



AGENDA

PLANNING AND ZONING

AUGUST 22, 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, August 22, 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 AUGUST 8, 2013.
2. PUBLIC HEARING, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW AN ACCESSORY BUILDING OVER 2500 SQUARE FEET TO BE LOCATED AT 3106 DUBLIN ROAD, OWNER BONNIE SHEA.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FILLING A COMMISSION VACANCY.
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE CITY THOROUGHFARE MAP.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS

Next Regular Meeting – September 12, 2013
Concept Plan for 49 acres in ETJ

6. 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 August 16, 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: August 22, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR AUGUST 8, 2013.

Exhibits: Proposed minutes

Summary:

See Exhibits

Possible action:

APPROVE
AMEND
TABLE

MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 8, 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 7:05 P.M.

Commissioners Present:

X	Chairperson Wright	Commissioner Raney	
	VACANT	X	Commissioner Lozano
X	Commissioner Stanislav		
	Alternate Jeang	X	Alternate Cassavechia
X	Alternate Sutaria		

Alternates Sutaria and Cassavechia were appointed as voting members.

Staff Present

X	City Administrator Flanigan
X	City Engineer Birkhoff

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 JULY 11, 2013.

MOTION: Commissioner Lozano moved to approve the July 11, 2013 minutes subject to changing the Item 3, first paragraph, second sentence from 2012 to 2013.

Commissioner Sutaria seconded with Commissioners Lozano, Wright, Stanislav, Sutaria and Cassavechia voting for. Motion carried 5-0.

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

City Engineer Birkhoff was present and gave a presentation on the City Thoroughfare, how cities move traffic and discussion on designs standards. (see Exhibit)

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS

Fill vacancy
Specific Use Permit

4. ADJOURN

Adjourned at 8:50 p.m.

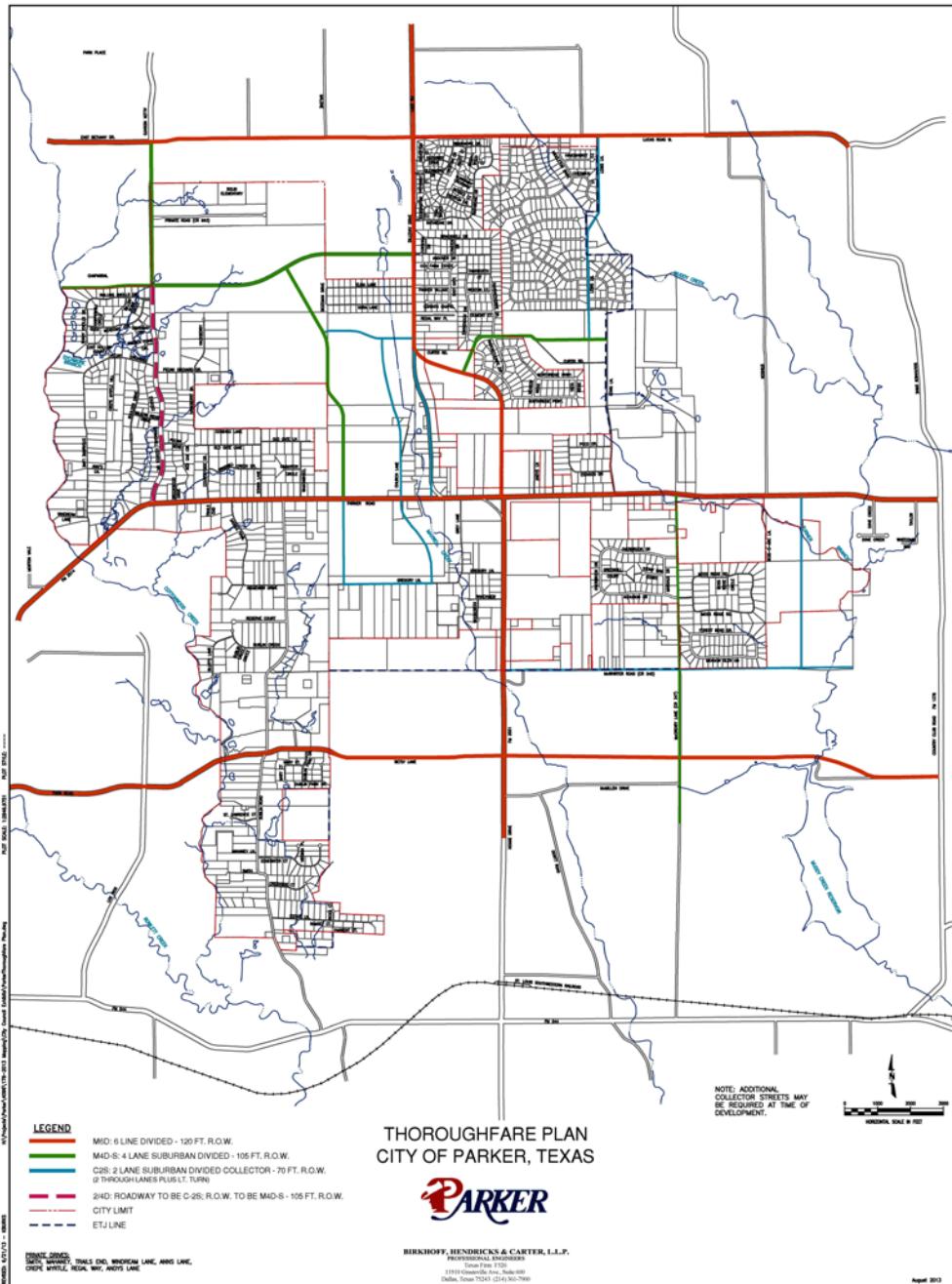
Minutes Approved on _____ day of August, 2013.

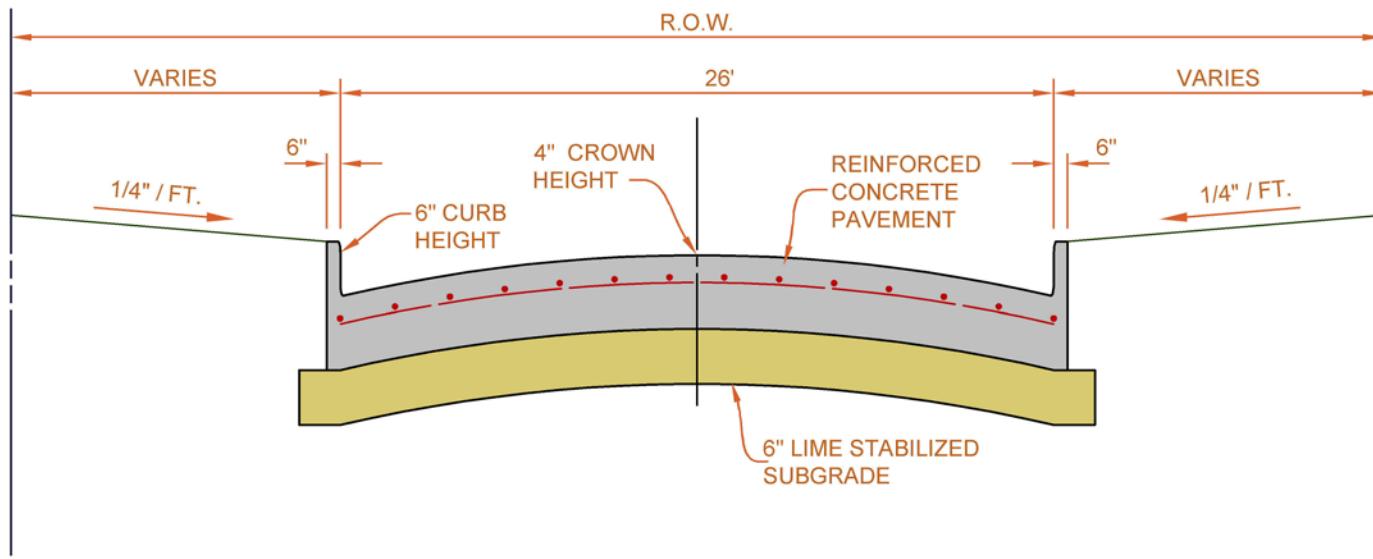
Chairman Russell Wright

Attest:

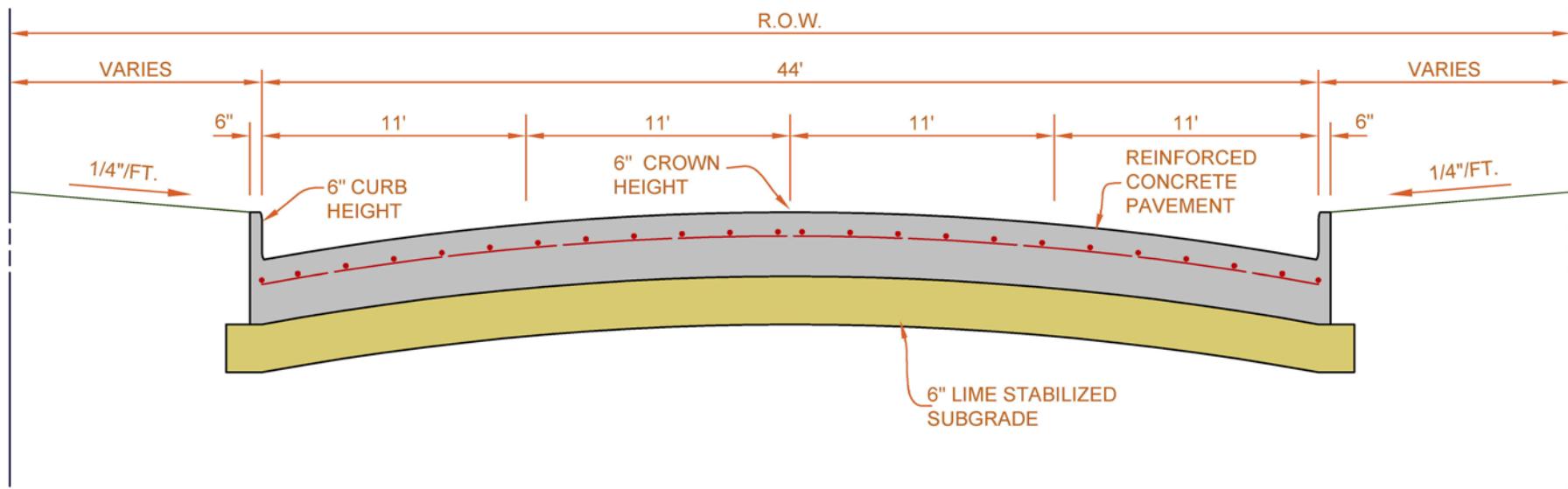
Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith



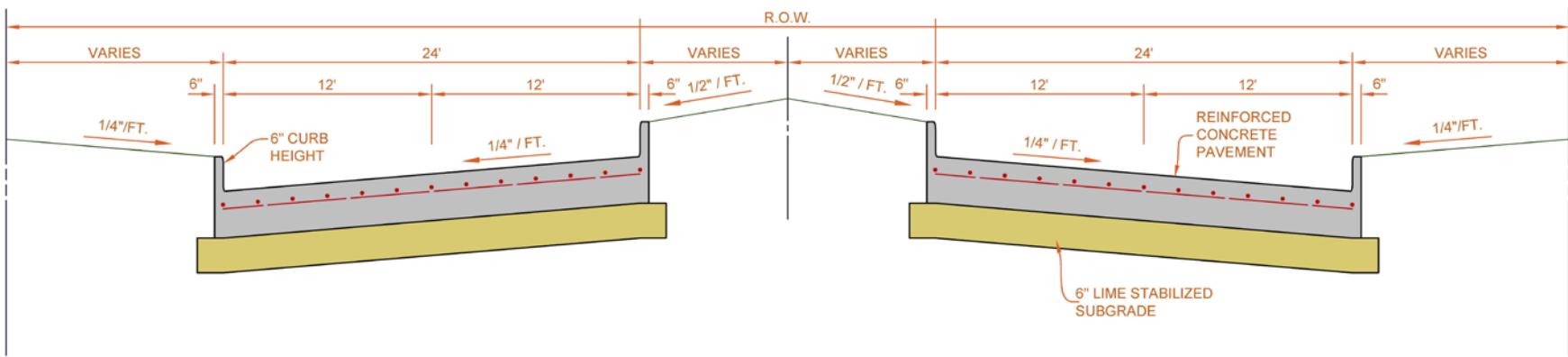


ONE MOVING LANE / TWO PARKING LANES
RESIDENTIAL



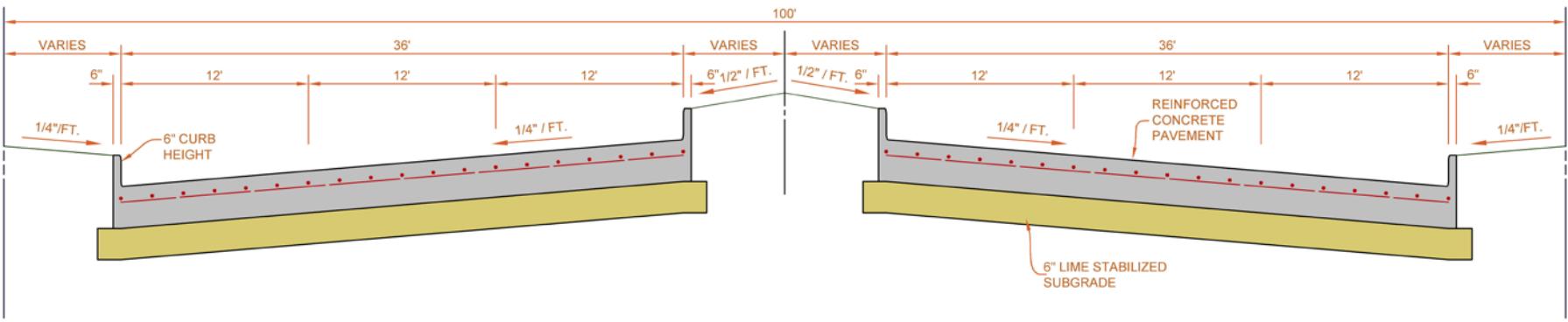
FOUR MOVING LANES OR TWO MOVING LANES / TWO PARKING LANES

10,000 VPD+



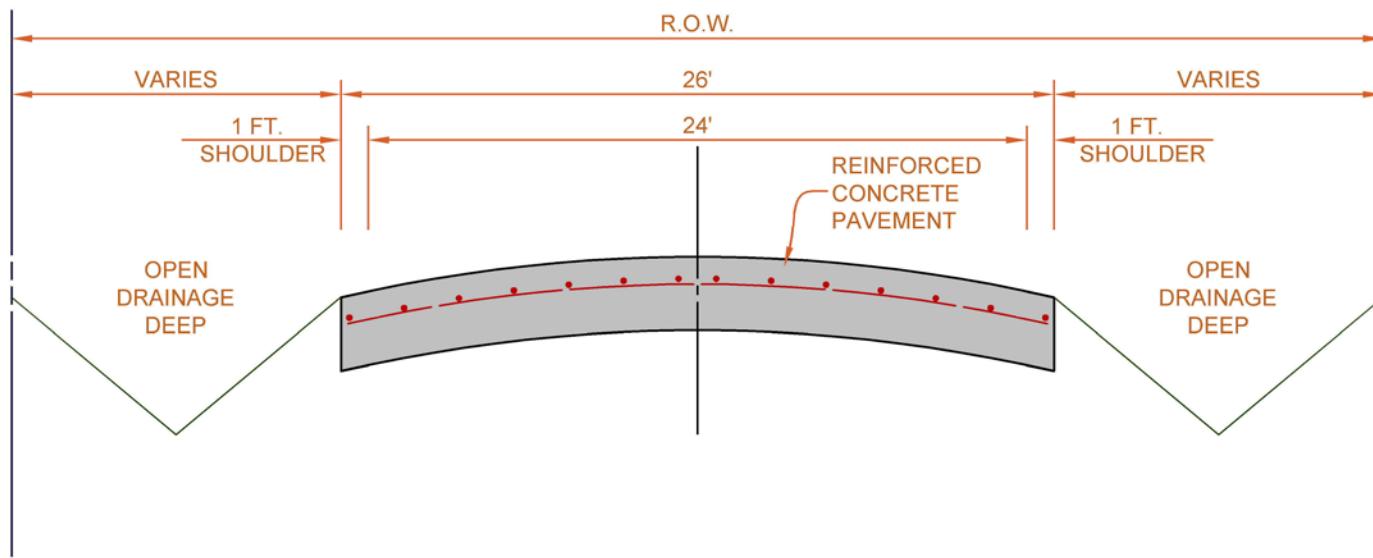
REGULAR SECTION 4 LANE DIVIDED

10,000 VPD+

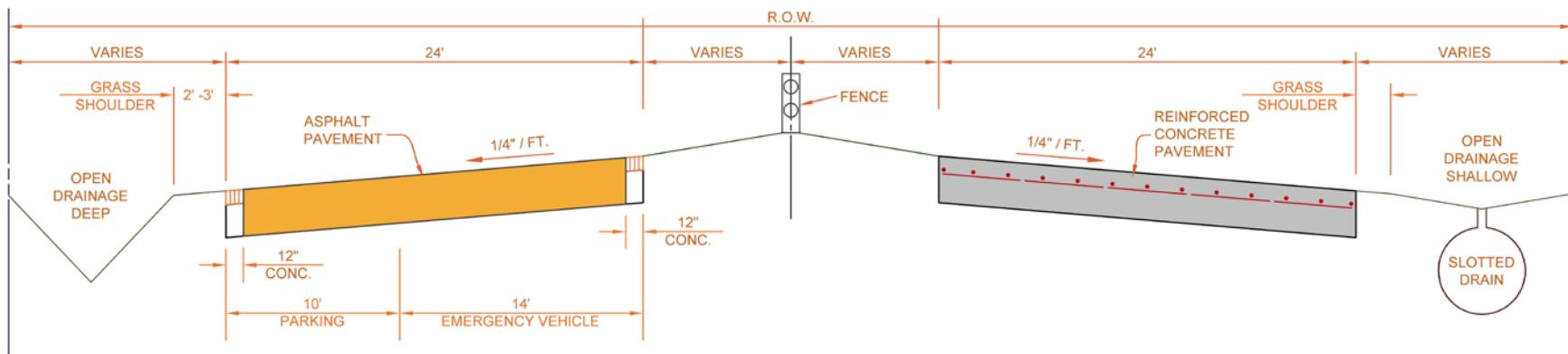


REGULAR SECTION 6 LANE DIVIDED

24,000 VPD+

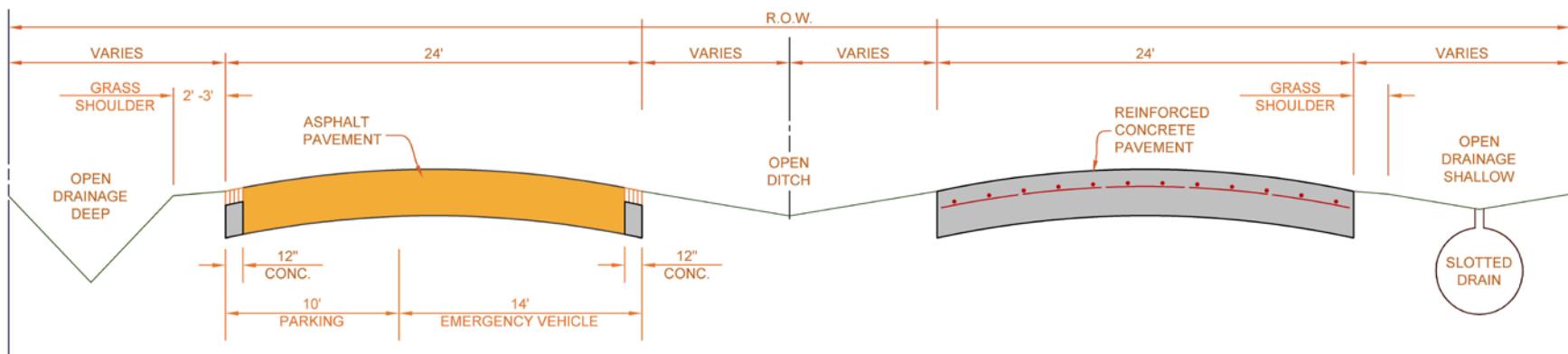


ONE MOVING LANE / TWO PARKING LANES
RESIDENTIAL



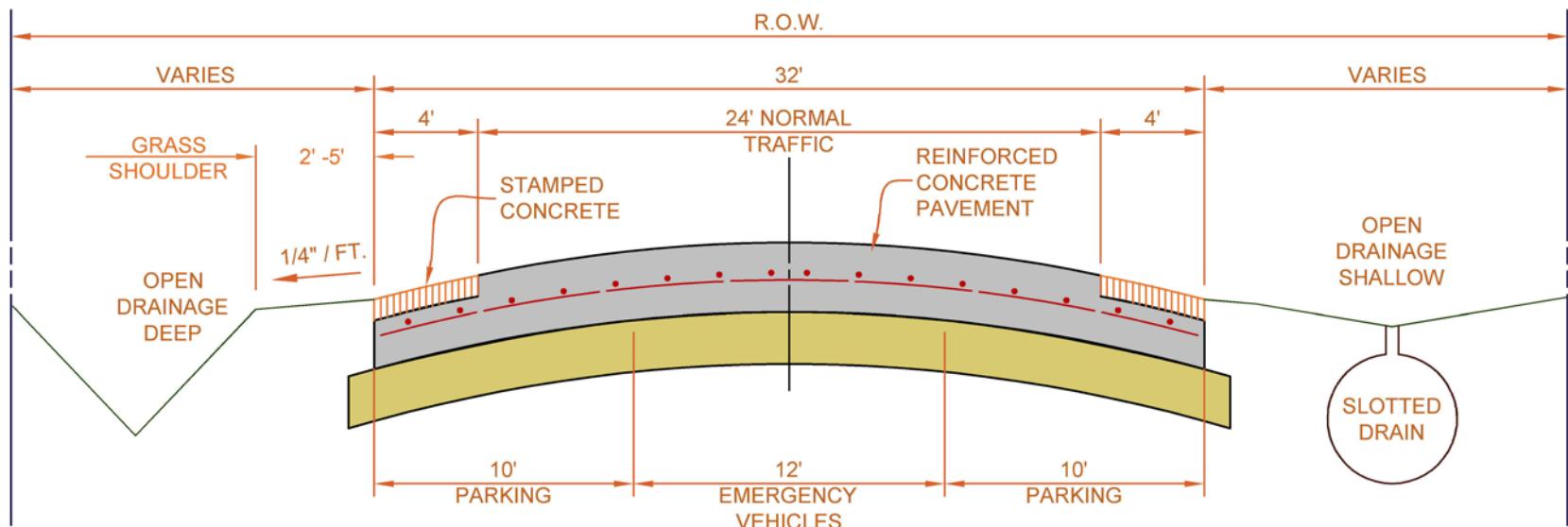
TWO OR FOUR LANE DIVIDED

15,000 - 17,000 VPD+



TWO OR FOUR LANE DIVIDED

15,000 - 17,000 VPD+



PROPOSED RESIDENTIAL

PLANNING AND ZONING COMMISSION

Meeting Date: August 22, 2013

Agenda Subject:

PUBLIC HEARING, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW AN ACCESSORY BUILDING OVER 2500 SQUARE FEET TO BE LOCATED AT 3106 DUBLIN ROAD, OWNER NATHAN AND BONNIE SHEA.

Exhibits: Application

Plot Plan

Drawings

Public Comments from neighbors

Summary:

See Exhibits

Possible action:

APPROVE

AMEND

TABLE



PLEASE PRINT

Bonnie/Nathan Shaw

RECEIVED

AUG 02 2013

City Received Date Stamp

APPLICATION FOR A SPECIAL USE PERMIT

The undersigned owner (contract owner) of property herein described hereby applies for a special use permit for the following described property:

(1) Location of Property or Street Address:

3106 Dublin Rd

Parker TX 75002

Existing Zoning: Agriculture

(2) Legal Description of Property:

abs A6277 SE Donaldson Survey

(3) Proposed Use of Property:

Greenhouse / Barn

(2009-638 Ord.)

156.37(A) - 5. a.e.

(4) Development Schedule: ASAP

(5) Desired Duration: Permanent

(6) Attached are the checklist, plans, and LETTER OF INTENT: Yes No

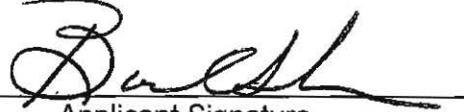
No application for a special use shall be granted by the City of Parker unless the City Council shall find all of the following conditions are present:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the special use.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and other necessary site improvements have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the special use shall conform to all applicable regulations of the district in which it is located.

I own lease this property.

I, the undersigned applicant, have reviewed the above standards and to the best of my knowledge this proposed special use complies with the standards for special use.

Respectfully submitted,



Applicant Signature

Bonnie Shea

Printed Name

Applicant Signature

Printed Name

Address: 306 Dublin Rd
Parker TX 75002

Phone: 214 906 5890

ADDITIONAL REQUIREMENTS:

Attach 12 copies of plat for the property containing the following information:

- a. North point, scale, and date
- b. Name and address of applicant, engineer, or surveyor
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to property
- e. Location of existing or platted streets within and adjacent to property
- f. Location of existing rights-of-way, utility/drainage easements

Fees:

- a. The fee for a Special Use Permit before the Planning & Zoning Commission is (See Fee Schedule).
- b. The fee for a Special Use Permit before The City Council is (See Fee Schedule).

FEES ARE NON-REFUNDABLE, IN THE EVENT THE APPLICATION FOR SPECIAL USE PERMIT IS DENIED.

Timing:

Within twenty days of receipt of completed application and appropriate fee, a public hearing will be scheduled before the Planning and Zoning Commission, after notification of all property owners within 200 feet of the property has been duly accomplished. Additional notifications may be made at the discretion of the City Administrator.

The Planning and Zoning Commission will make a recommendation to the City Council for either approval, approval with conditions, or denial.

Applications that receive a recommendation for approval, or approval with conditions by the Planning and Zoning Commission, will then be scheduled for a Public Hearing before the Parker City Council, after notification of all property owners within 200 feet of the property has been duly accomplished. Additional notifications may be made at the discretion of the City Administrator.

The final authority for approval is with the City Council of the City of Parker.

Applications that have been denied by the Planning and Zoning Commission may be appealed to the Parker City Council.

The Special Use Permit is not permanent zoning, and may be brought before the governing body of the city for a compliance review at any time.

The City may seek the issuance of an administrative search warrant in the event probable cause exists to review compliance with the city ordinances and the requirements of the SUP. Such warrants may be issued in the discretion of the court after a review of the evidence."

NO HEARING WILL BE SCHEDULED UNTIL APPROPRIATE FEES HAVE BEEN PAID.

All the requirements and fees of this application are hereby submitted to the City Secretary, City of Parker, Texas, as required for a Special Use Permit. I (we) understand that in the event this application is denied by either the Parker Planning and Zoning Commission or the Parker City Council, the fees submitted herewith are not to be refunded.

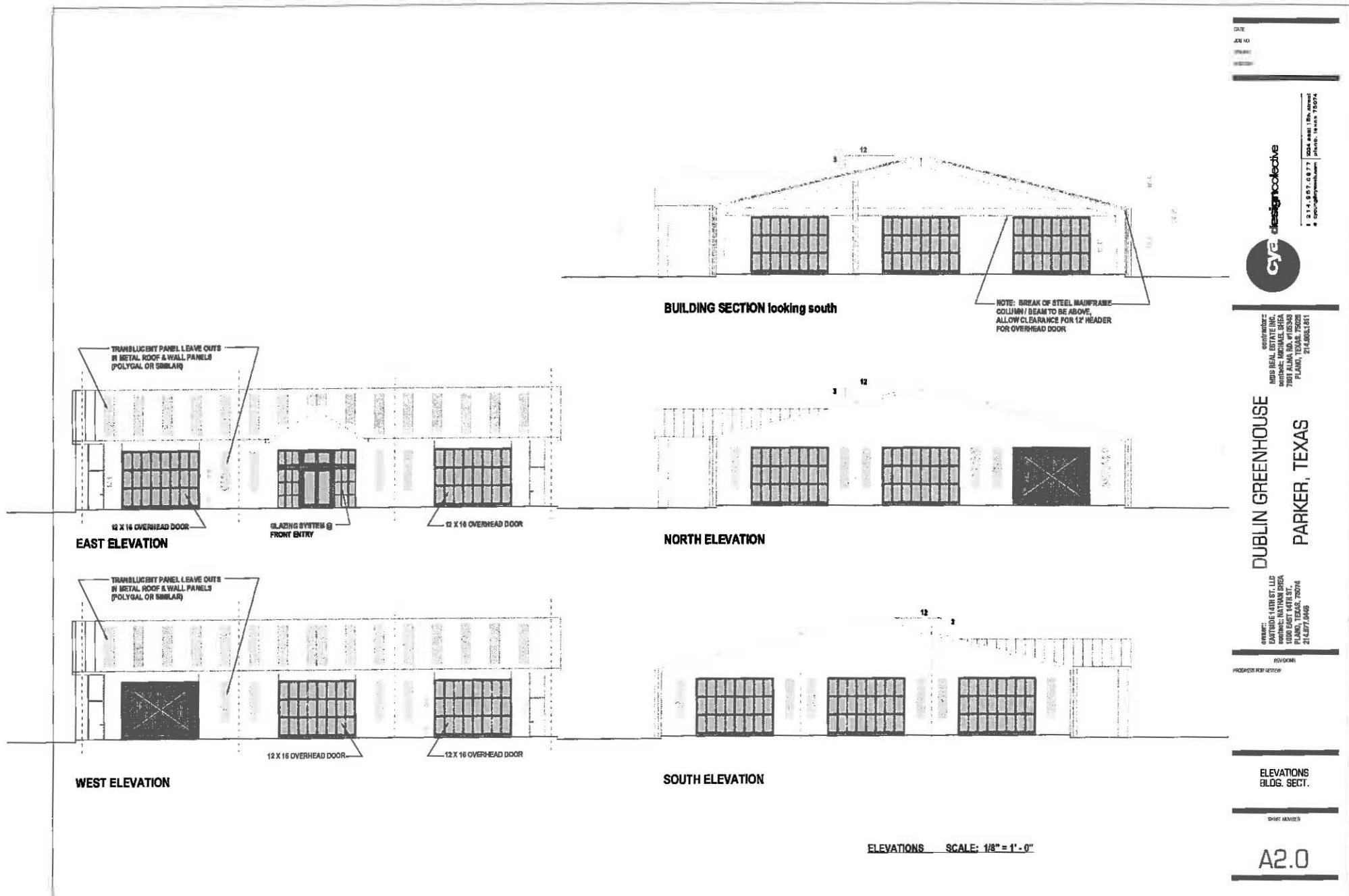
8/2/13
DATE

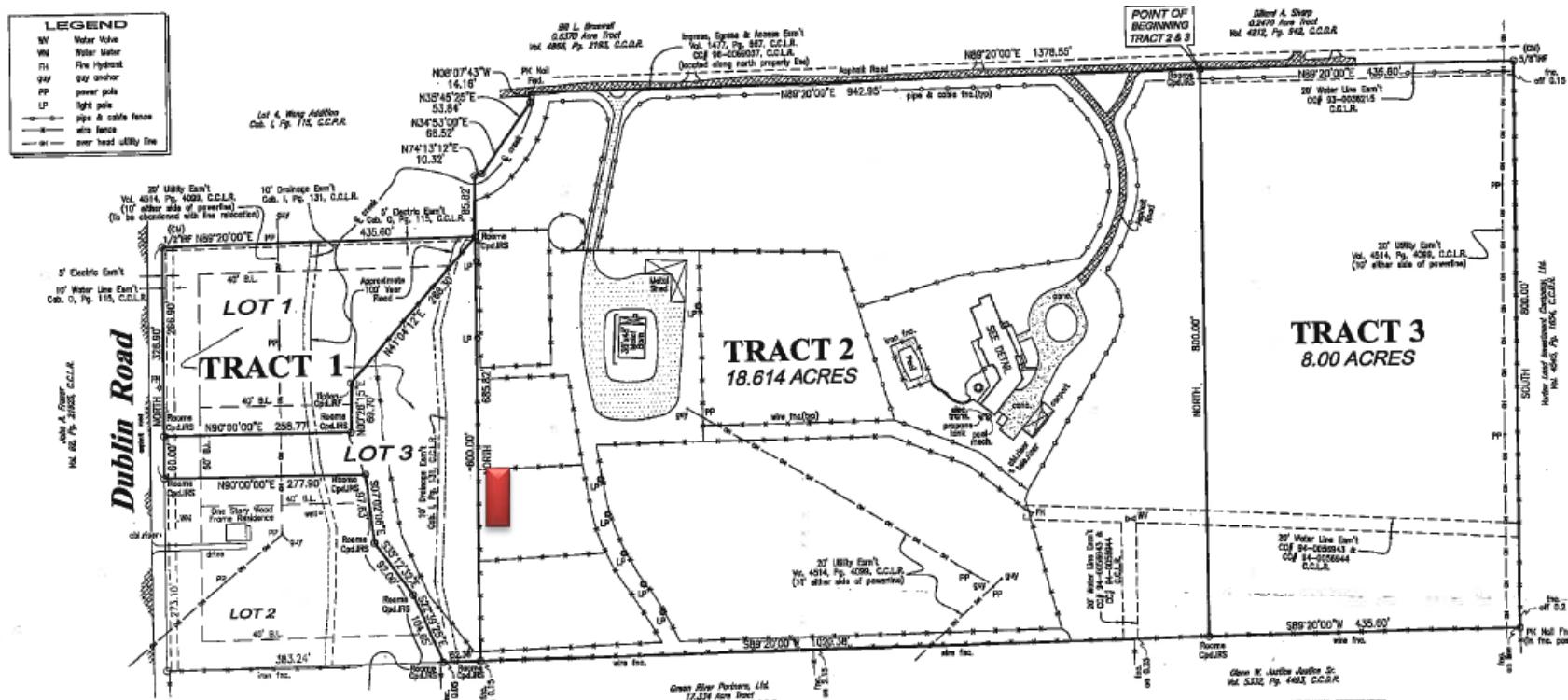

APPLICANT

DATE APPLICANT

8/2/2013
DATE RECEIVED CITY OF PARKER

1000.00 CK 1538
AMOUNT OF FEE RECEIVED WITH INITIAL
APPLICATION





Proposed location of Accessory Building

(N) Accessory buildings. ACCESSORY USE, ACCESSORY STRUCTURE, OR ACCESSORY BUILDING is a use or structure which is clearly incidental and secondary to the primary use and which does not change the character thereof, including, but not limited to stables, barns, detached garages, bathhouses, greenhouses, tool sheds, shipping containers and portable buildings over 120 square feet floor area.

(1) Accessory buildings shall be constructed of materials similar in appearance to the main dwelling or with any of the following exterior materials:

(a) Brick, pre-finished metal, wood siding or simulated wood, masonry products, Portland cement plaster, stucco or exposed aggregate concrete.

(b) Corrugated sheet metal siding and roofing are expressly prohibited.

(2) All construction of accessory buildings requires the issuance of a building permit by the city. All construction shall meet the building code requirements of the city.

(3) Accessory buildings shall be located according to the most restrictive of the following:

(a) In the rear portion of the lot, behind the rear building line of the main dwelling.

(b) If on a corner, no closer to a street than the main dwelling.

(c) In compliance with the setbacks requirement required by the zoning classification or final plat of the lot.

(4) Maximum height.

(a) The maximum height of an accessory building is measured from the peak of the roof of the accessory building to grade level.

(b) The maximum height shall be 40 feet, or the height of the peak of the roof of the main dwelling, whichever is lower.

(c) The maximum height of a sidewall of an accessory building shall not exceed 15 feet.

(5) Additional requirements.

(a) The building area of an accessory building shall not exceed the lesser of 2,500 square feet or 3% of the lot area.

(b) The applicant shall submit a fully dimensioned site plan, showing the location and the dimensions of the accessory building, the property lines, easements and all structures within 100 feet of the property line. The sketch shall include a depiction of the size and location of all doors in the accessory building.

(c) Accessory buildings of any size used to shelter animals shall be at least 100 feet from the primary dwelling of adjacent residents on contiguous lots.

(d) No accessory building shall be closer to the front of the lot than the dwelling on an adjacent lot. This rule is waived if the residence on the adjacent lot is at least 200 feet from the proposed accessory building.

(e) Lots of less than 2 acres are limited to 1 accessory building. Lots greater than 2 acres are limited to 1 accessory building per acre. An SUP is required for more than 2 accessory buildings per lot, or 1 accessory building larger than 2,500 square feet.

(6) Usage and occupancy. Accessory buildings shall not be used for accessory dwellings, unless converted in accordance with all provisions governing accessory dwellings.

(7) A greenhouse is an accessory building, but because of its function, building options are different from other accessory buildings. Greenhouses shall be used only for the purpose of growing plants. Greenhouses exceeding 120 square feet shall be constructed in accordance with the following requirements:

(a) The exterior of a greenhouse must be constructed of fiberglass, glass, carbonite, or other rigid material approved by the Building Inspection Department. Such materials will be mounted in frames of steel, aluminum, cedar, or treated wood, suitable for building purposes, and in accordance with the applicable building code.

From: Nathan Shea <nshea1@verizon.net>
Subject: Fwd: greenhouse plan/elevations/section
Date: August 5, 2013 2:27:15 PM CDT



1 Attachment, 531 KB

We are building a greenhouse/barn on our property. We are required by the City of Parker to give everyone notification that is within 200 ft of our property to sign off that they are aware of it and have no issues with it. It will be located on the east side of the creek. If you don't have any issues would you please sign below so I can submit to the City. I have attached a survey with the location. Thank you so much.

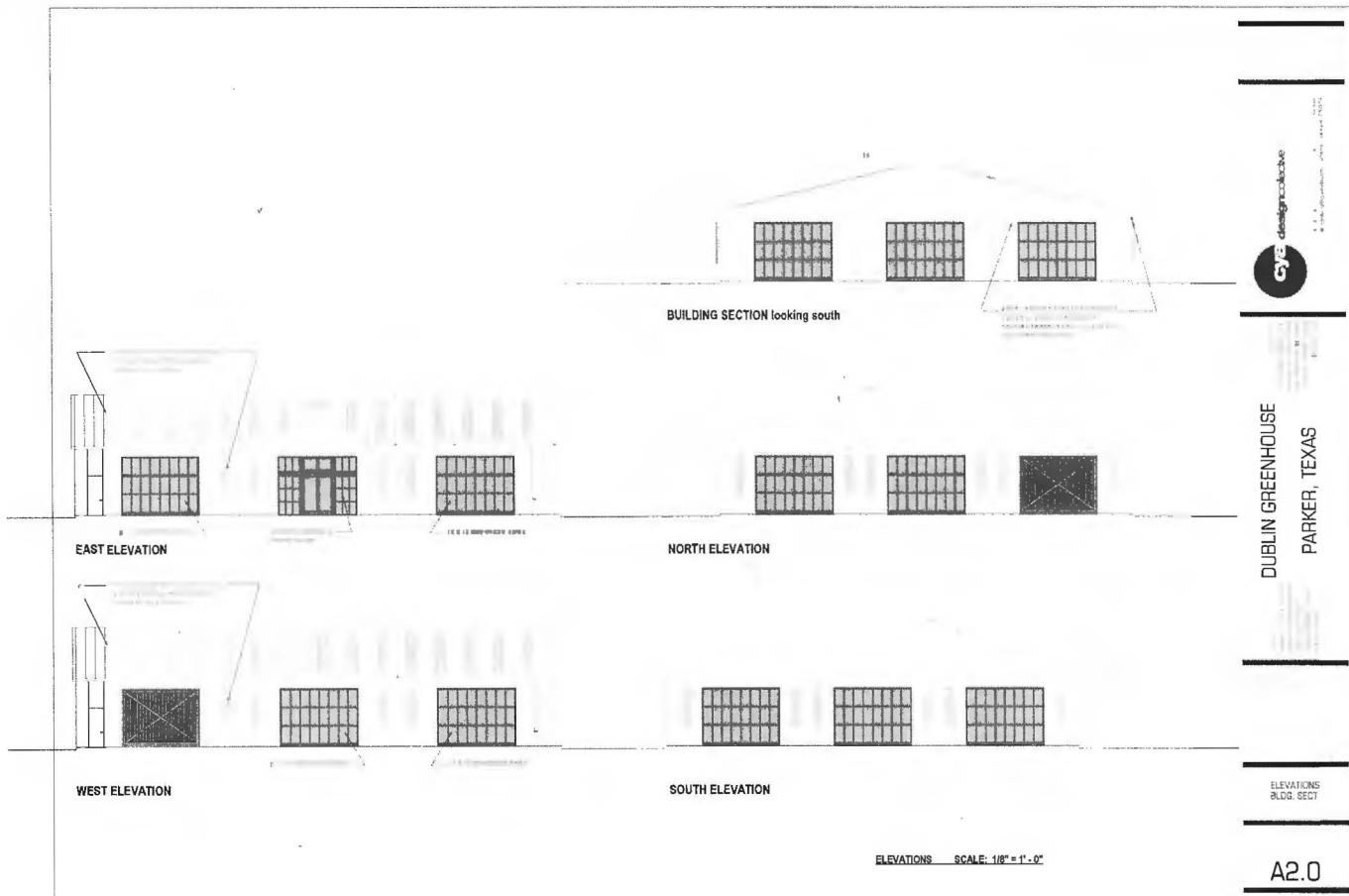
Nathan Shea

Signature Janice Wiedheuer Name and Address 3100 Dublin Rd

Begin forwarded message:

From: Nathan Shea <nshea1@verizon.net>
Date: August 5, 2013 12:52:40 PM CDT
To: Nathan Shea <nshea1@verizon.net>
Subject: Fwd: greenhouse/Barn/plan/elevations/section

Begin forwarded message:



From: Nathan Shea <nshea1@verizon.net>
Subject: Fwd: greenhouse plan/elevations/section
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Nathan Shea

Signature Linda Braswell

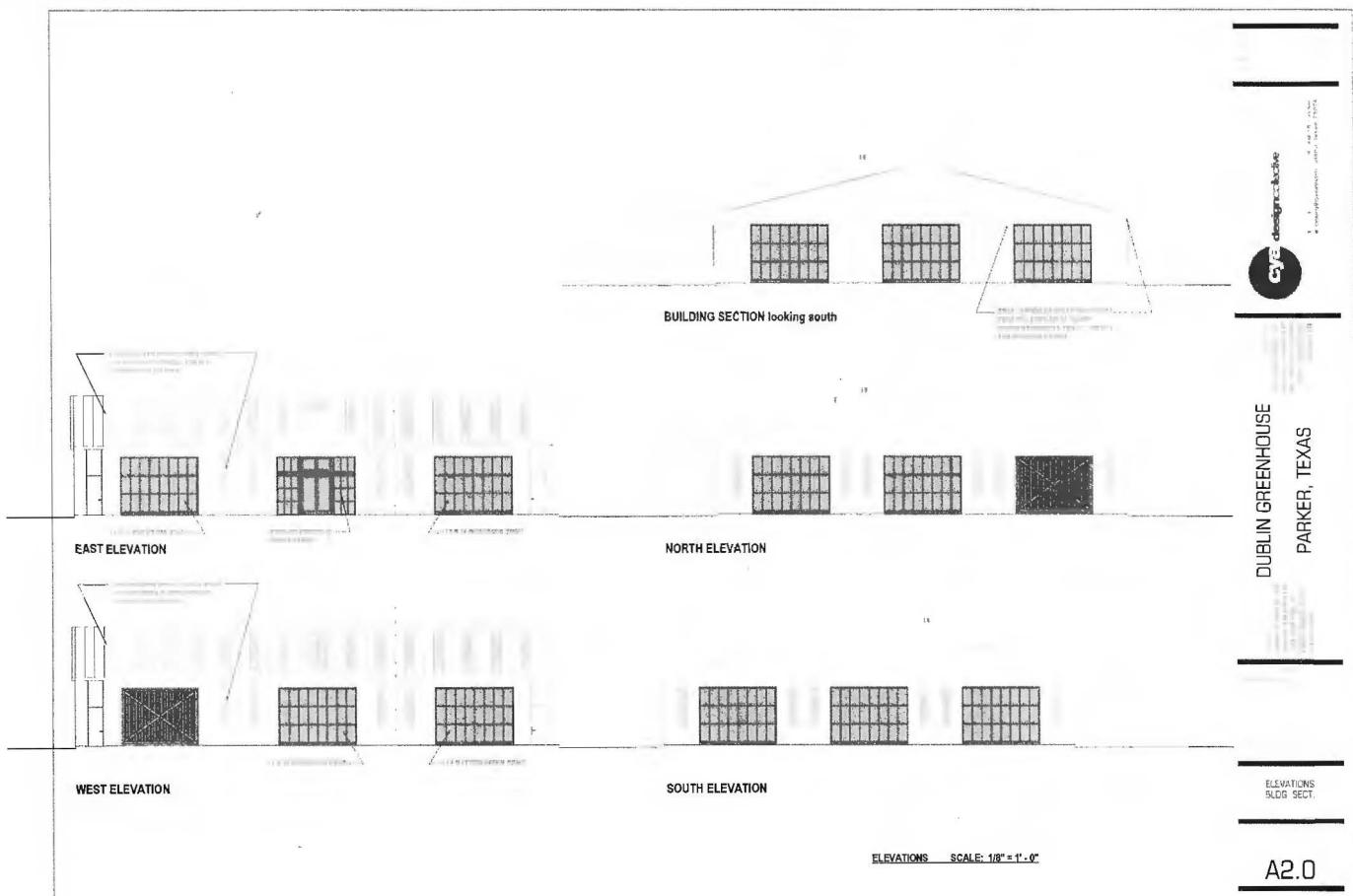
Name and Address

Linda Braswell
3212 Dublin Rd
Parker, TX 75002

Begin forwarded message:

From: Nathan Shea <nshea1@verizon.net>
Date: August 5, 2013 12:52:40 PM CDT
To: Nathan Shea <nshea1@verizon.net>
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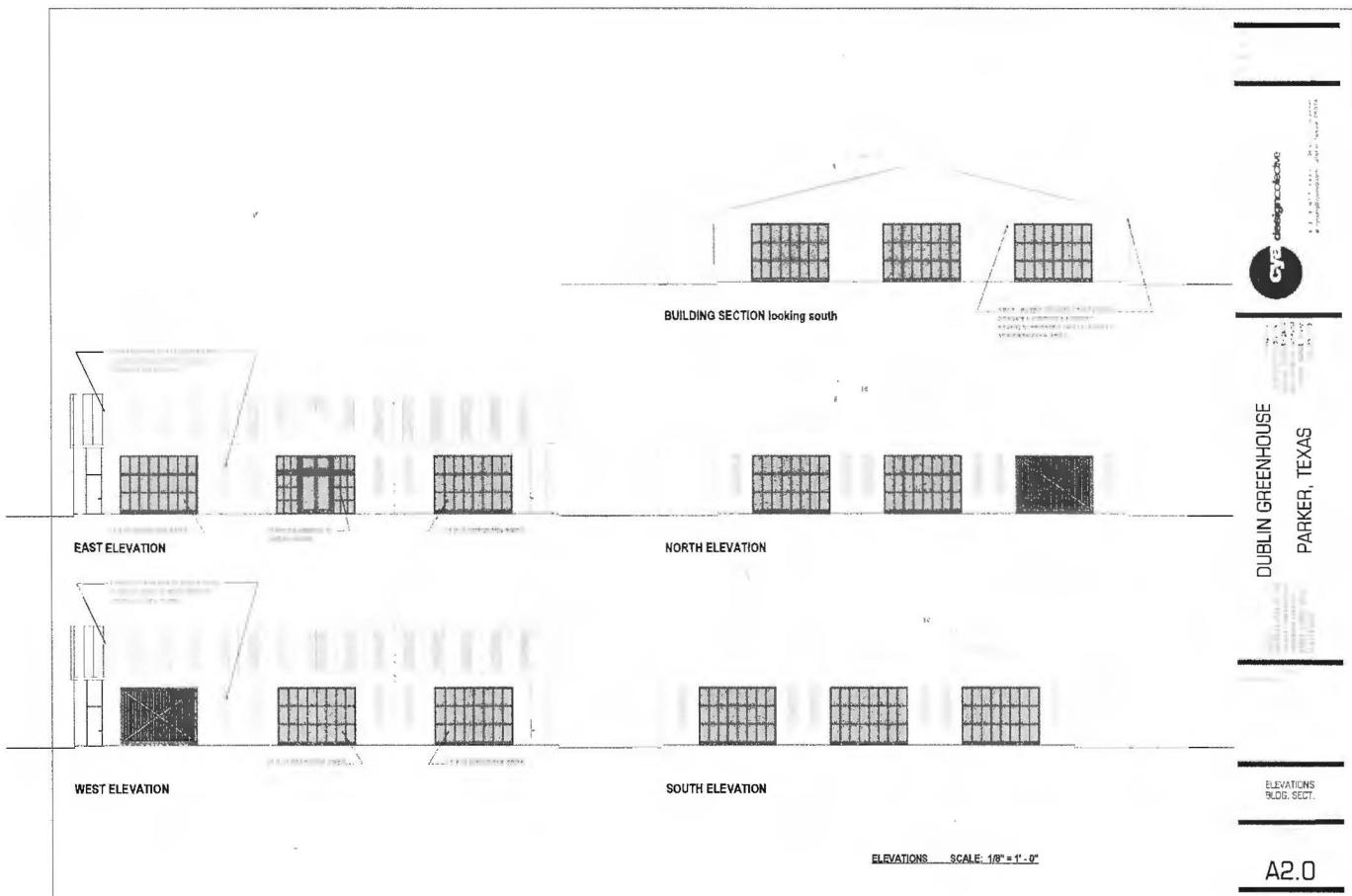
Nathan Shea

D.J. Shea
Signature *Frances Sharpe* D.A. SHARPE
FRANCES SHARPE 3300 DUBLIN RD
Name and Address PARKER, TX 75002

Begin forwarded message:

From: Nathan Shea <nshea1@verizon.net>
Date: August 5, 2013 12:52:40 PM CDT
To: Nathan Shea <nshea1@verizon.net>
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Nathan Shea

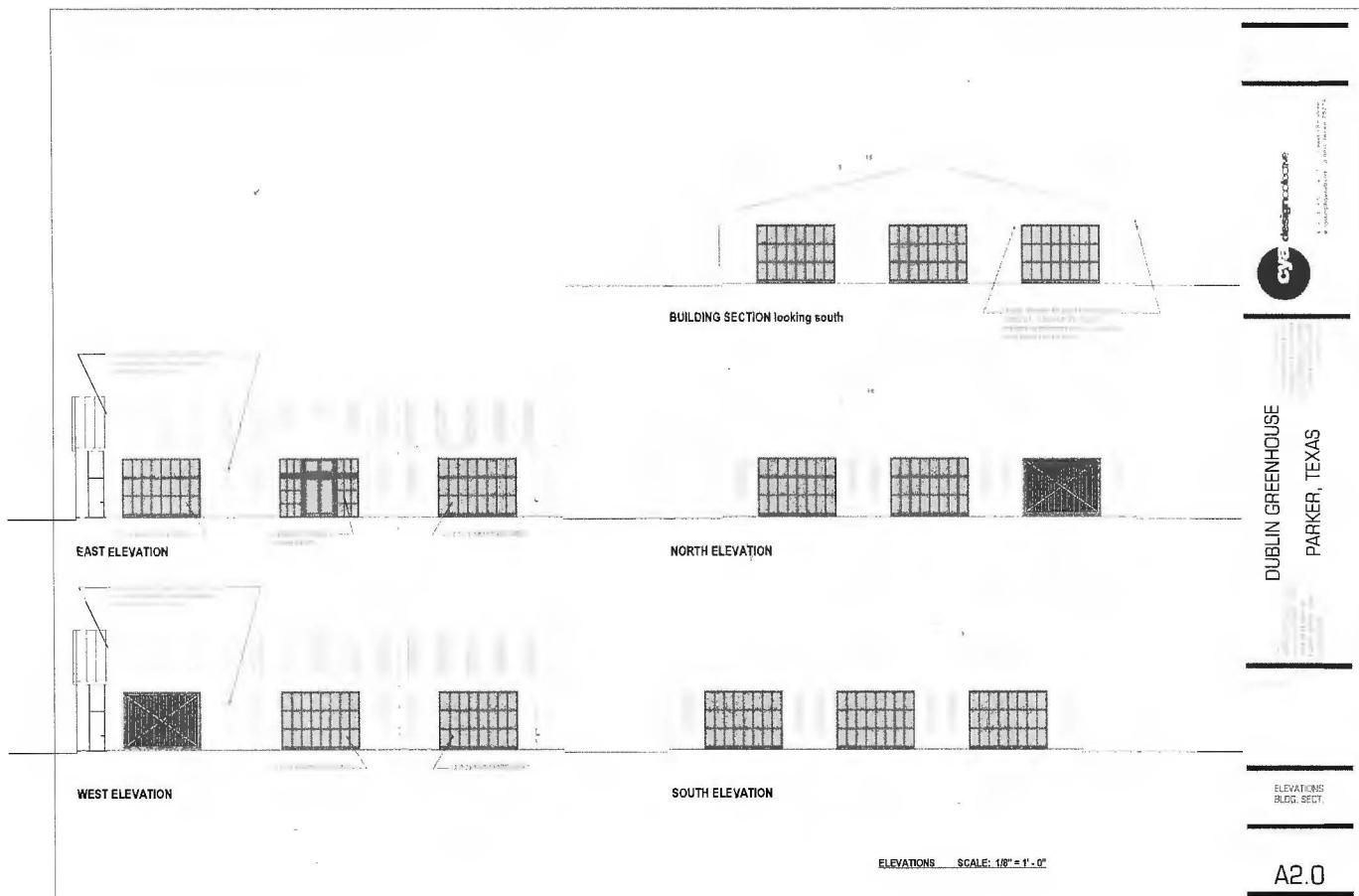
Signature Mesha R. Shea Name and Address

3200 Dublin PARKER, TX

Begin forwarded message:

From: Nathan Shea <nshea1@verizon.net>
Date: August 5, 2013 12:52:40 PM CDT
To: Nathan Shea <nshea1@verizon.net>
Subject: Fwd: greenhouse/Barn/plan/elevations/section

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Nathan Shea

RICHARD DUFFIELD, 3206 DUBLIN RD, PARKER, TX 75002
R.D.D.

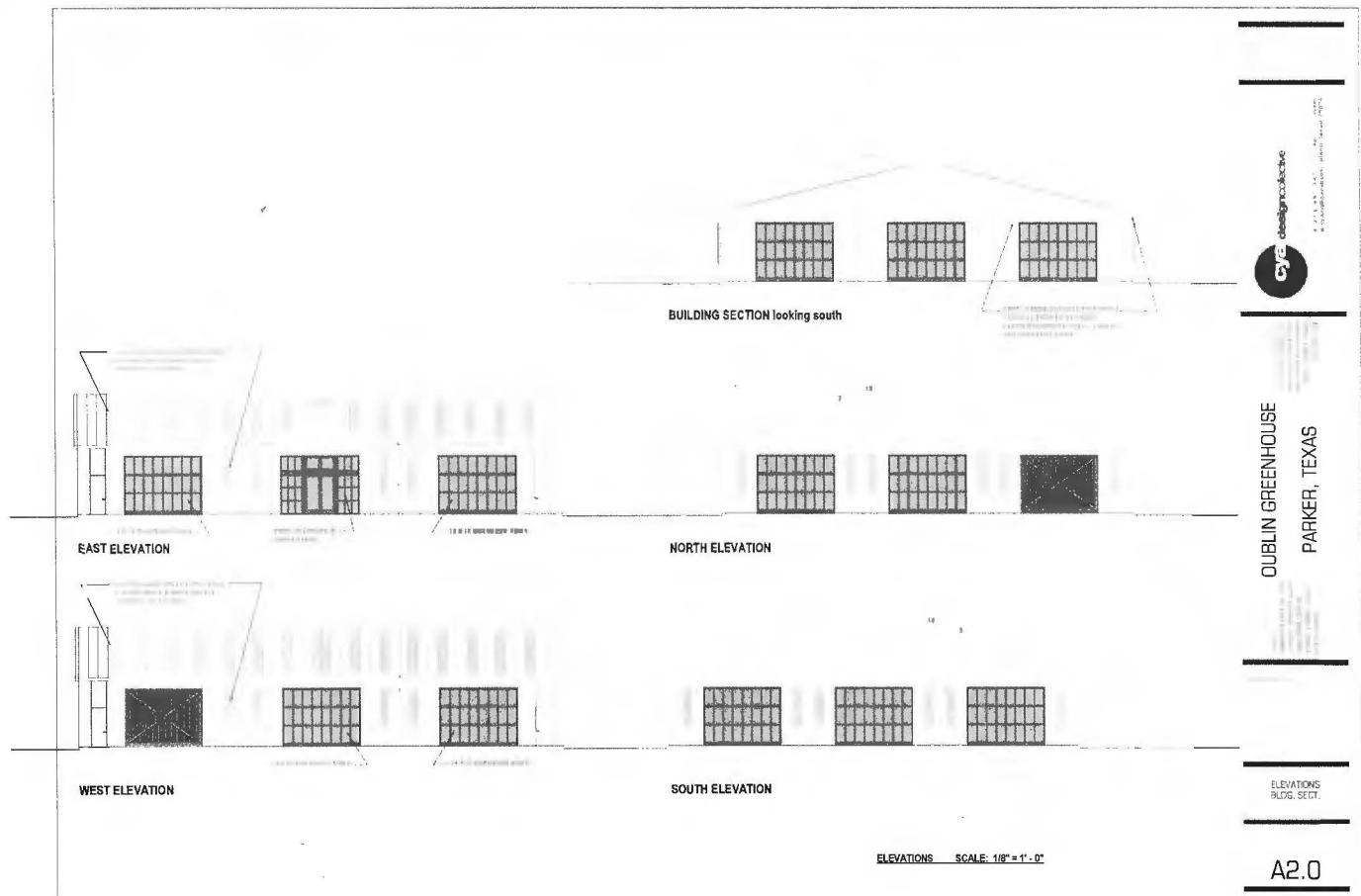
Signature

Name and Address

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Subject: Fwd: greenhouse/Barn/plan/elevations/section

Begin forwarded message:





Carrie L. Smith, City Secretary

August 5, 2013

CITY OF PARKER NOTICE OF PUBLIC HEARING

THE PLANNING AND ZONING COMMISSION, FOR THE CITY OF PARKER, WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 22, 2013 AT 7:00 P.M. AT PARKER CITY HALL, 5700 E. PARKER ROAD, PARKER, TEXAS 75002.

THE PURPOSE OF THE HEARING WILL BE TO CONSIDER A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW AN ACCESSORY BUILDING OVER 2500 SQUARE FEET TO BE LOCATED AT 3106 DUBLIN ROAD, OWNER BONNIE SHEA.

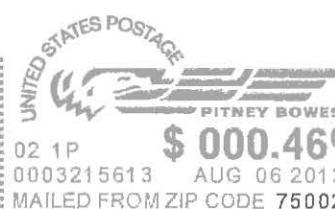
ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS CONCERNING THIS REQUEST. WRITTEN COMMENTS CONCERNING THIS REQUEST MAY BE MAILED TO CITY SECRETARY AT CITY OF PARKER, 5700 E. PARKER ROAD, PARKER, TEXAS 75002 OR EMAILED TO CSMITH@PARKERTEXAS.US.

**CARRIE L. SMITH
CITY SECRETARY**



5700 EAST PARKER ROAD • PARKER, TEXAS 75002

TIME SENSITIVE



NATHAN SHAE
BLACK GOLD STABLES
3106 DUBLIN ROAD
PARKER TX 75002



5700 EAST PARKER ROAD • PARKER, TEXAS 75002

TIME SENSITIVE

*Notice of
mailing to
all nine
recipients
on last*

08/06/2013



WILDBERGER PAUL AND JANICE
3102 DUBLIN RD
PARKER TX 75002



5700 EAST PARKER ROAD • PARKER, TEXAS 75002

TIME SENSITIVE



FRASER JOHN A ETUX NATALIE A
17 SQUIRES LN
ST LOUIS MO 63131-4811



5700 EAST PARKER ROAD • PARKER, TEXAS 75002

TIME SENSITIVE



DUFFIELD RICHARD L JR ETUX
3206 DUBLIN RD TX
PARKER TX 75002



TIME SENSITIVE

HARRIS DONALD B & MISCHA R
3200 DUBLIN ROAD
PARKER TX 75002



Remit Payments (with Acct Number) to: The Dallas Morning News, P.O. BOX 680040, DALLAS, TX 75266-0040

Order Confirmation

Customer:	CITY OF PARKER	Customer Account:	100068579		
Ad Order #:	0001104204	PO Number:			
Sales Rep:	Lynda Black	Order Taker:	Lynda Black		
Net Amount:	\$244.10	Tax Amount:	\$0.00	Total Amount:	\$244.10
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	<input type="text" value="\$244.10"/>

Ad Order #: 0001104204

Ad Number: 0001104204-01

Color:

Ad Size: 1 X 51.00 Li

Ad Content

CITY OF PARKER
NOTICE OF PUBLIC
HEARING

THE PLANNING AND
ZONING COMMISSION,
FOR THE CITY OF
PARKER, WILL HOLD A
PUBLIC HEARING ON
THURSDAY, AUGUST
22, 2013 AT 7:00 P.M.
THE HEARING WILL
BE HELD AT PARKER
CITY HALL, 5700 E.
PARKER ROAD,
PARKER, TEXAS 75002.

THE PURPOSE OF THIS
HEARING WILL BE TO
CONSIDER A REQUEST
FOR A SPECIFIC USE
PERMIT TO ALLOW AN
ACCESSORY BUILDING
OVER 2500 SQUARE
FEET TO BE LOCATED
AT 3106 DUBLIN ROAD,
OWNER BONNIE SHAE.

ALL INTERESTED
PARTIES ARE INVITED
TO ATTEND THE
HEARING AND
EXPRESS THEIR
COMMENTS
CONCERNING THIS
REQUEST. WRITTEN
COMMENTS
CONCERNING THIS
REQUEST MAY BE
MAILED TO CITY
SECRETARY AT CITY
OF PARKER, 5700 E.
PARKER ROAD,
PARKER, TEXAS 75002
OR EMAILED TO
CSMITH@PARKERTEX
AS US.

CARRIE L. SMITH
CITY SECRETARY

Run Dates	Product	Placement/Classification - Position
Publish Date: 08/07/2013	Stop Date: 08/07/2013	Dallas Morning News Legals Bids Notices - LN Legal Notices
Publish Date: 08/07/2013	Stop Date: 08/13/2013	DallasNews.com Legals Bids Notices - LN Legal Notices

PLANNING AND ZONING COMMISSION

Meeting Date: August 22, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FILLING A COMMISSION VACANCY.

Exhibits:

Resolution 2013-408

Summary:

Commissioner Schroeder has moved, leaving Place 5 vacant.

Possible action:

APPROVE
AMEND
TABLE

RESOLUTION NO. 2013-408
(2013-2014 P&Z Appointments)

A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPOINTING MEMBERS AND ALTERNATE MEMBERS TO SERVE ON THE PLANNING AND ZONING COMMISSION

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

SECTION 1. Appointment of Voting Members Expiring June 2014

The following are hereby appointed to serve on the Planning and Zoning Commission as voting members for the unexpired portion of a two year term, expiring June 1, 2014 or until their successors are appointed and qualified.

Place 2	Joe Lozano
Place 4	Cleburne Raney

SECTION 2. Appointment of Voting Members Expiring June 2015

The following are hereby appointed to serve on the Planning and Zoning Commission as voting members for a term of two years, expiring June 1, 2015 or until their successors are appointed and qualified.

Place 1	Russell Wright
Place 3	Leonard Stanislav
Place 5	Steven Schroeder

SECTION 3. Appointment of Alternate Members Expiring June 2014

The following are hereby appointed to serve on the Planning and Zoning Commission as alternate members for the unexpired portion of a two year term, expiring June 1, 2014 or until their successors are appointed and qualified.

Alternate 3	Jasmat Sutaria
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SECTION 4. Appointment of Alternate Members Expiring June 2015

The following are hereby appointed to serve on the Planning and Zoning Commission as alternate members for a term of two years, expiring June 1, 2015 or until their successors are appointed and qualified.

Alternate 1	Wei Wei Jeang
Alternate 2	Tony Cassavechia

SECTION 5. Appointment of Officers Expiring June 2014

THAT the officers of the Planning and Zoning Commission shall include a Chairperson, Vice-chairperson, and Secretary for a term of one-year, expiring June 1, 2014 or until their successors are appointed and qualified.

Chairperson	Russell Wright
Vice Chairperson	Joe Lozano
Secretary	Leonard Stanislav

SECTION 6. Effective Date.

This resolution shall be effective upon its passage.

PASSED AND APPROVED by the City Council of the City of Parker, Collin County, Texas on this the 4th day of June, 2013.

APPROVED:

/s/ Z Marshall

Z Marshall, Mayor

ATTEST:

/s/ Carrie L. Smith

Carrie L. Smith, City Secretary

APPROVED AS TO FORM:

/s/ James E. Shepherd

James E. Shepherd, City Attorney