

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
February 11, 2010**

Call to order

The Parker Planning and Zoning Commission met on the above date. Chairman Russell Wright called the meeting to order at 7:03 P.M. with Planning and Zoning Commissioner Bednarz, Standridge, Stone and Bailey present.

Pledge of Allegiance

Commissioner Wright led the Pledge of Allegiance.

Announcements by Commission Members

None.

Appointment of Alternates

None present.

Consideration and Action on Previous Meeting Minutes

Motion was made to correct reference to Alternate Commissioners from December 10, 2009 minutes.

Motioned	George Bednarz
Seconded	Tom Stone
Voted For	George Bednarz,, Russell Wright, Ed Standridge, Tom Stone
Voted Against	None
Abstained	None

PUBLIC HEARING, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A REQUESTED SPECIFIC USE PERMIT TO ALLOW A PRIVATE RIDING ARENA IN AGRICULTURAL AND OPEN SPACE ZONING DISTRICT TO BE LOCATED AT 5504 GREGORY LANE, AS REQUESTED BY THE PROPERTY OWNER, JEANNE VIELOCK.

Citizen Comments

Margaret Henry
5408 Gregory Lane
Parker, TX 75002

- As a direct neighbor of Applicant, spoke in favor of the Permit.

Jeanne Vielock (Applicant)
5504 Gregory Lane
Parker, TX 75002

- Stated that the covered arena would provide protection from the elements.
- Expressed that most neighbors gave approval.

Two Emails accepted as a part of Record (Provided by Jeff Flanigan)
Jimmy Stockton
5508 Gregory Lane
Parker, TX 75002

- In favor with consideration the arena be built with set back from front property line enough for a house to be built in the future.

Margaret Turner DiNapoli
PO Box 732
Sadler, TX 76264

- Expressed opposition based on a number of environmental and ordinance concerns that will be follow-up by Jeff Flanigan.
- Opposition was based on these concerns.

Stated by Commissioner Bailey, there is no restriction on the number of horses as stated by Margaret Turner, but this is not a consideration for this motion.

Motion was made to approve the request for a specific use permit to allow for a private riding arena in agricultural and open space zoning district to be located at 5504 Gregory Lane, Parker, TX, as requested by the property owner, contingent upon an operational fire hydrant being situated within 400 feet of the arena before any building permit shall be issued for construction of the enclosed barn portion of the structure.

Motioned	Bill Bailey
Seconded	George Bednarz
Voted For	George Bednarz,, Russell Wright, Ed Standridge, Tom Stone, Bill Bailey
Voted Against	None
Abstained	None

**CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REVISIONS TO THE
COMPREHENSIVE ZONING ORDINANCE. THE PROPOSED REVISIONS ARE ON THE FOLLOWING
SUBJECTS: ACCESSORY DWELLINGS, HOME OCCUPATIONS, AND PARKING REGULATIONS.**

Motion to recommend to the City Council the revisions to the Comprehensive Zoning Ordinance. The proposed revisions are on the following subjects: Accessory Dwellings, Home Occupations, and Parking Regulations and referenced as presented in the December 10, 2009 Planning and Zoning meeting.

Motioned	Ed Standridge
Seconded	Tom Stone
Voted For	George Bednarz,, Russell Wright, Ed Standridge, Tom Stone, Bill Bailey
Voted Against	None
Abstained	None

**CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AMENDING CITY ORDINANCE §
151.21 WIND TURBINE GENERATORS.**

- Discussion from Commissioners resulted in a unanimous agreement for further study and development of the ordinance.
- Recommended appropriate documents be provided by Jeff Flanigan for distribution to Commissioners for further research and study materials prior to the work session.
- Action Plan – Schedule of a P & Z Commissioners Work Session scheduled for Tuesday, February 23, 5 PM – 8 PM at the Parker City Hall.

FUTURE AGENDA ITEMS

None

Adjourn

Adjourned at 8:21 p.m.

Minutes Approved:

Russell Wright, Chairman

Attest:

Ed Standridge, Secretary