

MINUTES
PLANNING AND ZONING COMMISSION MEETING

January 28, 2016

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 6:00 p.m.

Commissioners Present:

<ul style="list-style-type: none">✓ Chairperson Wright✓ Commissioner Lozano✓ Commissioner Jeang✓ Commissioner Raney✓ Commissioner Sutaria	<ul style="list-style-type: none">✓ Alternate Cassavechia✓ Alternate Leamy✓ Alternate Douglas
---	---

Staff/Others Present:

<ul style="list-style-type: none">✓ City Administrator Flanigan✓ City Secretary Scott Grey	<ul style="list-style-type: none">✓ City Attorney Shepherd
---	--

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS The Commission invites any person with business before the Commission to speak to the Commission. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

No comments.

WORK SESSION ANNUAL PLANNING AND ZONING TRAINING

1. WORK SESSION ANNUAL PLANNING AND ZONING TRAINING REGARDING ZONING AND SUBDIVISION RULES AND REGULATIONS (SECTIONS 155 AND 156 OF CODE OF ORDINANCES)

Chairperson Wright announced the Planning and Zoning Commission would have a short training session for a general review of zoning ordinances and regulations. He recognized City Attorney Jim Shepherd. Mr. Shepherd reviewed the city's Zoning and Subdivision Rules and Regulations (City of Parker, Code of Ordinances, Chapter 155: Subdivision Regulations and Chapter 156: Zoning), identifying what P&Z did and the basics of zoning as it pertains to planning. He stated P&Z was often the go between for the public and City Council and at times City Council may refer items to P&Z for review first. He briefly reviewed the Comprehensive Plan, variances, vested rights, ethics, and impact fees, asking the Commissioners to ask questions throughout the review.

Chairperson Wright ended the Planning and Zoning Work Session Annual Training and recessed the meeting at 7:06 p.m.

INDIVIDUAL CONSIDERATION ITEMS

Chairperson Wright reconvened the meeting at 7:15 p.m. He said Commissioner Sutaria had to leave and asked P&Z Alternate One Commissioner Cassavechia to take his place. Mr. Cassavechia agreed.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 2 – FINAL PLAT.

Chairperson Wright stated P&Z had an updated letter from Developer Stephen Sallman, in response to City Engineer John Birkhoff's letter, dated January 21, 2016. The engineering report did not seem too limiting, the developer agreed with the engineer, and posted a surety bond. He asked City Administrator Flanigan, if there were any other outstanding items, the commission needed to consider. Mr. Flanigan said there was one and it was unusual. Their development agreement stated they could post a 120% surety bond, for the estimated cost of the outstanding work to be completed, which would allow them to file for an early plat. We have seen preliminary costs, so a final cost estimate needed to be approved by our engineer, prior to the City filing the plat.

Commissioner Lozano asked if the City was logging silt removal after each rain event. City Administrator said yes, the city checked at a minimum of every fourteen (14) days under the stormwater management plan. If it needed to be addressed, the developer was notified.

MOTION: Commissioner Cassavechia moved to recommend approval of the early final plat for Kings Crossing Phase 2, subject to meeting the requirements of City Engineer John Birkhoff's letter, dated January 21, 2016. Commissioner Jeang seconded with Commissioners Wright, Lozano, Jeang, Raney, and Cassavechia voting for. Motion carried 5-0.

Chairperson Wright moved on to item four (4), because the City Attorney Shepherd was talking to Developer Ron Haynes, regarding item three (3).

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FINAL PLAT OF RIGHT OF WAY DEDICATION, OF CURTIS ROAD IN THE AREA BETWEEN THE SOUTHRIDGE AND SOUTHRIDGE EAST SUBDIVISIONS.

Chairperson Wright noted this item was a little different than the Commission had seen in the past. City Administrator Flanigan agreed this was an unusual project. What was required during the development agreement with the developer was to negotiate with the two property owners north and south of Curtis Road and extend Curtis Road from the existing new pavement from Southridge all the way over to their development. This was accomplished by way of a plat. It had to go through the process, getting P&Z and Council acceptance for the dedication of the plat right of way. The rest of the right of way, anything inside the subdivision, would be on the plat for item three (3).

City Attorney Shepherd said he asked the developer why we did this as a plat and not as a deed. The answer was part of the property was not their property. He also had them change the dedication language from an easement to fee simple, so there would be a true conveyance document in the form of a plat for a fee simple title to this roadway.

MOTION: Commissioner Lozano moved to recommend approval of the Final Plat of the right of way dedication, of Curtis Road in the area between the Southridge and Southridge East Subdivisions, 1.662 acres, situated in the Surry E. Donaldson Survey, Abstract No. 278, City of Parker's ETJ, Collin County, Texas. Commissioner Raney seconded with Commissioners Wright, Lozano, Jeang, Raney, and Cassavechia voting for. Motion carried 5-0.

Chairperson Wright said the Commission may need to make a modification to this motion. After some discussion, it was determined the correct "fee simple ownership" language was on the Final Plat; therefore, a motion modification was not necessary.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SOUTHRIDGE EAST-FINAL PLAT.

Chairperson Wright asked Developer Ron Haynes to update P&Z. Mr. Haynes said there was a walk through on the waterlines tomorrow, Friday, January 29, 2016, and he thought there had already been a walk through on the streets. The issue was drainage. This area had a lot of rain. Mr. Haynes then handed out and read a statement. (See Exhibit B.) Mr. Haynes said they felt this plan was better, because escrowing funds it gave the City more assurance that the developer would see the project through all the way to the end, until the last house was built. It also gave the City greater assurance the developer would comply with Stormwater Pollution Prevention Plan (SWPPP) and Texas Commission of Environmental Quality (TCEQ) requirements.

Commissioner Jeang asked who would be responsible for the fine grading. Developer Haynes said the builder would be responsible.

Developer Haynes said he would like to have a discussion with City Engineer Birkhoff, regarding ponding. Chairperson Wright said that sounded reasonable. Mr. Haynes proposed having his erosion control expert visit with Mr. Birkhoff.

MOTION: Commissioner Lozano moved to recommend approval of the Southridge East - Final Plat with the developer and city engineer working out the issue of the silt fences at each build site and include all the proposals from the developer. Commissioner Raney seconded

with Commissioners Wright, Lozano, Jeang, Raney, and Cassavechia voting for. Motion carried 5-0.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS

- a) Mini Warehouse – Parker Storage Facility Preliminary Plat and Engineering
- b) Kings Crossing Phase 4

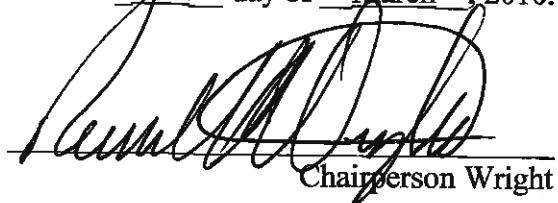
P&Z Alternate Two Commissioner Leamy asked approximately how long it would take for this phase of Kings Crossing be taken into the City. City Administrator Flanigan said the way the development agreement was written for Kings Crossing Phase 4. They would have ten (10) days to file an application for annexation.

6. ADJOURN

Chairperson Wright adjourned the meeting at 7:58 p.m.



Minutes Approved on 24th day of March, 2016.

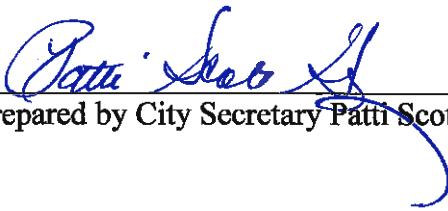


Chairperson Wright

Attest:



Commission Secretary Raney



Prepared by City Secretary Patti Scott Grey

Exhibit(s):

- A - Kings Crossing Phase 2 – Final Plat
- B - Southridge East- Final Plat and Developer's Statement
- C - Final Plat of Right of Way Dedication, of Curtis Road in the Area Between the Southridge and Southridge East Subdivisions

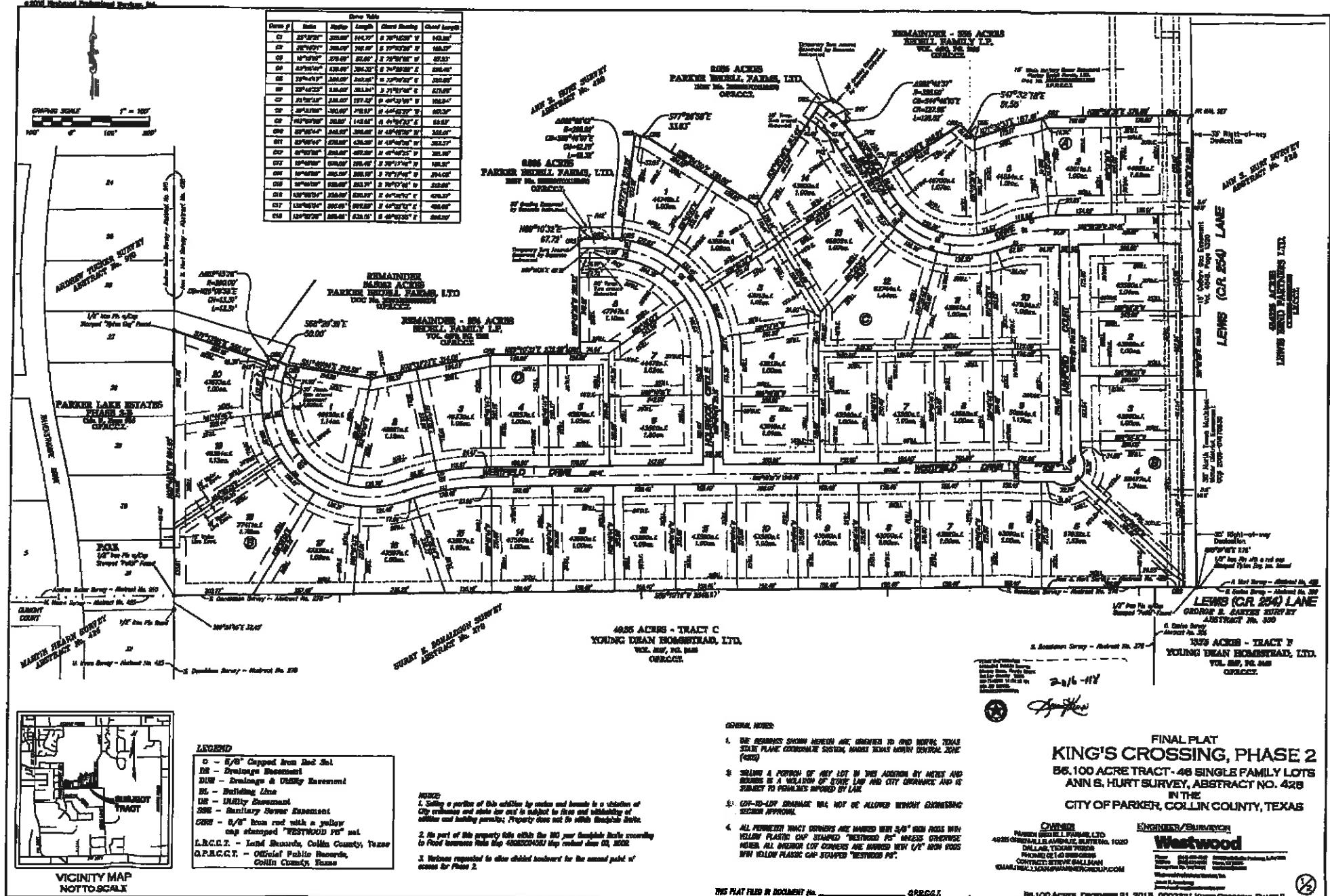


Exhibit A

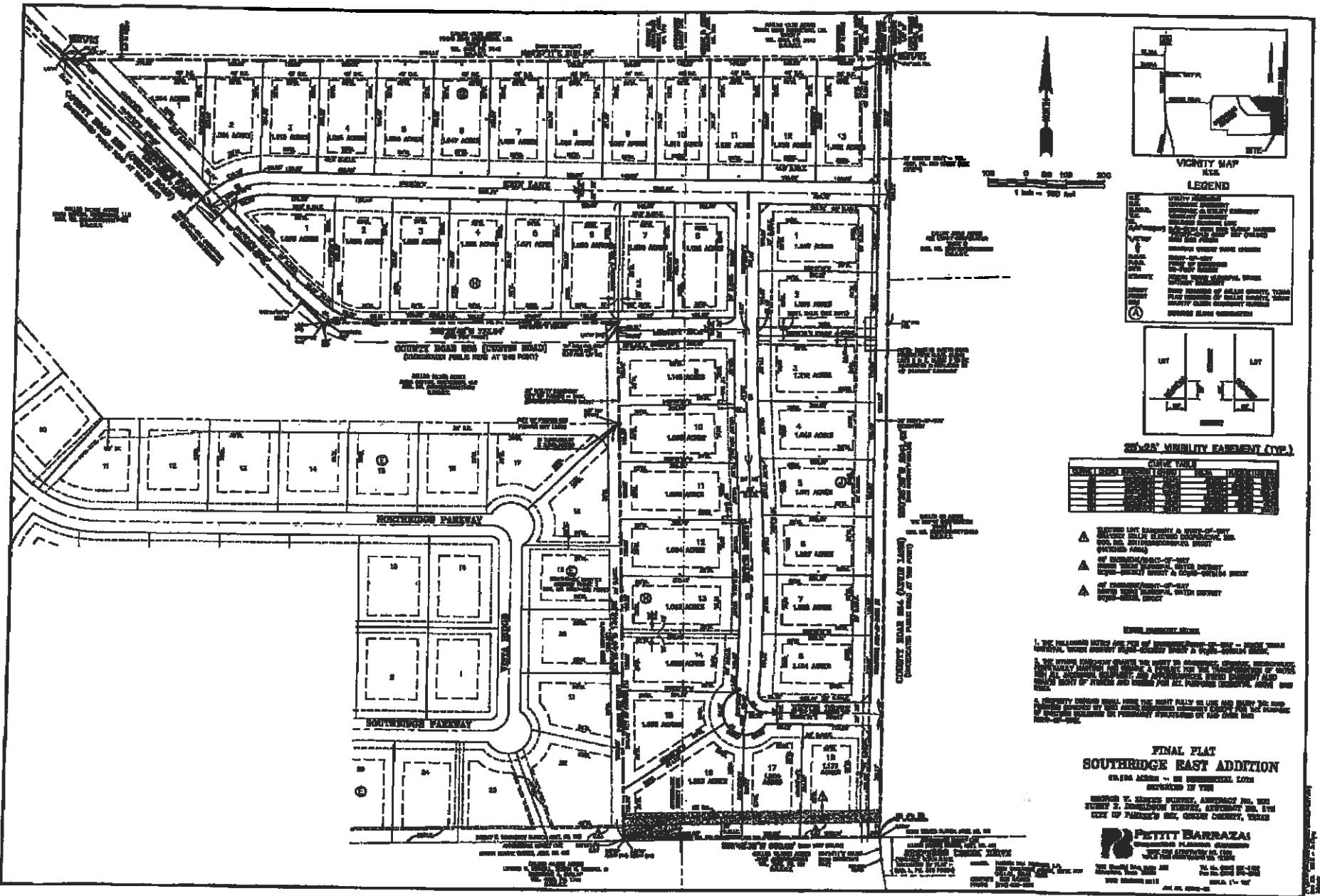


Exhibit B

संस्कृत विद्यालय

Owner's Manual

www.oxfordjournals.org/journal/oxrep

www.english-test.net — 2009

Библиотека ИГИМО | 10 | Апрель 2019 | 291 | 2

1994 FISHER FUND PARTNERS, L.P. IS A TEXAS LIMITED PARTNERSHIP.
2001 FISHER FUND DEVELOPMENT PARTNERS, L.P. IS A TEXAS LIMITED PARTNERSHIP. ITS GENERAL PARTNERS
ARE 1994 FISHER FUND PARTNERS, L.P. AND FISHER FUND MANAGEMENT, INC.

70

卷之三

Further points to note the status of "small
or medium sized" —

卷之三

四、结论与建议

THAT I, ERIC C. HORNIG, A RESIDENT OF NEW YORK, AND EMPLOYEE, HAVE STATED THAT THE PLATE NUMBER 24-14252, WHICH IS THE PLATE NUMBER OF THE 1950 CADILLAC, AND THAT THE OWNERSHIP OF THE PLATE NUMBER 24-14252, IS OWNED BY THE STATE OF NEW YORK BY GENERAL GOVERNMENT IN ACCORDANCE WITH THE CITY OF NEW YORK, GENERAL LAW.

THE GOVERNMENT OFFICE, NOTWITHSTANDING THE
FACT THAT THE GOVERNMENT HAS BEEN ADVISED OF THE
FACTS, HAS NOT TAKEN ANY ACTION.

100% PROFESSIONAL, 100% GUARANTEED. 100% MONEY-BACK.

STATE OF TEXAS — 1
COUNTY OF BROWN — 1

YOU SIGN OR HAVE AND SEAL OF WRITER, THE DAY OF , 20

1997 PUBLICATIONS FOR THE STATE OF WISCONSIN

THE JOURNAL OF CLIMATE

WIT-PROBLEMS

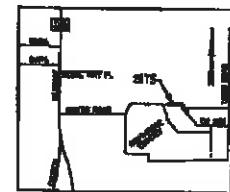
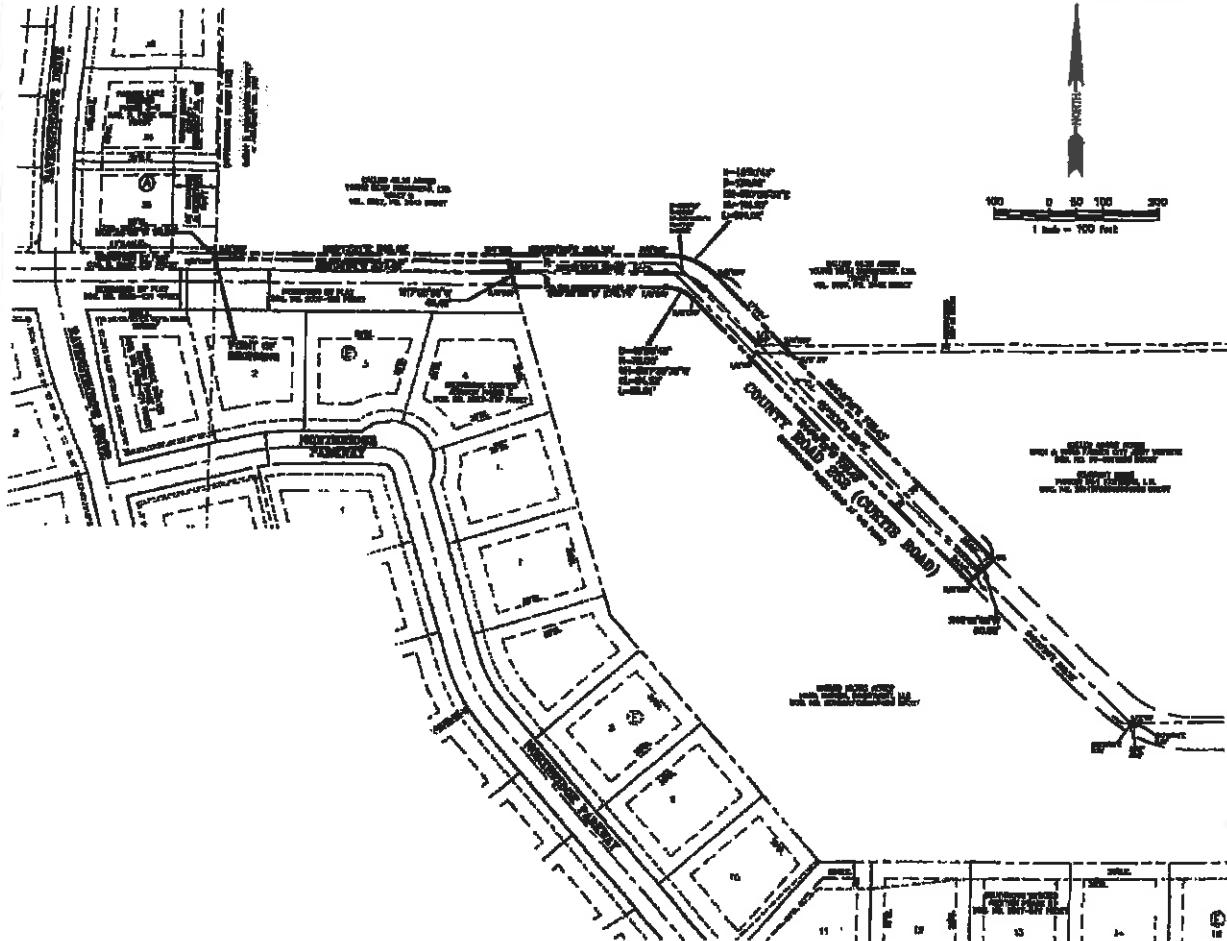
**FINAL PLAT
SOUTHRIDGE EAST ADDITION**

00-104 AGILE + 30 TURBOCHARGE, 10700
REVIEWED BY [REDACTED]

W. BURTON GOLDBECK, ATTORNEY FOR PLAINTIFF
WILLIAM B. GOLDBECK, ATTORNEY NO. 247
CITY OF JACKSON AND COOK COUNTY, ILLINOIS

PETIT BANZAI
PETIT BANZAI
PETIT BANZAI
PETIT BANZAI

Exhibit B



VICINITY MAP

FINAL FLAT

RIGHT-OF-WAY DEDICATION
FOR CURTIS ROAD
SOUTHRIDGE EAST ADDITION

LEADER LEADERS

MISSY E. BOURGEOIS HENRY, NEWCASTLE NO. 100
CITY OF BANGOR'S 11TH, COUNTY COVINGTON, TENNESSEE

PETIT BARAZA
ESTACIONES KARTEL SILENTIA
TEN TU ESTACION EN LA
SILLA DE KARTEL EN TU CASA

DR. ROBERT
10000 STATE HIGHWAY 101,
MURKIN, TEXAS 75071
TELEPHONE 800-544-1313
FAX 800-544-1314

Exhibit C

