

MINUTES
PLANNING AND ZONING COMMISSION MEETING
APRIL 25, 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
X	City Attorney Shepherd	X	Councilmember Leamy

PLEDGE OF ALLEGIANCE

The pledges to the American and Texas flags were recited.

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.

None

INDIVIDUAL CONSIDERATION ITEMS

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

MOTION: Commissioner Stone moved to approve the minutes for March 28, 2013 as written. Commissioner Lozano seconded with Commissioners Stone, Schroeder, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

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-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.

Developer Wynne/Jackson Representative Christopher Jackson reviewed the proposed development and requested a zoning change from SF and AO to SFT with 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 Plain:

79 acres currently according FEMA

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

There are proposed retention/detention ponds throughout the development, trails, pocket parks and a clubhouse all to be maintained by the homeowners association (HOA).

The entry street into the development is to be divided throughout for emergency access. The streets will include loops and curves to break up the neighborhood. The second point of access will be on the west side adjoining Pecan Orchard. (Exhibit A)

Chairperson Wright opened the public hearing at 7:40 p.m.

Tom and Eleanor Evans, 3507 Hogge Road – Mr. Evans asked if the property owners in this area would still have to carry flood insurance if the flood plain land is reclaimed. Mrs. Evans was concerned with the demand on the Volunteer Fire Department. She does not feel the additional tax base revenue would cover the cost for a paid department.

Pam Cummings, 4511 Dillehay Drive is concerned with the increase in water going into to the creek that runs through her property. Her property has flooded twice in the last five years after a subdivision was built to the north in the City of Allen.

John Wingfield, Kara Lane - asked the time frame of the development. Mr. Jackson stated if approved, phase 1 would begin approximately 12 to 15 months after engineering is completed and estimates 4 to 5 years for build out. Mr. Wingfield stated he would hope the additional tax base would provide enough tax revenue to finance a full-time, paid fire department. He feels the development would be a benefit to the City.

Mark Barnaby, 4704 Boulder Drive asked the Commission take into consideration the future City fire and police protection needs.

Rebecca Graves, 5610 Kara Lane stated she would prefer sewer rather than septic, lot sizes are not an issue, all parks need to be open to all Parker residents and there needs to be fishing allowed. She would like to see the developer complete the flood zone before home building begins.

Mr. Jackson noted the parks would not be public, but they may give the parks to the City if the City requests. There will not be fishing due to the liability.

Karen Pritzkee, 4706 Pecan Orchard does not feel there is a down side to keeping larger lots. She feels people will still come to Parker.

Ron Knoche, 5501 Kara Lane is concerned with additional flooding in the area with 1.5 acre lots, more homes and more concrete. Parker's zoning requires 2 acre lots.

William Nolan, Pecan Orchard was concerned with flooding at the end of Pecan Orchard.

Pat Moorer, 4902 Hackberry Lane submitted a written comment. (Exhibit B.)

Chairperson Wright closed the public hearing at 8:02 pm.

Chairperson Wright requested an Executive Session to get legal advice from the City Attorney. He adjourned the meeting at 8:15 p.m.

Chairperson Wright reconvened the regular meeting at 8:36 p.m.

Commission requested the developer to increase the average lot size and come back with a revised plan at a future meeting.

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

(~~For discussion at Parker~~ As proposed by the P & Z Meeting at 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 25th day of April, 2013.

Attest:


Commission Secretary Stanislav




Chairman Russell Wright


Prepared by City Secretary Carrie L. Smith