



AGENDA

PLANNING AND ZONING

September 12, 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, September 12, 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 22, 2013.
2. PRESENTATION AND DISCUSSION ON A LAND CONCEPT PLAN FOR 48 ACRES IN THE ETJ, GENERALLY LOCATED AT LEWIS AND CURTIS LANE.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE CITY THOROUGHFARE MAP.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
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 September 6, 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: September 12, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR AUGUST 22, 2013.

Exhibits: Proposed minutes

Summary:

See Exhibits

Possible action:

APPROVE
AMEND
TABLE

MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 22, 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 7:00 P.M.

Commissioners Present:

Chairperson Wright

VACANT

Commissioner Stanislav

Commissioner Raney

Commissioner Lozano

Alternate Jeang

Alternate Cassavechia

Alternate Sutaria

Alternate Sutaria was appointed as a voting member.

Staff Present

City Administrator Flanigan

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 AUGUST 8, 2013.

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

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.

The property owner is requesting a 2500 square foot barn/greenhouse to be constructed on their property. City Ordinance requires an SUP for an accessory building larger than 2500 square foot. The building will be located behind the creek and tree line and will not be visible from the Dublin Road. Neighbors have seen the plans and responded positively. See exhibits.

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

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

MOTION: Commissioner Lozano moved to recommend to Council the appointment of Jasmat Sutaria to Place 5 voting member, filling the unexpired term of Steven Schroeder. Commissioner Stanislav seconded with Commissioners Raney, Sutaria, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

MOTION: Commissioner Raney moved to recommend to Council the appointment of David Leamy to Alternate 3 position. Commissioner Stanislav seconded with Commissioners Raney, Sutaria, Wright, Lozano and Stanislav voting for. Motion carried 5-0.

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

Commission discussed concrete versus asphalt roadways, road drainage types, and reviewing the road type and widths.

City Administrator Flanigan will have City Engineer Birkhoff review the map and provide his recommendations to the Commission for consideration.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS

- Start looking at different roadways on the thoroughfare map and begin recommendations for updates.
- Concept Plan for 48 acres in ETJ

6. ADJOURN

Adjourned at 8:00 p.m.

Minutes Approved on _____ day of _____, 2013.

Chairman Russell Wright

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith

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



CITY OF

PLEASE PRINT

Bonnie/Nathan Shae

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

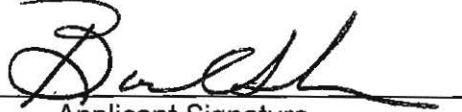
No application for a special use shall be granted by the City of Parker unless the City Council shall find all of the following conditions are present:

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

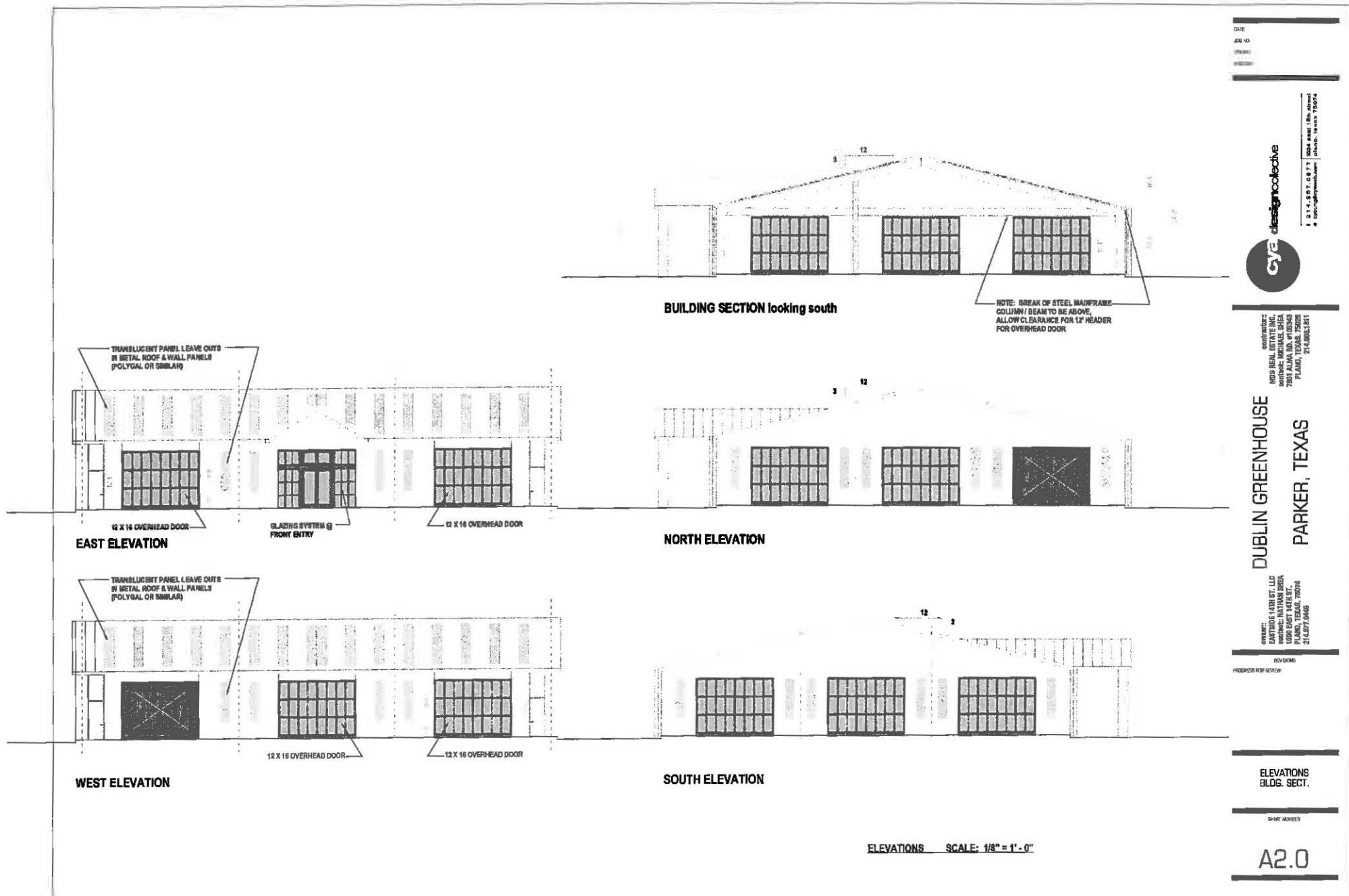
8/2/2013

DATE RECEIVED

CITY OF PARKER

1000.00 CK 1538

AMOUNT OF FEE RECEIVED WITH INITIAL
APPLICATION



(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.

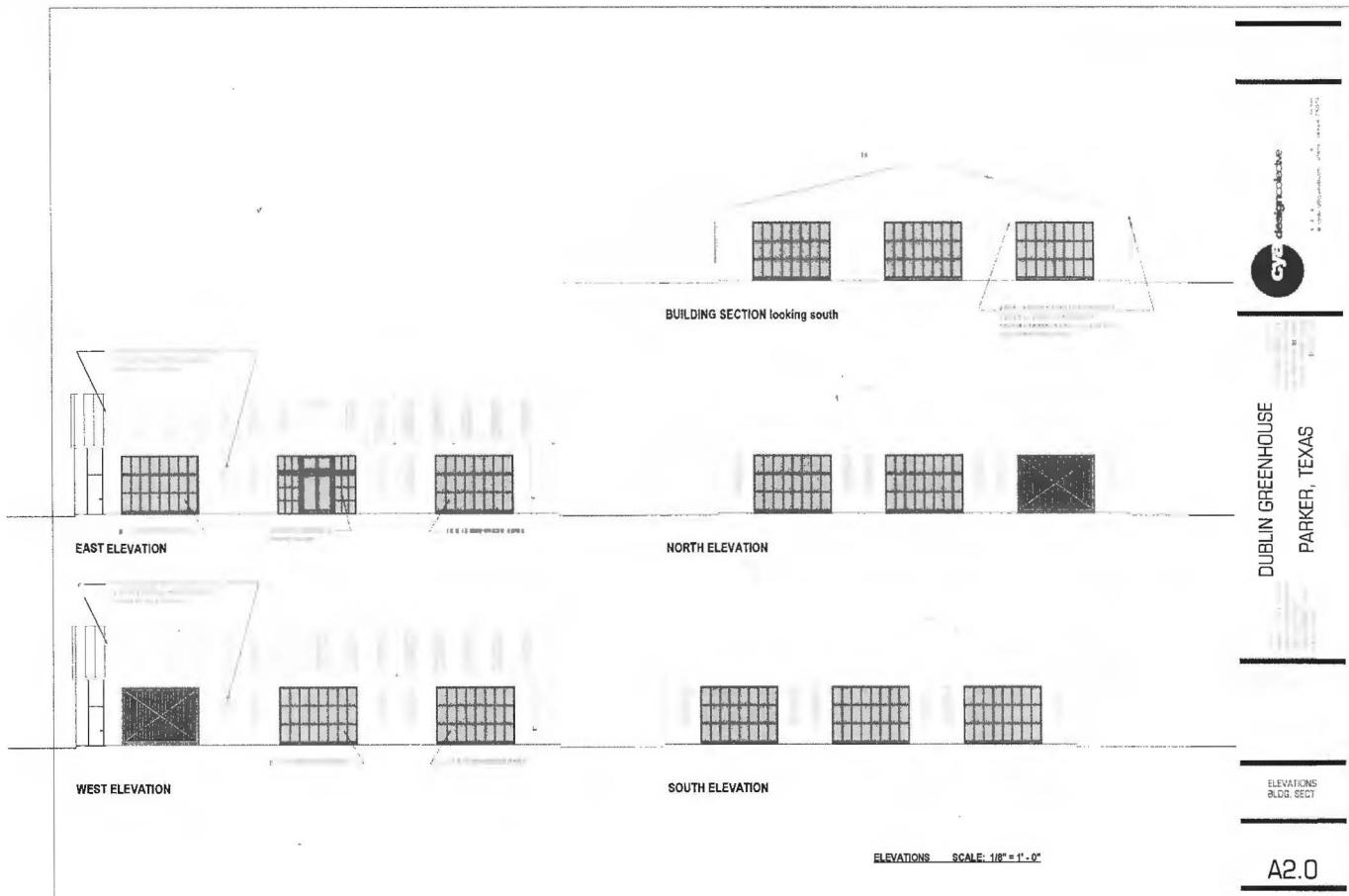
Nathan Shea

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:



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Nathan Shea

Signature Linda Braswell

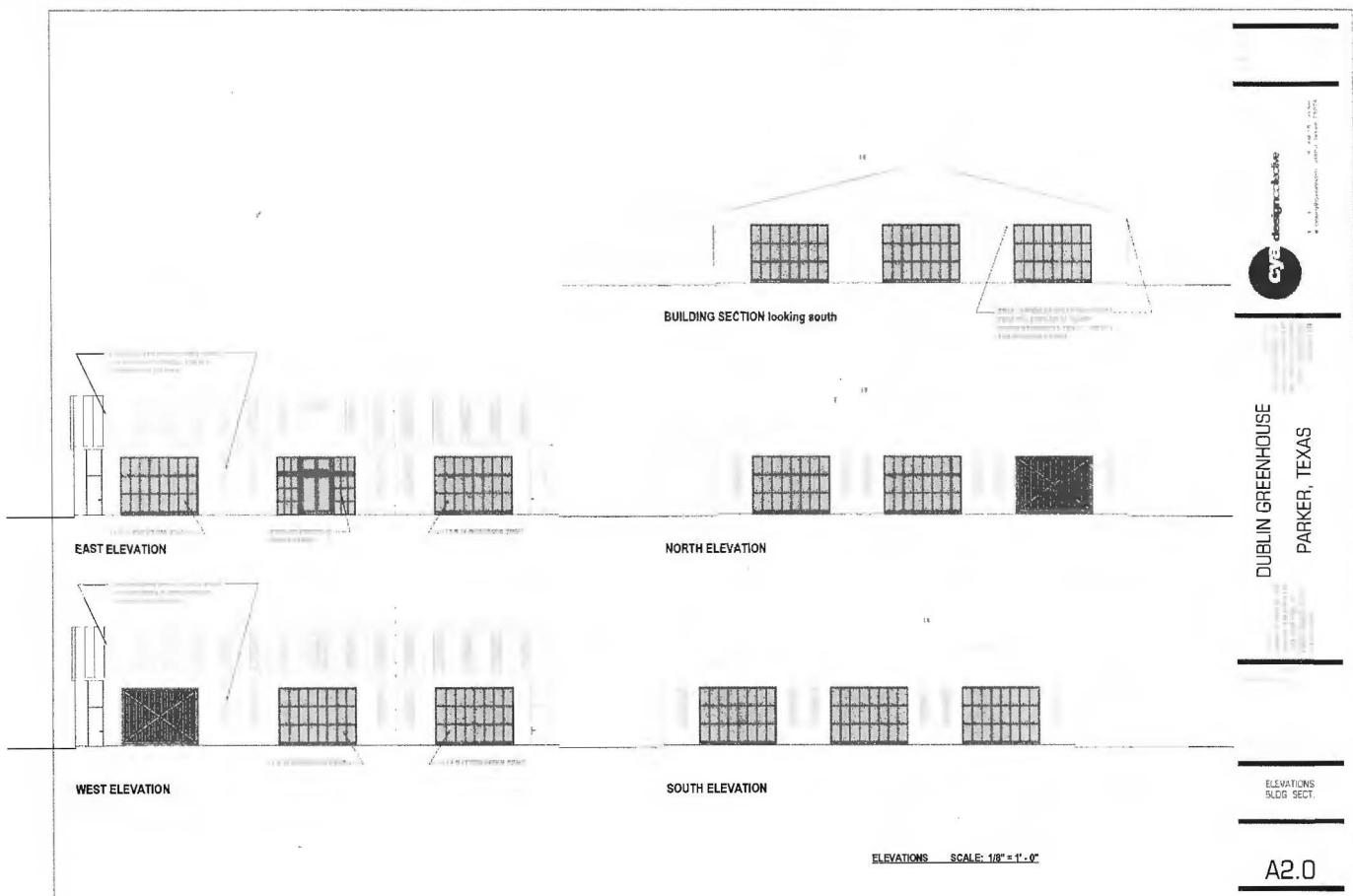
Name and Address

Linda Braswell
3212 Dublin Rd
Parker, TX 75002

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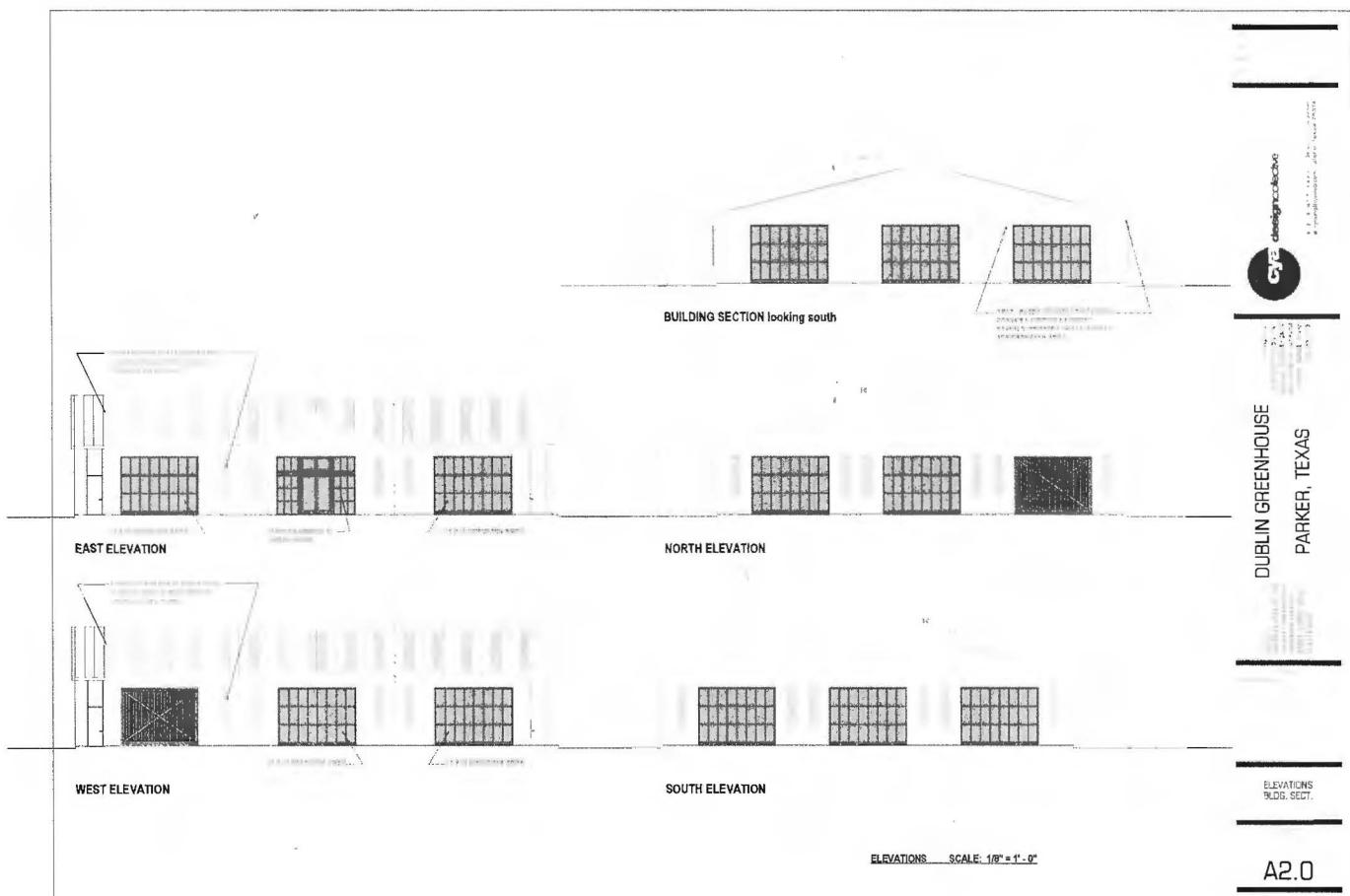
Nathan Shea

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

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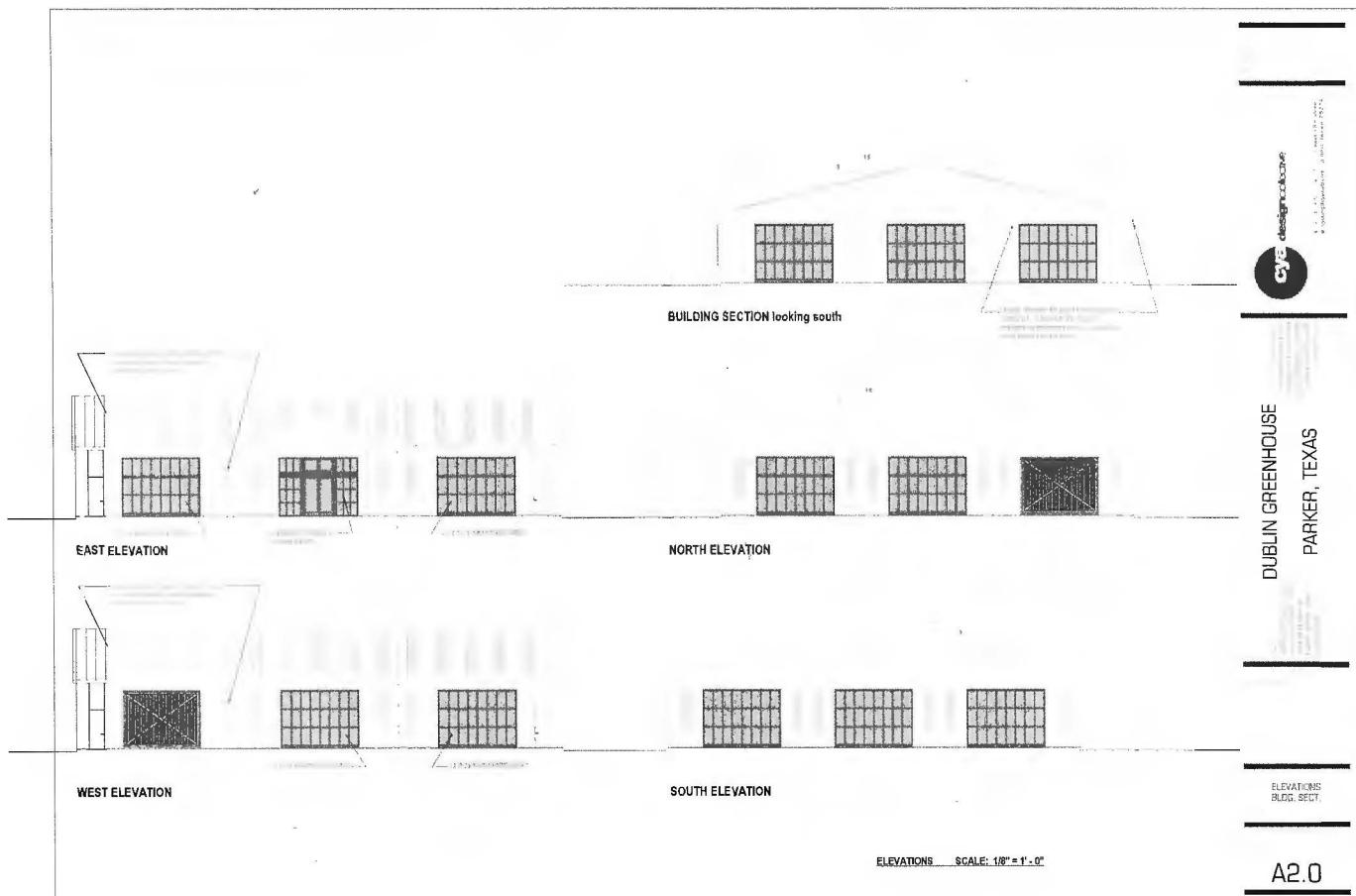
Signature Mesha R. Shea Name and Address

3200 Dublin Parker, TX

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Nathan Shea

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

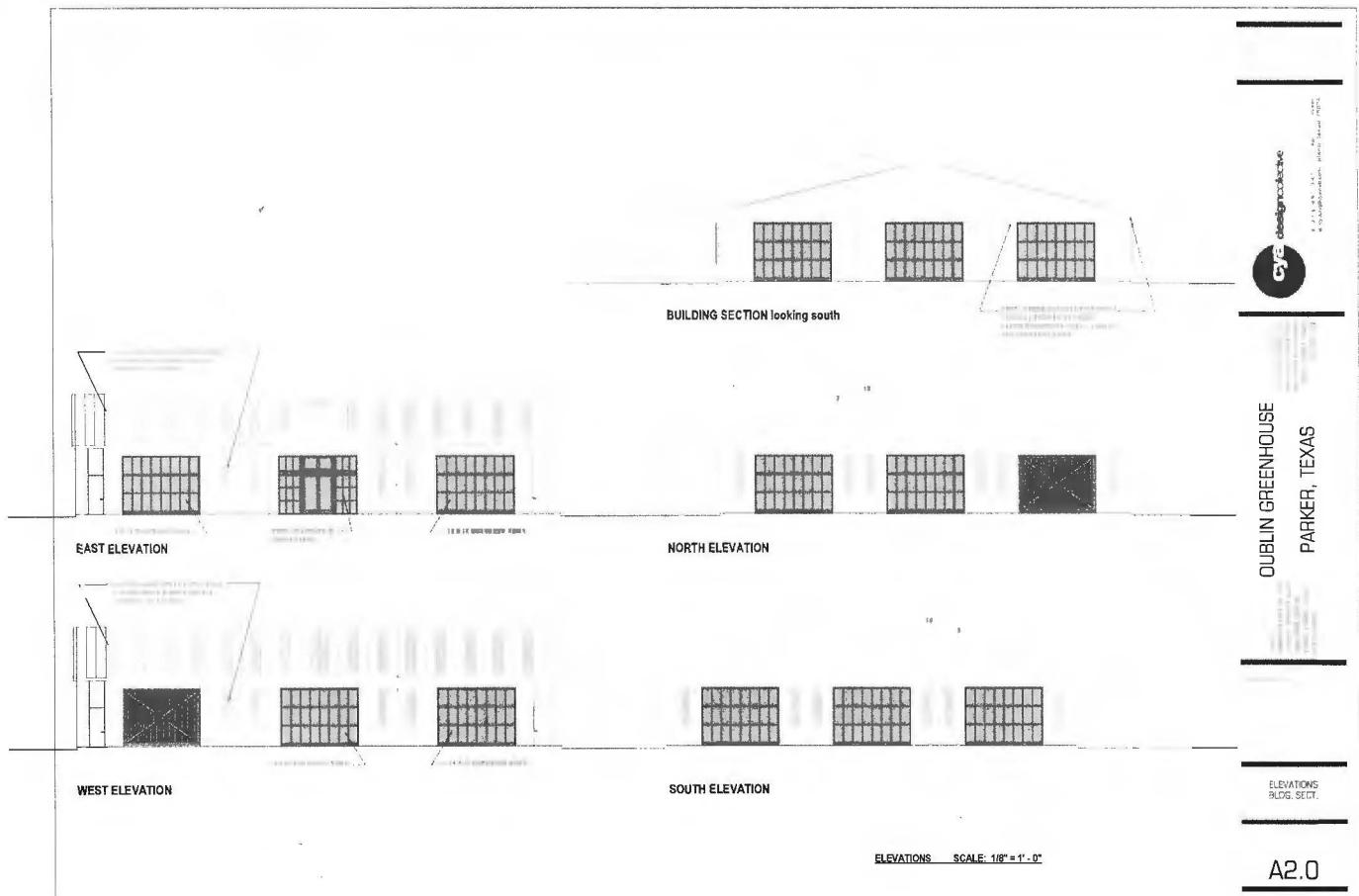
Signature

Name and Address

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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**

PLANNING AND ZONING COMMISSION

Meeting Date: September 12, 2013

Agenda Subject:

PRESENTATION AND DISCUSSION ON A LAND CONCEPT PLAN FOR 48 ACRES IN THE ETJ.

Exhibits:

Location maps

Summary:

The property is general located at Curtis Lane and Lewis Lane.

Possible action:

APPROVE

AMEND

TABLE

Carrie Smith

From: Jeff Flanigan
Sent: Wednesday, August 14, 2013 8:50 AM
To: Carrie Smith
Subject: FW: Chen tract next to Southridge
Attachments: Southridge Future Phase 07-30-13.pdf; Location Aerial 1.pdf

Let's schedule for Sept. 12

From: Ron Haynes [<mailto:rnhaynes@swbell.net>]
Sent: August 13, 2013 4:17 PM
To: Jeff Flanigan
Cc: matt@homebuildercapital.com; Paul Huang
Subject: FW: Chen tract next to Southridge

Jeff

Thanks for visiting with me this afternoon.

I have the two tracts shown on the attached exhibits under contract. I am a single family land developer. I am wanting to go forward and purchase and develop these two tracts in the same manner as Southridge. In fact, Paul Taylor, the most prominent builder in Southridge will likely be the homebuilder on our lots. The proposed plan on these two tracts that total 49.9 acres is for 38 minimum one acre lots (net of any road right of way). As you know these tracts are located in the ETJ of Parker and as such I cannot apply for zoning until the tracts are actually annexed into the City of Parker. Therefore, I would like to ask the City P&Z and City Council for their approval of the attached land plan showing the 38 one acre minimum lots and the proposed road alignments. If the City P&Z and City Council approve of my land plan and road alignments I will proceed to purchase the two tracts and then ask for annexation of these two tracts into the City of Parker and to have the tracts officially zoned as per the land plan of minimum one acre lots. By bringing this into the city Parker would of course increase its tax base as well as have control of the development of the land and the construction of the homes to assure these things are done in a quality way per the City's standards.

All the best,

Ron Haynes

214-673-0575





PLANNING AND ZONING COMMISSION

Meeting Date: September 12, 2013

Agenda Subject:

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

Exhibits:

Summary:

Continue Discussion

Possible action:

APPROVE
AMEND
TABLE