
8. Specific to Planning and Zoning Commission: What is your philosophy for future development and land use within Parker?
9. How do you feel about retail developments within Parker?
10. Specific to Parks and Recreation Commission: What is your philosophy on parks and open spaces within a city?
11. Specific to Zoning Board of Adjustments: What thought process will you use to rule on issues brought to Zoning Board of Adjustments?

Recommended action:

Interview applicants and bring back to May 23rd meeting for action.

RESOLUTION NO. 2011-348
(Boards and Commissions Membership)
(Amending Res. 2010-315)

A RESOLUTION DEFINING MEMBERSHIP ON BOARDS AND COMMISSIONS OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS.

WHEREAS, the City Council of the City of Parker, Collin County, Texas desires to expand the involvement of residents of the City of Parker on the boards and commissions appointed by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS AS FOLLOWS:

SECTION 1. Candidate Pool. The Parker City Council will seek to appoint the best qualified candidate to each of the boards and commissions of the City. Candidates may be sought, in order, from:

- Existing Board and Commission Alternates who are interested in becoming full board or commission members on which they serve as an alternate, and who are in good standing in their current assignment
- Members of other boards or commissions who are interested in transferring to the open board or commission
- Recent board or commission applicants
- Citizens of Parker who are not yet on a board or commission, or who have not submitted an application within the past 12 months.

SECTION 2. Simultaneous Membership Prohibition. In order to promote diverse membership among the boards and commissions, no individual resident shall serve on more than one board or commission simultaneously, unless no other qualified candidates are available. If no qualified candidates are immediately available, the City will seek new applicants, through website notifications, announcements at Council meetings, discussions with Board and Commission chairpersons, and through requests of citizens. If, after 30 days of searching, no qualified candidates are available, then an individual who is already serving on one Board or Commission may be appointed to another Board or Commission, with the preferred appointment as an alternate member. However, no one individual shall serve simultaneously as a member on both Planning and Zoning Commission and Zoning Board of Adjustments.

SECTION 3. Interview Process. Each Board will interview, select, and present final recommendations to Council, when Board positions are vacant. The following steps will be taken:

- 1) City Staff will screen candidates for basic qualifications (residency, other Board membership in Parker, etc.), and will present qualified candidates to each Board.
- 2) Current Board members conduct initial set of interviews, using standard questions, plus any additional they feel are appropriate for each individual.
- 3) Current Board members will provide their recommendation to Council.

- 4) Recommended appointee will meet with Council and answer questions from Council about their candidacy.

SECTION 4. Interview Questions. The following questions will be the standard questions for all candidates for Board or Commission positions. These questions are required, but are not exclusive:

- Please provide a brief summary of your background, including professions, volunteer and community roles you've held. (If you'd like to submit a resume, please do so, but also please give details about municipal experiences you've had).
- Why did you move to Parker?
- What is your vision for the future of Parker?
- How would you describe the role of (Planning and Zoning Commission, Parks and Recreation Commission, Zoning Board of Adjustments) member?
- Please describe your personal style when working on volunteer committees.
- How do you manage conflict or difference of opinion in committee/small group settings?
- Why are you interested in serving on (Planning and Zoning Commission, Parks and Recreation Commission, Zoning Board of Adjustments)? What changes do you think are needed in Parker?
- Specific to Planning and Zoning Commission: What is your philosophy for future development and land use within Parker?
- How do you feel about retail developments within Parker?
- Specific to Parks and Recreation Commission: What is your philosophy on parks and open spaces within a city?
- Specific to Zoning Board of Adjustments: What thought process will you use to rule on issues brought to Zoning Board of Adjustments?

SECTION 5. Officer Appointment Process. Board members will recommend Board Officers, according to the pre-defined Officer appointment schedule. The following steps will be taken:

- 1) Board members will review and communicate qualifications and responsibilities of each Officer position.
- 2) The current Board Chair will solicit candidates for all open Officer positions, other than the Chair, and will lead discussions with the Board about the qualifications of each candidate. The Board will vote on a recommendation to fill each open Officer position and will communicate the recommendation to City Staff and Council.
- 3) The Board Vice Chair will solicit candidates for the Board Chair position, and will lead discussions with the Board about the qualifications of each candidate. The Board will vote on a recommendation to fill each open Board Chair position and will communicate the recommendation to City Staff and Council.

SECTION 6. The Council may consider the recommendations from Board for Board and Officer appointments. The Council may approve, disapprove, or amend the

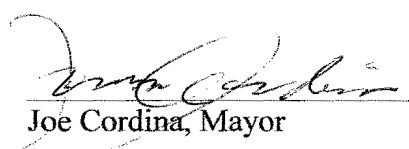
recommendations. An example of amendment of the recommendation would be appointing the recommended applicant to a full, rather than an alternate, position.

SECTION 7. This resolution is effective upon its passage. Resolution 2010-315 is repealed and replaced by this resolution.

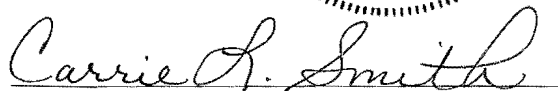
APPROVED AND ADOPTED this 29th day of August, 2011.

APPROVED:




Joe Cordina, Mayor

ATTESTED:


Carrie L. Smith, City Secretary

APPROVED AS TO FORM:


James E. Shepherd, City Attorney