

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 18, 2014**

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:

<input checked="" type="checkbox"/> Chairperson Wright	Commissioner Raney
<input checked="" type="checkbox"/> Commissioner Sutaria	Commissioner Lozano
<input checked="" type="checkbox"/> Commissioner Stanislav	

Alternate Jeang	<input checked="" type="checkbox"/> Alternate Cassavechia
<input checked="" type="checkbox"/> Alternate Leamy	

Alternate Cassavechia was appointed a voting member.

Staff/Others Present

<input checked="" type="checkbox"/> City Administrator Flanigan	<input checked="" type="checkbox"/> City Secretary Smith
<input checked="" type="checkbox"/> Councilmember Pettle	<input checked="" type="checkbox"/> Councilmember Stone

PLEDGE OF ALLEGIANCE

The pledges 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 JANUARY 23, 2014.

Amendment: Meeting was called to order by Chairperson Wright.

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

2. PUBLIC HEARING- THE PURPOSE OF THIS HEARING WILL BE TO CONSIDER REVISIONS TO THE COMPREHENSIVE ZONING ORDINANCE OF THE PARKER MUNICIPAL CODE. THE PROPOSED REVISIONS ARE TO CITY MAPS; ZONING MAP, FUTURE LAND USE PLAN, THOROUGHFARE PLAN, ANNEXATION MAP, TRAILS MAP AND WATER MASTER PLAN MAP.

The Comprehensive Plan Review Committee consisting of City Administrator Flanigan, Mayor Pro Tem Levine, Councilmember Stone and P&Z Chairperson Wright conducted a citizen survey and by an overwhelming majority any changes to the Comprehensive Plan were opposed. The Committee agreed to recommend up-dating all the maps, rename a few and amend the thoroughfare map by adding new street classifications.

Chairperson Wright opened the public hearing at 7:10 p.m.

Joe Cordina, 4302 Boulder opposed any changes to the plan.

Michael Booth, 4010 Ann's Lane ~~opposed~~ favors ~~any changes~~ updating the Comprehensive Plan.

Tom Shanley, 4805 Dillehay is unhappy with the development of indoor batting cages being built on the property next to his in the extra-territorial jurisdiction.

Chairperson Wright closed the public hearing at 7:22 p.m.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REVISIONS TO THE COMPREHENSIVE ZONING ORDINANCE CITY MAPS; ZONING MAP, FUTURE LAND USE PLAN, THOROUGHFARE MAP, ANNEXATION MAP, TRAILS MAP AND WATER MASTER PLAN MAP.

The Commission discussed each map individually and voted.

The Land Use Map has been updated to reflect the current zoning and a change was proposed to rename of the map to "Planning Map". This map is the guide for the future development of the City. (Exhibit A)

Commissioner Stanislav requested the Commission look at a new zoning classification for heritage areas in the City such as Dublin Road and Sycamore Road that were developed before Parker was incorporated.

Chairperson Wright recommended this be placed on a future agenda.

MOTION: Commissioner Cassavechia moved to recommend approval to the City Council of the updated Land Use Map and the proposed name change to "Planning Map". Commissioner Lozano seconded with Commissioners Cassavechia, Wright,

Lozano and Sutaria voting for. Commissioner Stanislav opposed. Motion carried 4-1.

The Zoning Map shows the current zoning of properties and the properties that are in the City's ETJ. (Exhibit B)

MOTION: Commissioner Sutaria moved to recommend to Council approval of the updated Zoning Map as presented. Commissioner Cassavechia seconded with Commissioners Cassavechia, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

The Ordinance Map lists all property annexations and ordinance numbers. It is recommended to change the map's name to "Annexation Map" and to approve the updates. (Exhibit C)

MOTION: Commissioner Lozano moved to recommend to Council approval of the updated Ordinance Map as presented with the name changed to Annexation Map. Commissioner Sutaria seconded with Commissioners Cassavechia, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

The Trail Master Plan provides a guide for future development of parks and trails. This plan is an addition to the Comprehensive Plan. (Exhibit D)

MOTION: Commissioner Stanislav moved to recommend approval of the Trail Master Plan. Commissioner Cassavechia seconded with Commissioners Cassavechia, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

The Water Distribution Plan Map shows where major water lines are required in future developments. (Exhibit E)

MOTION: Commissioner Lozano moved to recommend approval of the Water Distribution Plan Map. Commissioner Stanislav seconded with Commissioners Cassavechia, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

City Administrator Flanigan provided the Commission with a letter from developer Steve Sallman regarding the Thoroughfare Plan. (Exhibit F)

The current road specifications and design was reviewed. (Exhibit G) At the January 23, 2014 meeting P&Z moved to make a recommendation to Council to amend the subdivision regulations by replacing the existing residential street designs with the three street designs presented by City Engineer John Birkhoff. (Exhibit H) adding the option of using an asphalt roadway structure with the appropriate engineering controls to insure a similar lifespan as concrete.

City Administrator Flanigan reviewed the proposed changes to the Thoroughfare Plan. (Exhibit I) The City Engineer stated a four-lane divided road is only needed when there will be at least 15,000 cars traveling the road per day. Curtis Road is currently planned for a four-lane divided road; however, the road comes to a dead-

end at the City of Lucas city limits. After review by the City Engineer it has been recommended to change Curtis Road to a standard residential street. Another recommended change is the north south thoroughfare from Parker Road to Chaparral. This section is planned for a four-lane divided too and once the property is developed there will not be 15,000 cars traveling it per day. It is recommended to change it to a suburban collector, which is wider than a standard residential street to allow police and fire service through the City safely.

MOTION: Commissioner Lozano moved to recommend approval to Council on changes to the thoroughfare plan (Exhibit I); 1) changing the east section of Curtis Road to a standard residential street, and 2) change the north south connection from Parker Road to Chaparral to a suburban collector that is wider than a standard residential street. Commissioner Stanislav seconded with Commissioners Cassavechia, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

MOTION: Commissioner Cassavechia moved to recommend approval to Council of adding three proposed residential street designs (Exhibit H). Commissioner Lozano seconded with Commissioners Cassavechia, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

- Heritage Zoning classification
- Parker Road Estates Phase 2 Preliminary Plat
- Kings Crossing Phase 2 Preliminary Plat

5. ADJOURN

Chairperson Wright adjourned at 8:41 p.m.

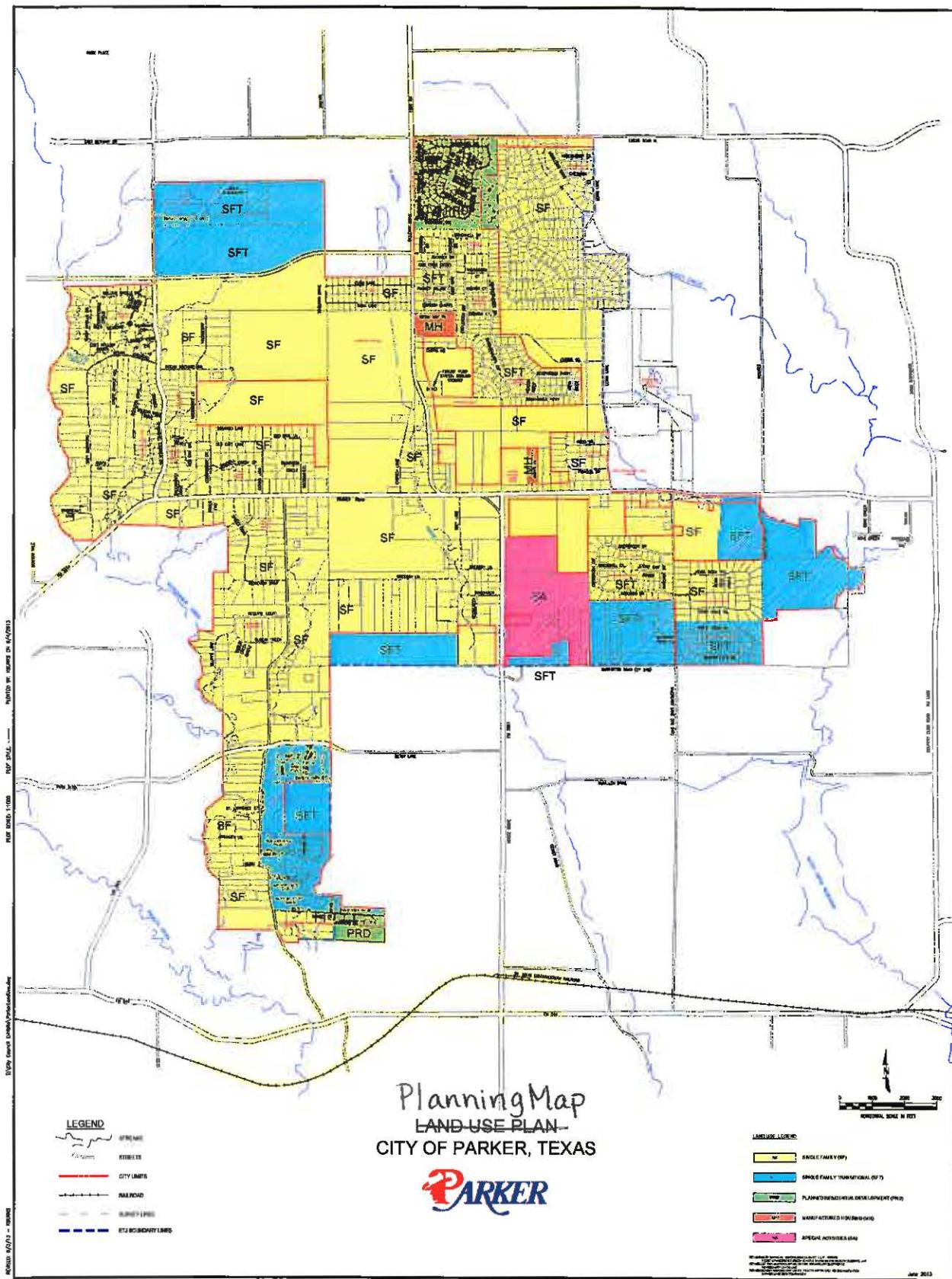
Minutes Approved on _____ day of _____, 2014.

Chairman Russell Wright

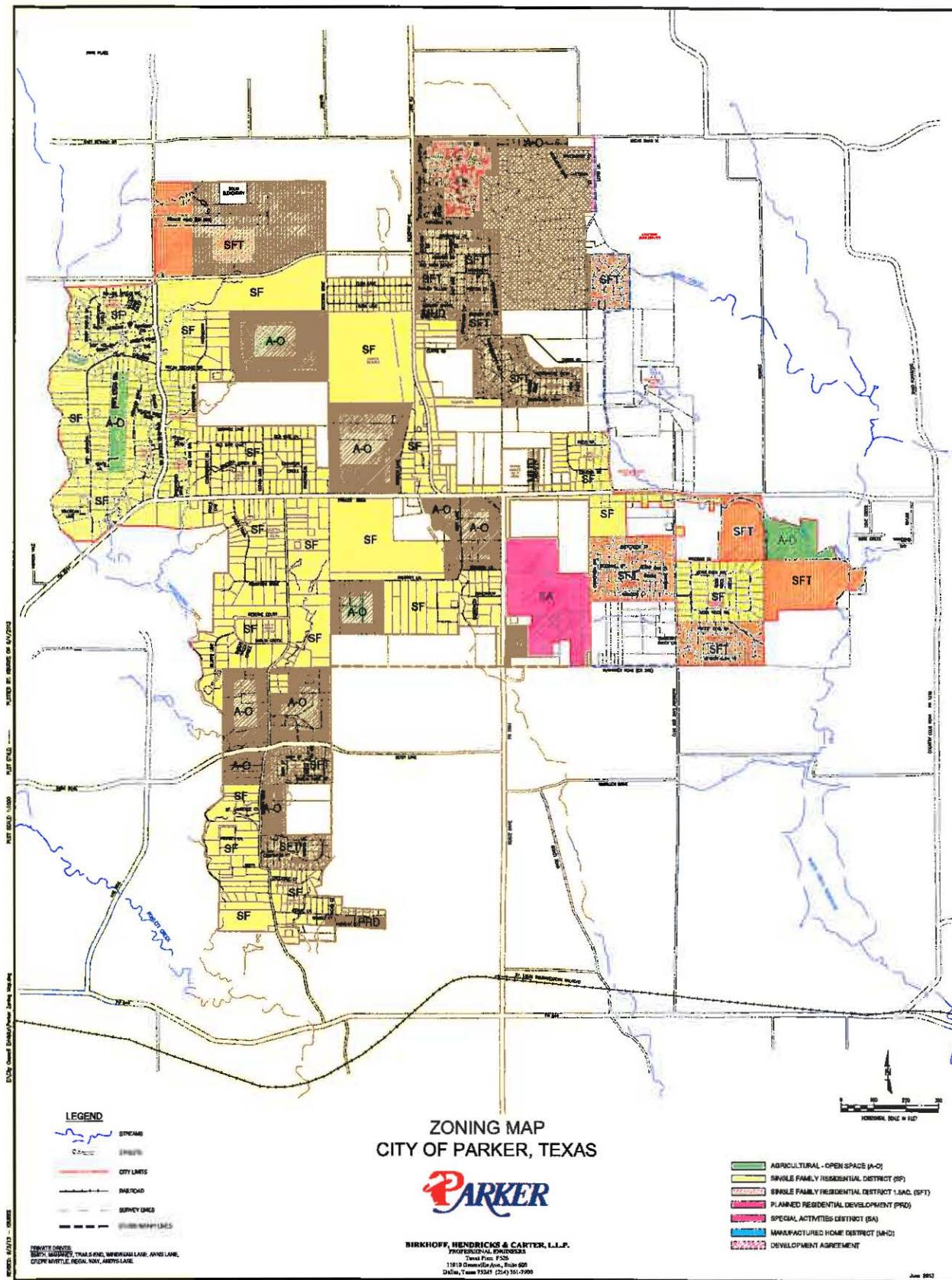
Attest:

Commission Secretary Stanislav

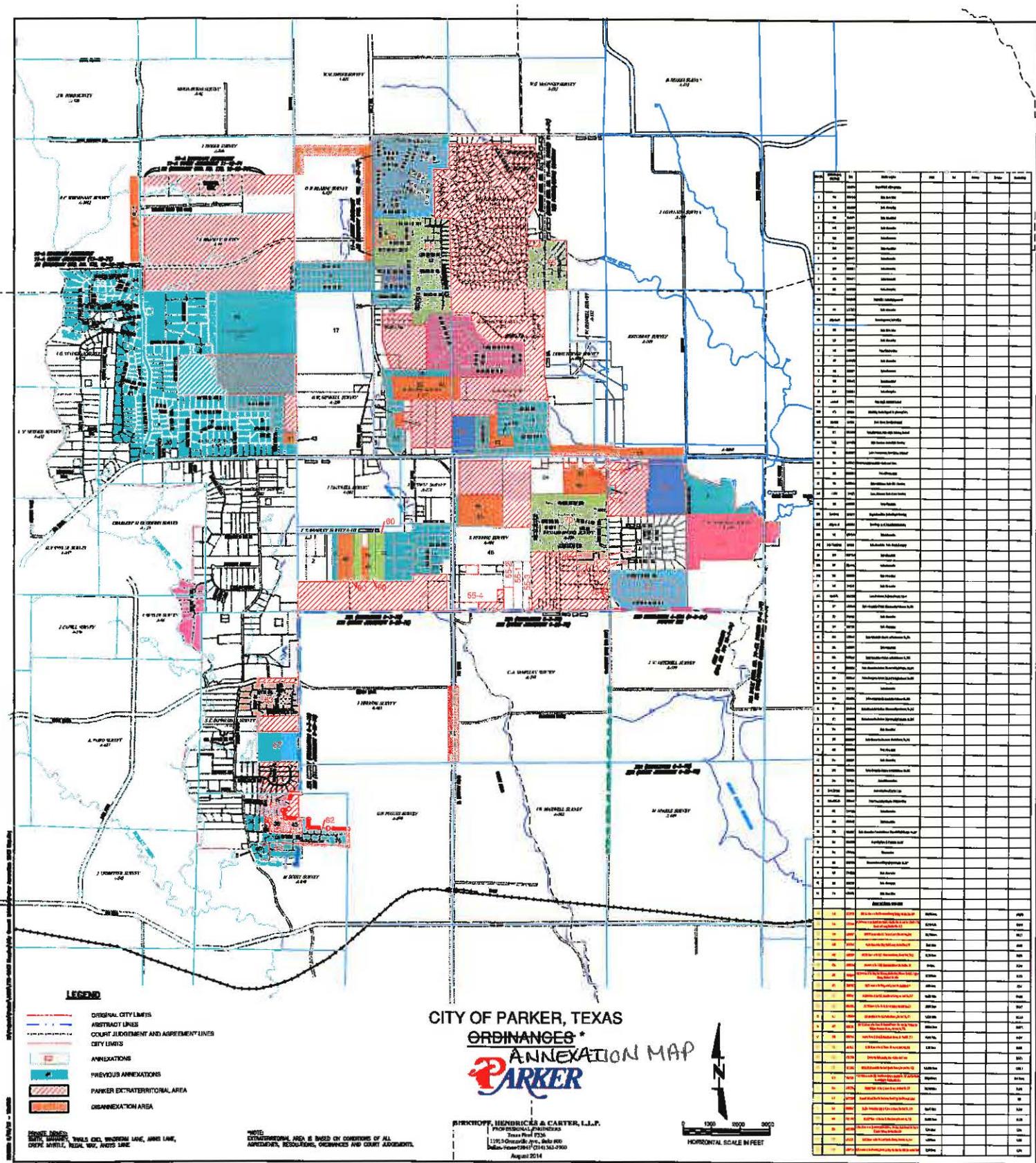
Prepared by City Secretary Carrie L. Smith



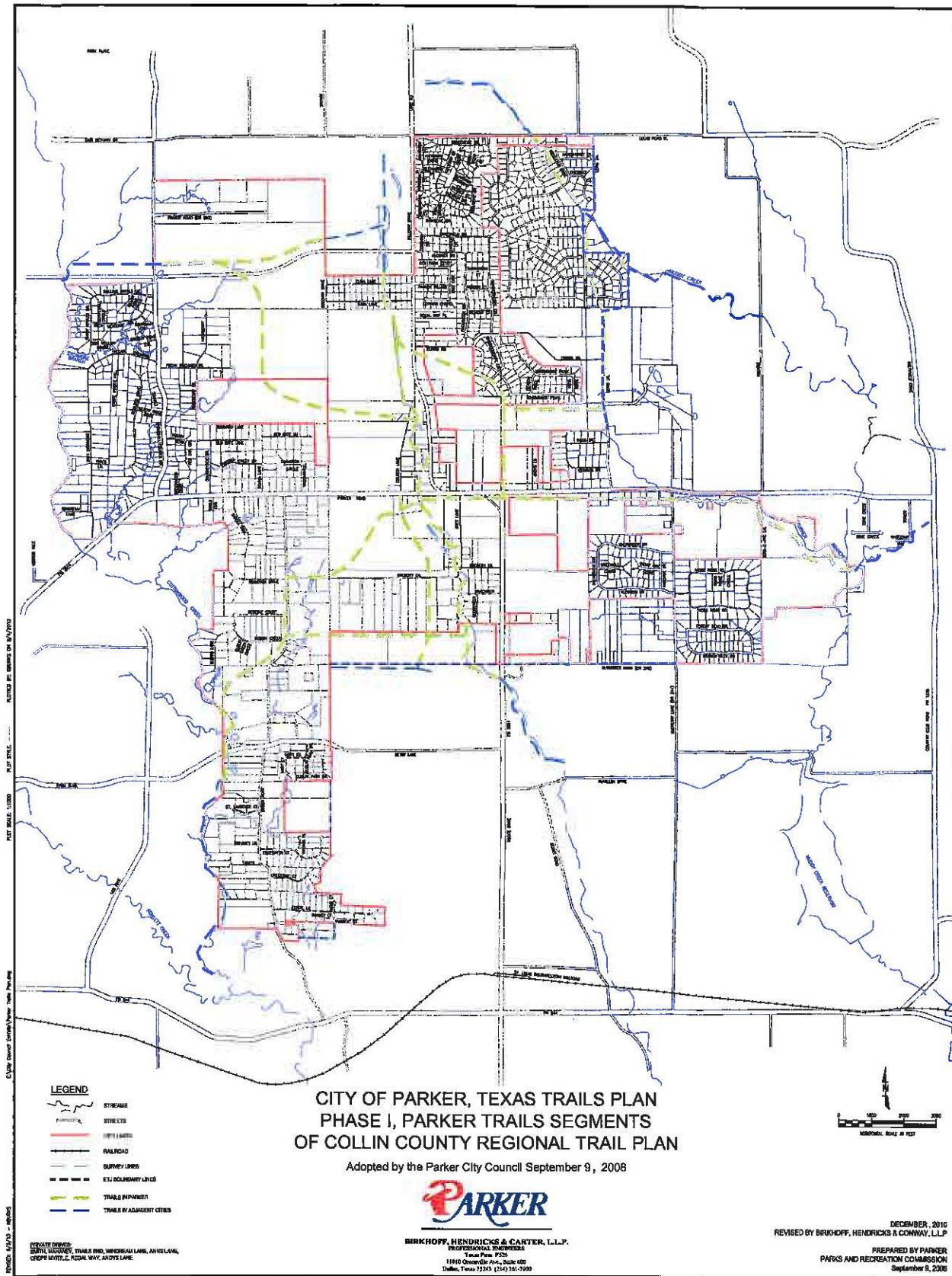
P&Z 9/18/2014
Exhibit B



P&Z 9/18/2014
Exhibit C



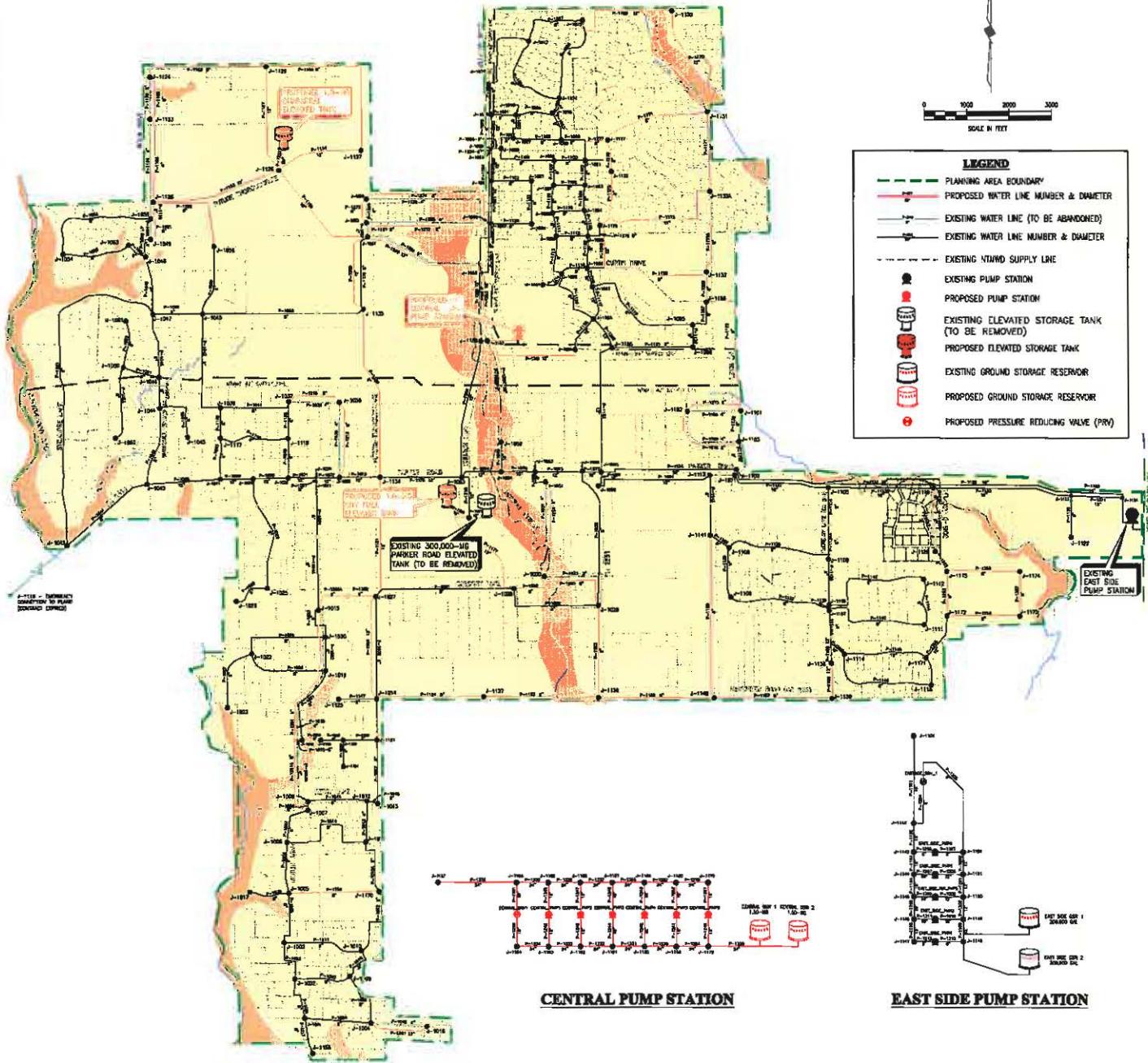
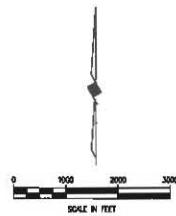
P&Z 9/18/2014
Exhibit D



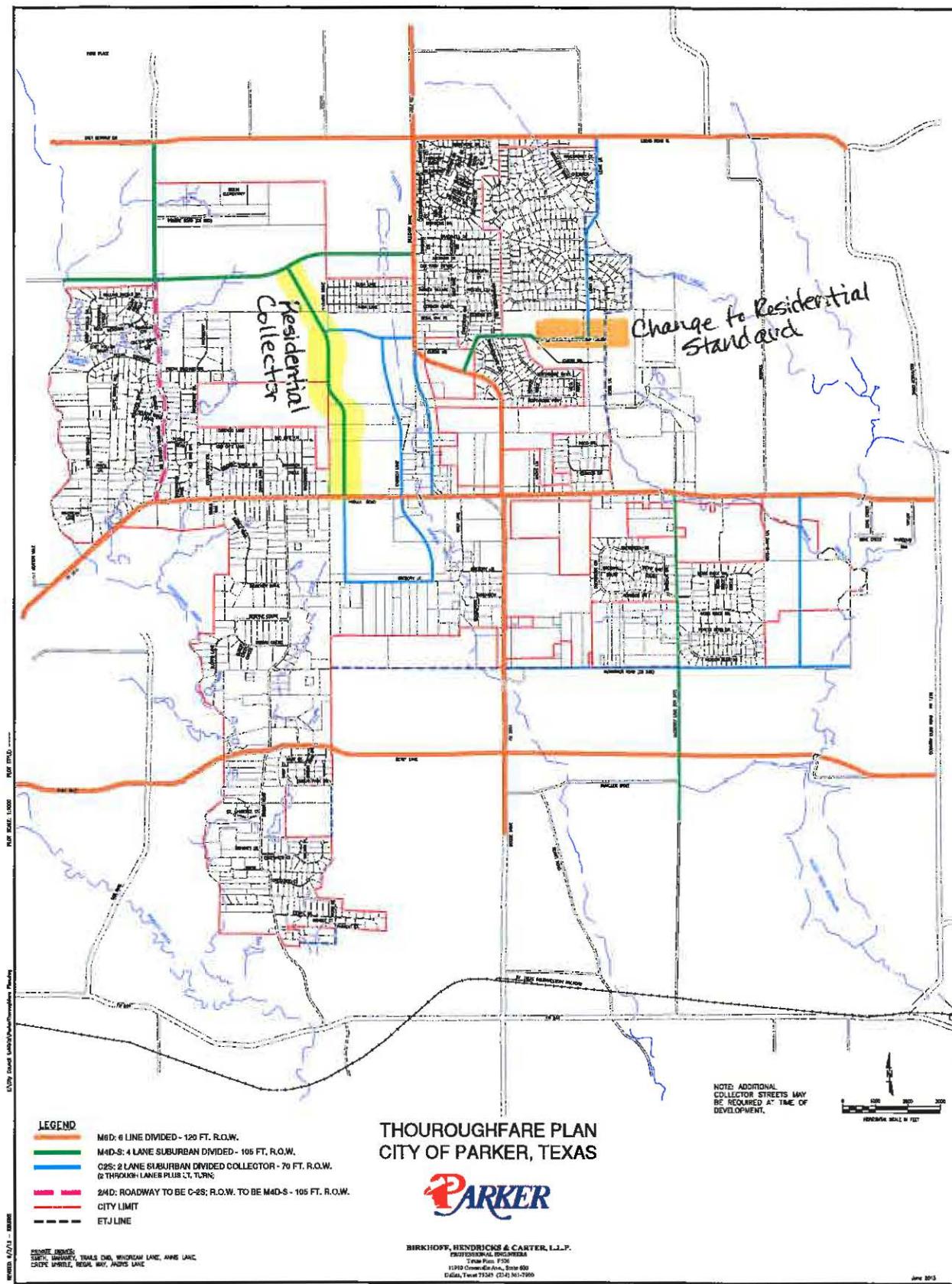


WATER DISTRIBUTION SYSTEM MASTER PLAN MAP

HOOTON, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
Dela. Inc.
SEPTEMBER, 2008



PZ 9/18/2014
Exhibit I



Warner Group, Inc.

4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206

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

P&Z 9/18/2014
Exhibit F

September 13, 2014

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

Ref: City of Parker Thoroughfare Plan

Dear Jeff:

I am writing to provide public input on the proposed revisions to the Thoroughfare Plan. I will not be able to attend the Planning and Zoning Commission meeting on September 18, and request that this letter be entered into the public record and a copy provided to the P & Z.

One of our partnerships Geneva Partner, Ltd., owns property along the route of the N/S roadway that will extend northward from Parker Rd approximately .4 of a mile west of the Parker City Hall. The current plan calls for a 4 lane divided road but it is my understanding that traffic projections based on future land use provide absolutely no justification for that width of road. We encourage and support the City in utilizing this information to establish a road section more appropriate for the projected traffic forecasts which would include a reduced road section width, as well as a reduced Right of Way width.

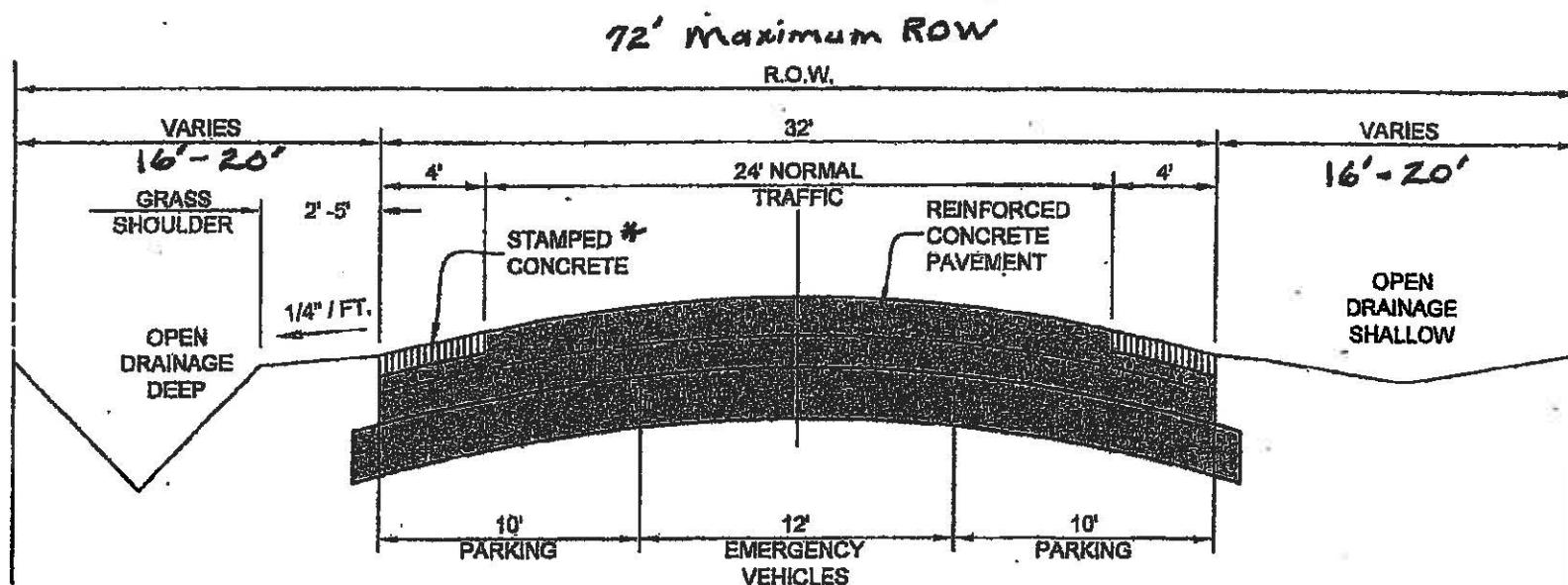
We have reviewed the attached cross section of a Residential Collector and believe the reduced paved section and ROW will be a good alternative to the existing plan. We have added some dimensions that provide a suggestion for the ROW width. Additionally, we are not in favor of stamped concrete along the outer 4 ft of paving on each side. We believe this would be extremely expensive and cost prohibitive. A more economical method of separating the 24 ft Normal Traffic lanes would be striping or intermittent small buttons on the pavement.

We appreciate the opportunity to provide input on this issue.

Sincerely,



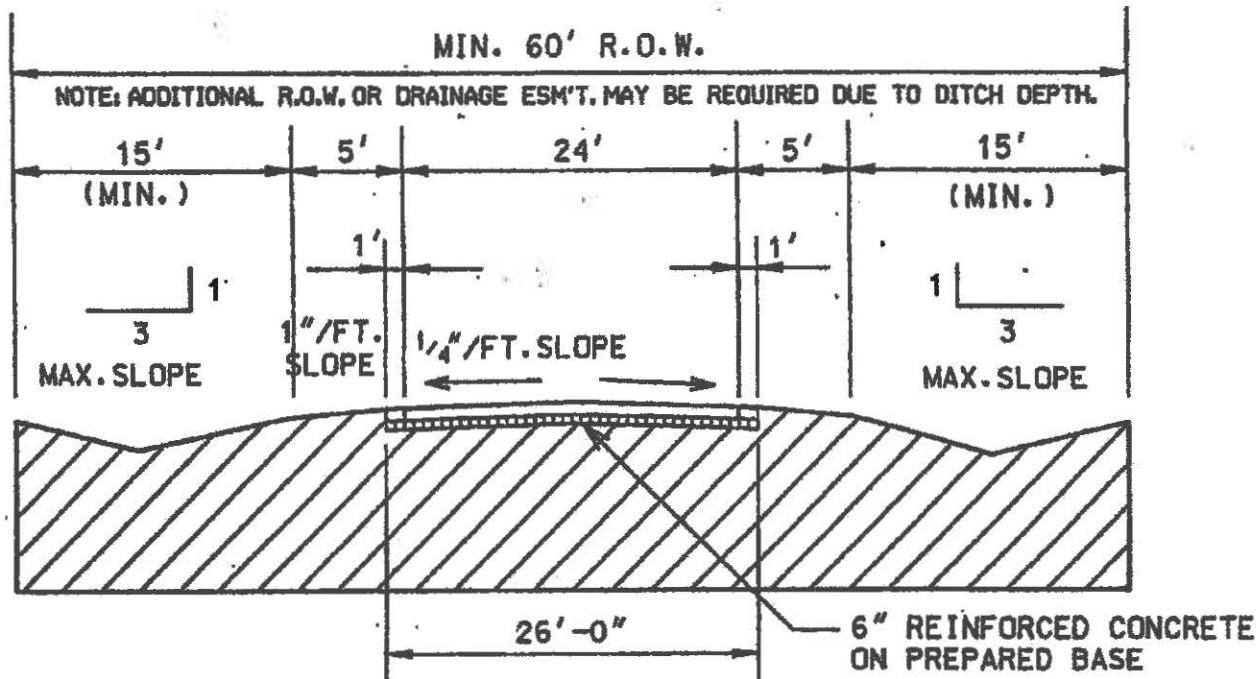
Stephen L. Sallman
President



PROPOSED RESIDENTIAL

**Utilize striping or small buttons on concrete*

Ex. F2



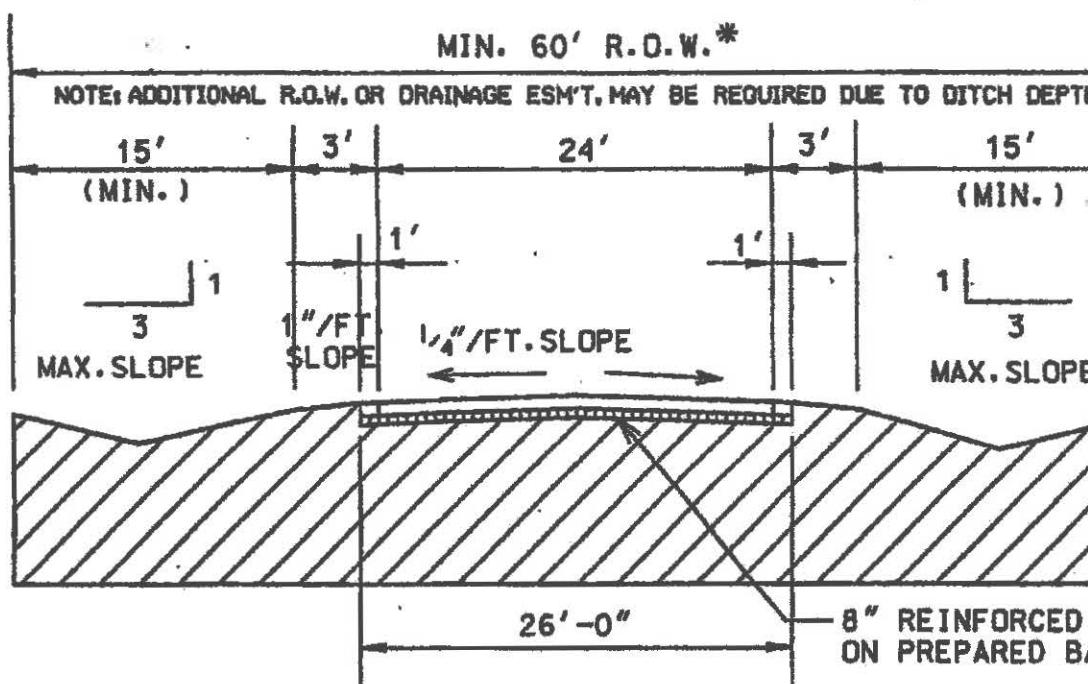
Attachment No.1 - Estate Residential (Concrete) street
 Standard Cross Section

PAVEMENT		BASE AND SUBGRADE	
WIDTH OF CONCRETE ROADWAY	24 FEET	WIDTH OF BASE	26 FEET
THICKNESS OF CONCRETE	6 INCHES	THICKNESS OF BASE	6 INCHES
STRENGTH OF CONCRETE	3000 PSI/28 DAYS	COMPACTIION OF SUBGRADE	95% TxDOT, TEX-113
REINFORCEMENT	BILLET STEEL GRADE 40 #3 BARS @ 18" C-C	TYPE OF BASE	LIME TREATED
GRADE	0.3% MINIMUM 0.5% DESIRED FOR DITCHES		BASE, 6% BY WEIGHT (271bs/s.y.)
SURFACE	BELT FINISHED		

Refer to the North Central Texas Council of Governments for Construction Specifications.

7-19-2000

EX-G1

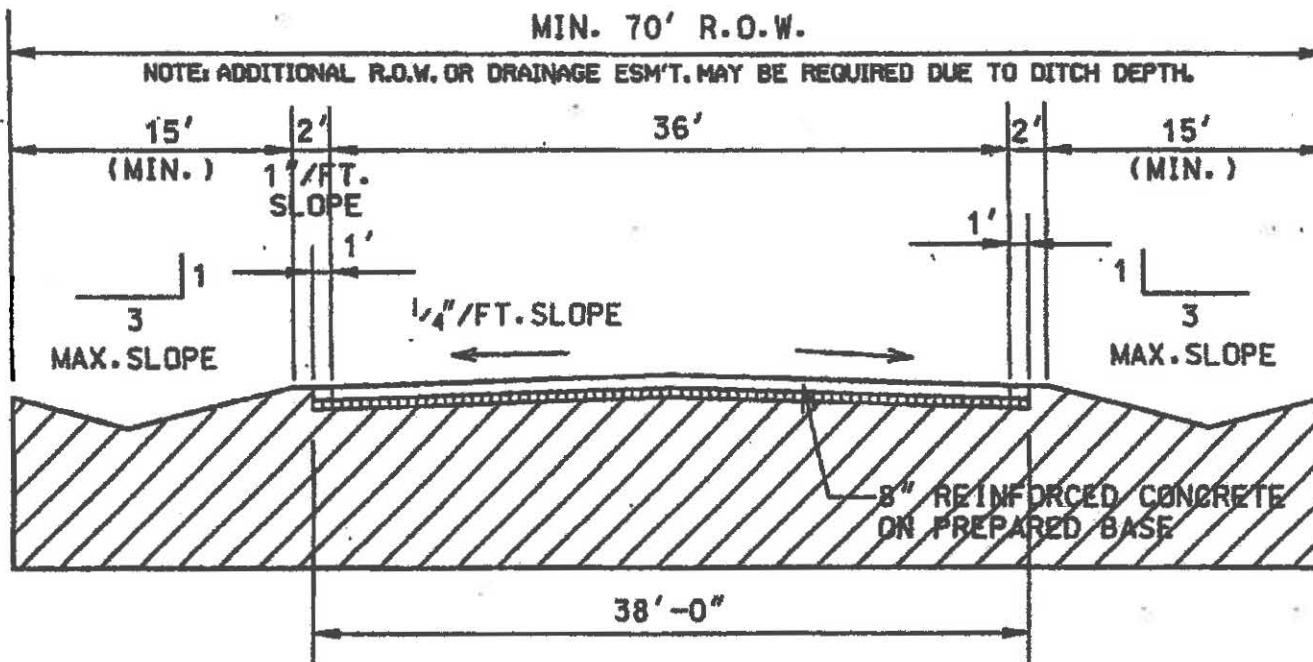


* NOTE: 12 FEET OF ADDITIONAL R.O.W AND PAVEMENT WIDTH MAY BE REQUIRED AT STREET INTERSECTIONS FOR LEFT TURNS LANES

Attachment No.3 - Estate Collector (Concrete) Street
Standard Cross Section

PAVEMENT		BASE	
WIDTH OF CONCRETE ROADWAY	24 FEET	WIDTH OF BASE	26 FEET
THICKNESS OF CONCRETE	8 INCHES	THICKNESS OF BASE	8 INCHES
STRENGTH OF CONCRETE	3000PSI/28 DAYS	COMPACTION OF SUBGRADE	95% TxDOT, TEX-113
REINFORCEMENT	BILLET STEEL GRADE 40, #3 BARS @ 18" C-C	TYPE OF BASE	LIME TREATED
GRADE	0.3% MINIMUM 0.5% DESIRED FOR DITCHES		BASE. 6% BY WEIGHT (36 lbs/s.y.)
SURFACE	BELT FINISHED		

Refer to the North Central Texas Council of Governments for Construction Specifications.



Attachment No.4 - Suburban Collector (Concrete) Street
Standard Cross Section

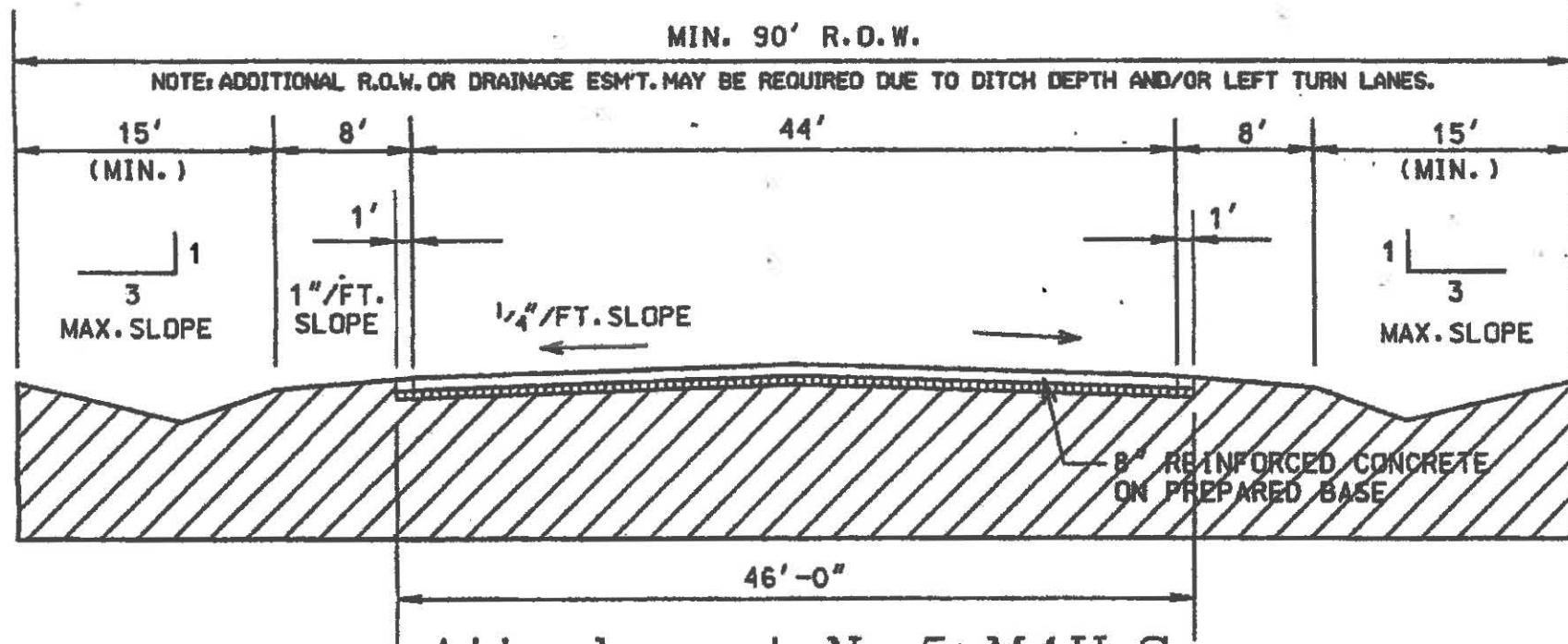
PAVEMENT		BASE	
WIDTH OF CONCRETE ROADWAY	36 FEET	WIDTH OF BASE	38 FEET
THICKNESS OF CONCRETE	8 INCHES	THICKNESS OF BASE	8 INCHES
STRENGHT OF CONCRETE	3000PSI/28 DAYS	COMPACTIION OF BASE	95% TxDOT, TEX-113
REINFORCEMENT	BILLET STEEL GRADE 40. #3BARS @18" C-C	TYPE OF BASE	LIME TREATED
GRADE	0.3% MINIMUM 0.5% DESIRED FOR DITCHES		BASE . 6% BY WEIGHT (36lbs/s.y)
SURFACE	BELT FINISHED		

Refer to the North Central Texas Council of Governments for Construction Specifications.

6-1-00

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EX-G3
C-100-101



Attachment No.5: M4U-S
(Suburban Undivided 4 Lane Throughfare

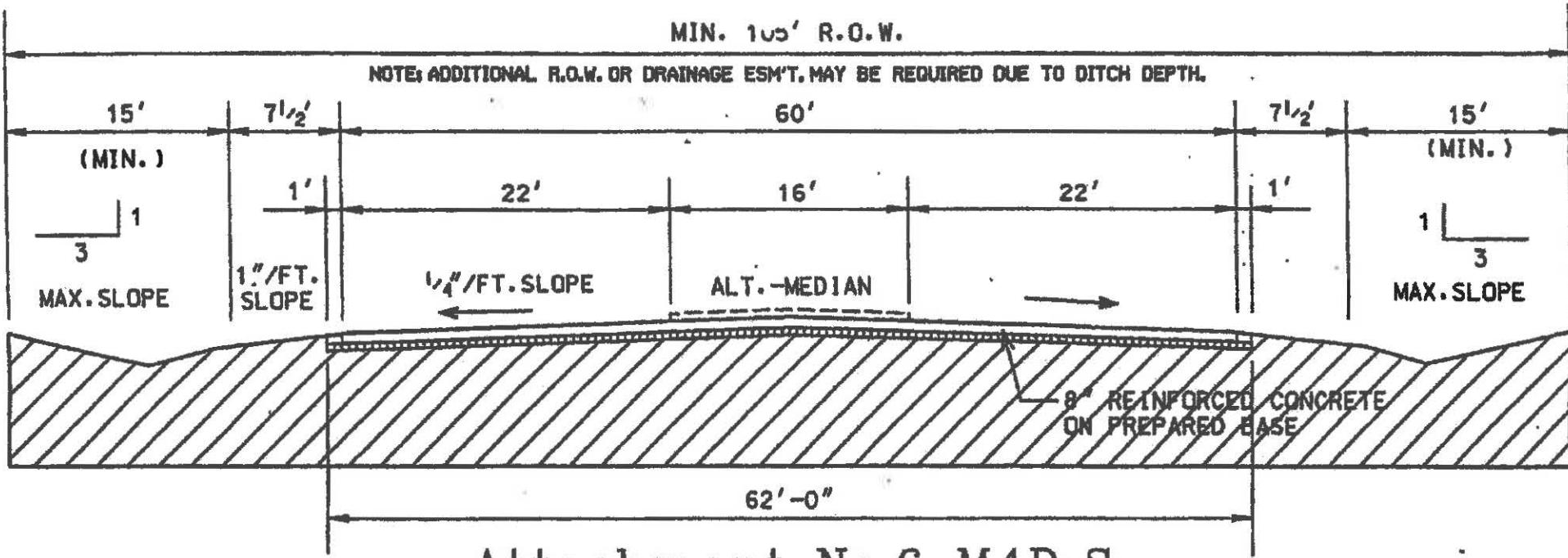
Standard Cross Section

PAVEMENT		BASE	
WIDTH OF CONCRETE ROADWAY	44 FEET	WIDTH OF BASE	46 FEET
THICKNESS OF CONCRETE	8 INCHES	THICKNESS OF BASE	8 INCHES
STRENGHT OF CONCRETE	3000PSI/28 DAYS	COMPACTION OF BASE	95% TxDOT. TEX-113
REINFORCEMENT	BILLET STEEL GRADE 40, #3BARS @18" C-C	TYPE OF BASE	LIME TREATED
GRADE	0.3% MINIMUM 0.5% DESIRED FOR DITCHES		BASE, 6% BY WEIGHT (36lbs/s.y)
SURFACE	BELT FINISHED		

Refer to the North Central Texas Council of Governments for Construction Specifications.

6-1-00

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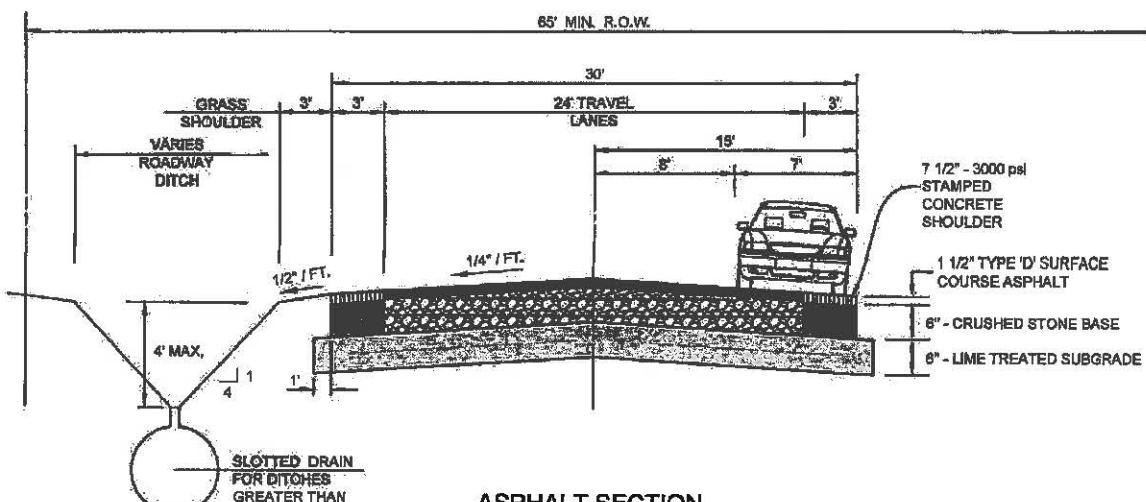
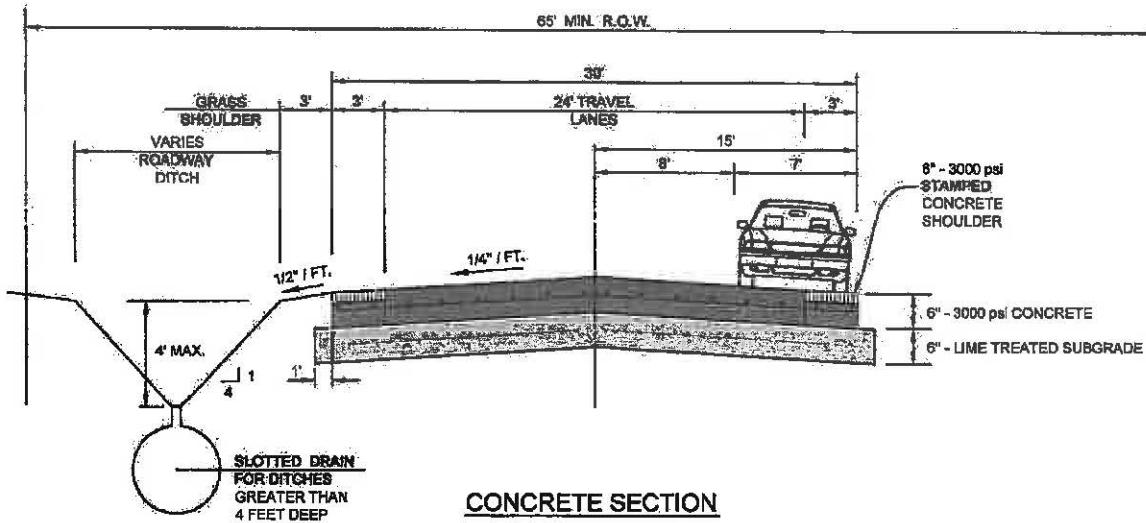


Attachment No.6 M4D-S
(Suburban Divided 4 Lane Throughfare)

Standard Cross Section

PAVEMENT		BASE	
WIDTH OF CONCRETE ROADWAY	60 FEET	WIDTH OF BASE	62 FEET
THICKNESS OF CONCRETE	8 INCHES	THICKNESS OF BASE	8 INCHES
STRENGHT OF CONCRETE	3000PSI/28 DAYS	COMPACTION OF BASE	95% TxDOT, TEX-113
REINFORCEMENT	BILLET STEEL GRADE 40, #3 BARS #18" C-C	TYPE OF BASE	LIME TREATED BASE, 6% BY WEIGHT (36 lbs/s.y)
GRADE	0.3% MINIMUM 0.5% DESIRED FOR DITCHES		
SURFACE	BELT FINISHED		

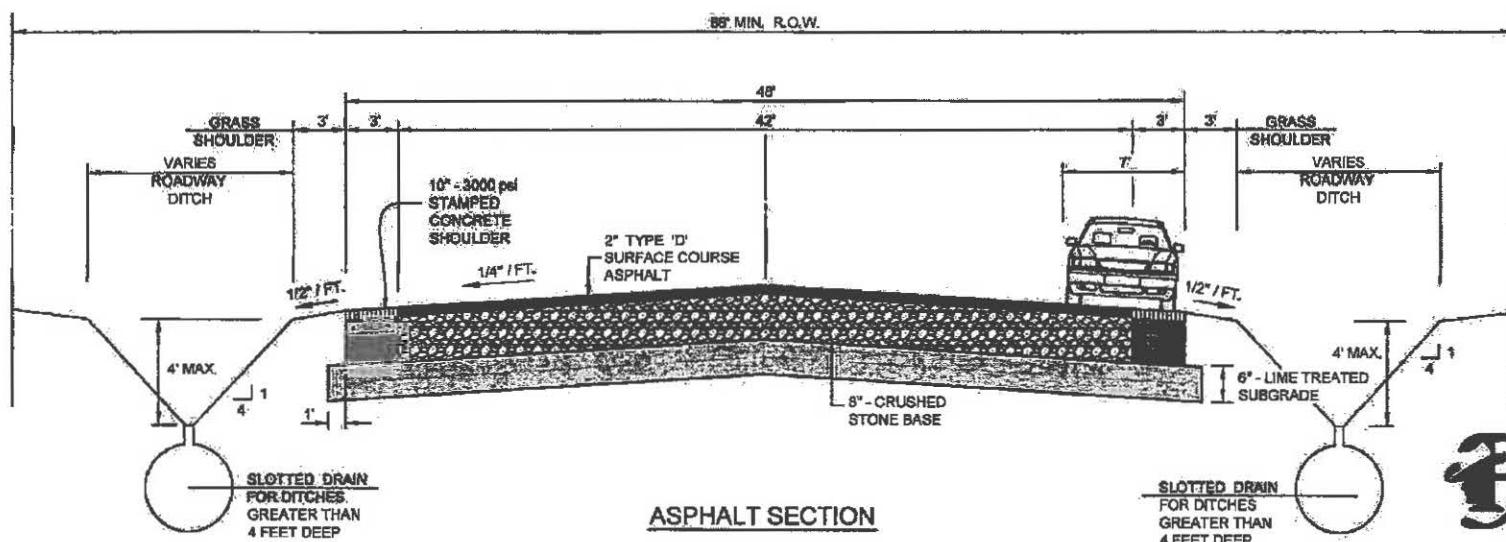
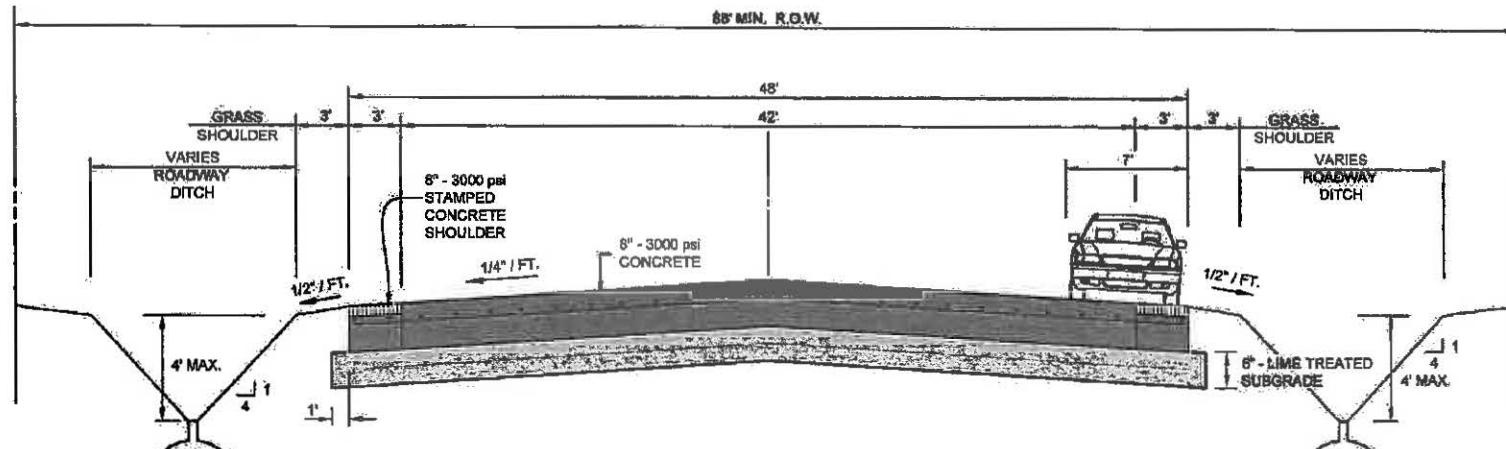
Refer to the North Central Texas Council of Governments for Construction Specifications.



RESIDENTIAL STREET

PARKER
CITY OF

Exhibit H2
11/18/2014

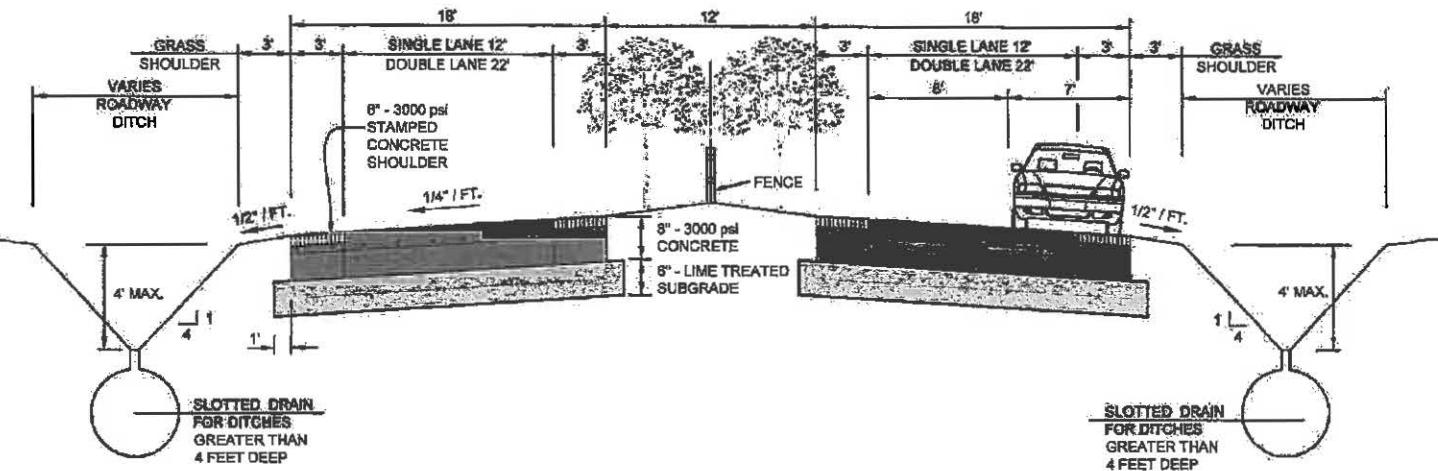


ASPHALT SECTION
SUBURBAN COLLECTOR

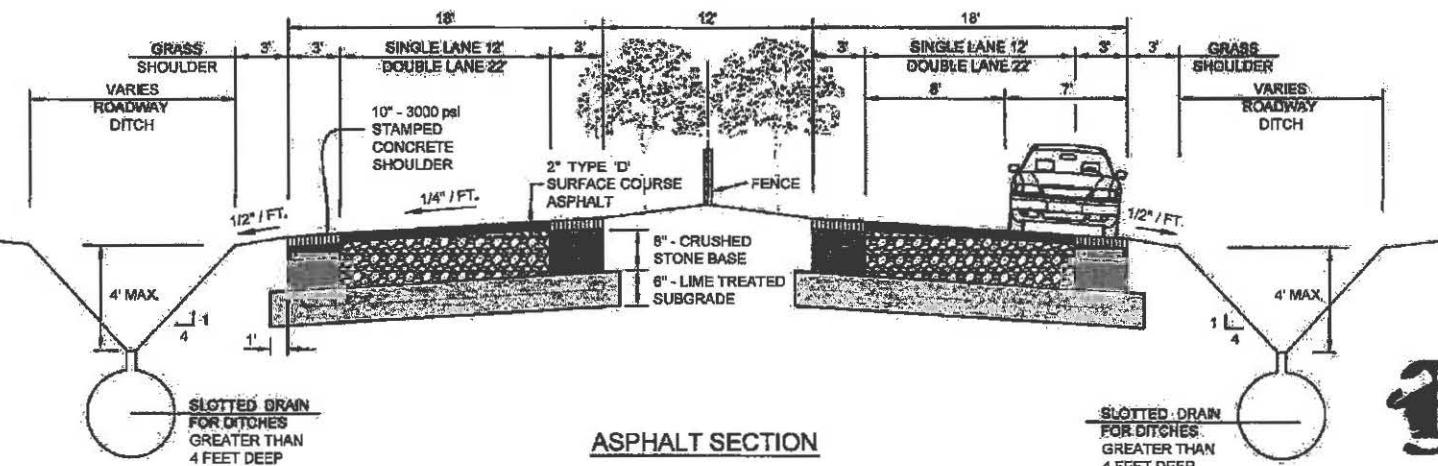


10,000 VPD +

86' MIN. R.O.W.



86' MIN. R.O.W.



ASPHALT SECTION

SUBURBAN COLLECTOR DIVIDED

CITY OF **PARKER**

15,000 VPD +

Carrie Smith

From: Michael Booth <boothcounsel@cs.com>
Sent: Tuesday, December 16, 2014 9:59 AM
To: Carrie Smith
Subject: P&Z Minutes

I am concerned that the minutes read that I want no changes. That is not what I thought I said.

What I thought I said:

1. I am glad the committee is working to bring city documents up to date.
2. I am very aware that the "Comprehensive Zoning Plan" is not the city's "Comprehensive plan"
3. I hope the city council's work to bring the city's "Comprehensive Plan" up to date with the changes in the citizenry is successful.

Thanks,

Michael Booth, MA, LPC
BoothCounsel, PLLC
15150 Preston Road, Suite 300
Dallas, Texas 75248
Phone: (972) 980-3919