



AGENDA

PLANNING AND ZONING

January 23, 2014 @ 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, January 23, 2014 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 MEETING MINUTES FOR SEPTEMBER 26, 2013.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE CITY THOROUGHFARE PLAN.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS
4. 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 January 17, 2014 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: January 23, 2014

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR SEPTEMBER 12, 2013.

Exhibits: Proposed minutes

Summary:

See Exhibits

Possible action:

APPROVE
AMEND
TABLE

MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 12, 2013

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Vice-Chairperson Lozano called the meeting to order at 7:10 P.M.

Commissioners Present:

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

Vice Chairperson Lozano facilitated the meeting in Chairperson Wright's absence. Alternates Jeang and Cassavechia were appointed as voting members.

Staff Present

X 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 22, 2013.

Amendment: A letter from Kay Booth was read into the record. Exhibit A

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

2. PRESENTATION AND DISCUSSION ON A LAND CONCEPT PLAN FOR 48 ACRES IN THE ETJ, GENERALLY LOCATED AT CURTIS RD AND LEWIS LN.

Developer Ron Haynes is proposing a single family residential subdivision with 38 one acre lots. He is requesting one acre lots because all the surrounding subdivisions are one acre. The property is located in Parker's ETJ. The property across Lewis Lane, to the east, is the City of Lucas' ETJ. He would like the property annexed into the City. He has spoken with the homeowners of Southridge Estates about merging the HOA's.

The lots on the farthest west end of the property marked with a "P" will be open space and landscape buffer.

Curtis Lane is on the City Thoroughfare plan and shown to be realigned. He has considered how to do the realignment with this development. He has a proposed cul-de-sac where Curtis Lane is currently; however, Curtis Lane is a County Road and he will have to work with them. There is a drainage issue with water runoff from Southridge that will need to be addressed.

The property between Southridge and the proposed development is owned by two separate owners and is not for sale.

At this time, he is requesting any suggestions and thoughts on the development. This tract is under contract and before the purchase is made he wants to have open communication and support from the City.

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

City Administrator Flanigan reviewed the current thoroughfare plan. He recommended this item be placed on a future agenda and allow City Engineer Birkhoff to review the plan and prepare his professional opinion.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
a. Thoroughfare plan review with City Engineer

5. ADJOURN

Chair Lozano adjourned at 8:11 p.m.

Minutes Approved on _____ day of _____, 2014.

Chairman Russell Wright

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith

PLANNING AND ZONING COMMISSION

Meeting Date: January 23, 2014

Agenda Subject:

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

Exhibits:

Letter dated 12/19/2013 from Warner Group Manager Stephen Sallman

Summary:

Continue Discussion

Possible action:

APPROVE
AMEND
TABLE

Warner Group, Inc.

4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206

Telephone (214) 368-0238
Fax (214) 368-0812

December 19, 2013

Mr. Jeff Flanigan
City of Parker
5700 East Parker Road
Parker, Texas 75002

Ref: Proposed Thoroughfare Plan Changes

Dear Mr. Flanigan:

Geneva Partners is the owner of approximately 131 acres of land located just north of Parker Road and west of Dillehay as shown in pink on the attached Exhibit A. As part of our work in evaluating access to the property we have had discussions with the Plano Independent School District concerning access to Parker Road and the north/south thoroughfare from Parker Road going northward. The PISD site (approx 28 acres in yellow) and the proposed connection to Parker Road are also shown on Exhibit A.

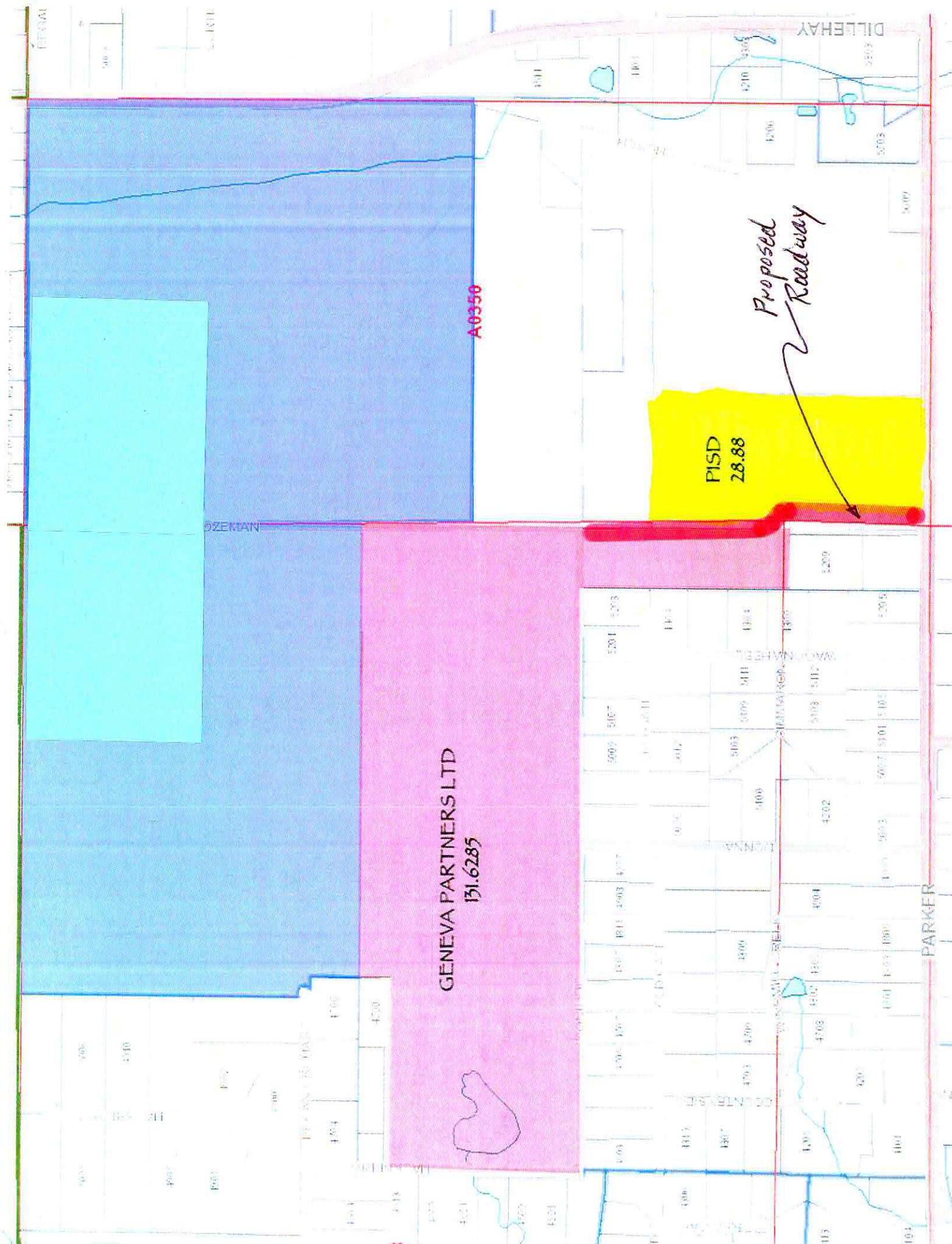
The City's comprehensive plan currently describes the road as a 4 lane divided roadway with a right of way of 105 ft. in width. In evaluating the future development potential for the property that will be developed in proximity to this road, it is apparent that this size of roadway and the right of way width are not justified by the projected amount of future traffic. On behalf of Geneva Partners, Ltd., we request that the City review this issue and take steps to reduce the required paving section and right of way so that it more accurately reflects the need determined by the future estimated traffic. Based on our discussions with PISD, we feel a right of way of 65 ft. in width would be adequate with a paving section of 33 feet in width, which would leave a parkway of 16 ft. on either side of the paving.

Thank you for your consideration of this request. Please contact me with any questions.

Sincerely,

Steve Sallman
Stephen L. Sallman
Manager

Cc: Z Marshall, Russell Wright, Jim Shepherd



MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
All agenda items are to include a complete cover letter and any necessary backup documentation which is to be emailed to the City Secretary by the dates shown below.			
February 13, 2014	Backup due to the City Secretary by February 3, 2014		
February 27, 2014	Backup due to the City Secretary by February 17, 2014		
March 13, 2014	Backup due to the City Secretary by March 3, 2014		
March 27, 2014	Backup due to the City Secretary by March 17, 2014		

