



AGENDA
PLANNING AND ZONING
MAY 10, 2018 @ 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, May 10, 2018 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 Commission invites any person with business before the Commission to speak. 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 OCTOBER 26, 2017.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR NOVEMBER 2, 2017.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON VACATING ORIGINAL LDD ESTATES PLAT AND APPLYING FOR A NEW PLAT.

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 May 4, 2018 by 5:00 p.m. at the Parker City Hall.

Date Notice Removed

Patti Scott Grey, 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.



Agenda Item

Item 1
City Secretary Use Only

Budget Account Code:	Meeting Date: May 10, 2018
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: May 3, 2018
Exhibits:	Proposed Minutes

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR OCTOBER 26, 2017.

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PGrey@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	05/03/2018
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	05/03/2018

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 26, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning (P&Z) Commission met on the above date. Chairperson Wright called the meeting to order at 7:00 p.m.

Commissioners Present:

- | | | |
|---|-----------------------------|---------------------------|
| ✓ | Chairperson Russell Wright | Alternate Vacant |
| ✓ | Commissioner Joe Lozano | Alternate Larkin Crutcher |
| ✓ | Commissioner Wei Wei Jeang | ✓ Alternate JR Douglas |
| ✓ | Commissioner David Leamy | |
| ✓ | Commissioner Jasmat Sutaria | |

Staff/Others Present:

- | | | |
|---|----------------------------------|---------------------------------|
| ✓ | City Administrator Jeff Flanigan | City Attorney Brandon S. Shelby |
| | City Secretary Patti Scott Grey | |

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.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR OCTOBER 12, 2017.

MOTION: Commissioner Lozano moved to approve the minutes as presented. Commissioner Leamy seconded with Commissioners Wright, Lozano, Jeang, Leamy, Sutaria voting for approval of the item. Motion carried 5-0.

2. INTERVIEW, DISCUSSION, CONSIDERATION AND/OR APPROPRIATE ACTION ON RECOMMENDATIONS ON APPOINTMENTS FOR 2017-2018 P&Z COMMISSIONS.

The P&Z Commissioners interviewed Parker resident Billy Barron, 6707 Overbrook Drive.

The P&Z Commissioners interviewed Parker resident Edwin Smith, 6704 Overbrook Drive.

After discussion, the P&Z Commission remarked both candidates were well qualified. Although both candidates were well qualified, the Commission decided to table the item and schedule a meeting for next Thursday, November 2, 2017, to allow Parker resident Marilyn Kittrell, 5804 Glenmore Drive, an opportunity to be interviewed as well, before making a final recommendation to City Council.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS

City Administrator Flanigan noted a special P&Z meeting would be scheduled for next Thursday, November 2, 2017.

4. ADJOURN

Chairperson Wright adjourned the meeting at 7:32 p.m.

Minutes Approved on 10th day of May, 2017.

Chairperson Russell Wright

Attest:

Commission Secretary Wei Wei Jeang

Prepared by City Secretary Patti Scott Grey



Agenda Item

Item 2
C'Sec Use Only

Budget Account Code:	Meeting Date: May 10, 2018
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: May 3, 2018
Exhibits:	Proposed Minutes

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR NOVEMBER 2, 2017.

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PGrey@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	05/03/2018
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	05/03/2018

MINUTES
PLANNING AND ZONING COMMISSION MEETING
November 2, 2017

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 6:31 p.m.

Commissioners Present:

- | | | |
|---|---|-------------------------------|
| ✓ | Chairperson Russell Wright | Alternate Anthony Cassavechia |
| ✓ | Commissioner Joe Lozano | Alternate Larkin Crutcher |
| | Commissioner Wei Wei Jeang | Alternate JR Douglas |
| ✓ | Commissioner David Leamy | |
| | Commissioner Jasmat Sutaria
(Arrived at 6:40 p.m.) | |

Staff/Others Present:

- | | | |
|---|----------------------------------|---------------------------------|
| ✓ | City Administrator Jeff Flanigan | City Attorney Brandon S. Shelby |
| ✓ | City Secretary Patti Scott Grey | |

Chairperson Wright verified three (3) commissioners was a quorum. City Administrator Flanigan agreed.

PLEDGE OF ALLEGIANCE

Chairperson Wright said the commission would dispense with the pledges tonight.

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.

INDIVIDUAL CONSIDERATION ITEMS

1. INTERVIEW, DISCUSSION, CONSIDERATION AND/OR APPROPRIATE ACTION ON RECOMMENDATIONS ON APPOINTMENTS FOR 2017-2018 P&Z COMMISSIONS.

Chairperson Wright explained the reason the commission was meeting tonight was to give all the P&Z Commission applicants an opportunity to be interviewed. He recalled Ms. Marilyn Kittrell could not attend the October 26, 2017 P& Z Commission meeting.

The P&Z Commissioners interviewed Parker resident Marilyn Kittrell, 5804 Glenmore Drive.

Chairperson Wright asked if City Administrator Flanigan had anything to add. Mr. Flanigan said it would be helpful once the Commission ranked their recommendations, Candidate X #1, Candidate Y #2, and Candidate Z #3, if Chairperson Wright would email that information to him for the Mayor and City Council.

After some discussion and noting all the candidates were well qualified, the P&Z Commissioners ranked Marilyn Kittrell as #1, Billy Barron as #2, and Edwin Smith as #3.

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS

City Administrator Flanigan said he was not aware of any items at this time.

3. ADJOURN

Chairperson Wright adjourned the meeting at 6:55 p.m.

Minutes Approved on 10th day of May, 2017.

Chairperson Russell Wright

Attest:

Commission Secretary Wei Wei Jeang

Prepared by City Secretary Patti Scott Grey



Agenda Item

Item 3
C Sec Use Only

Budget Account Code:	Meeting Date: May 10, 2018
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: May 3, 2018
Exhibits:	<ul style="list-style-type: none"> • Plats

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON VACATING ORIGINAL L&D ESTATES PLAT AND APPLYING FOR A NEW PLAT.

SUMMARY

The property owner of lot one (1) would like to subdivide his lot into two lots to build a residential home. Lot one (1) currently is a baseball training facility in the city's Extraterritorial Jurisdiction (ETJ). The cities subdivision regulations, under section 155.075 and 155.076, do not allow re-platting and/or amending of plats, without vacation of the original plat (155.077).

The original plat consists of 3 lots, which they would like to revise to 5 lots, Lot 1R (3.26 acres) is currently and will continue to be the baseball training facility, Lot 4 (1.75 acres) residential homestead, Lot 2R (8.0 acres) no change, Lot 5 (2.0 acres) new lot carved out of Lot 3R, and Lot 3R (23.63 acres).

POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	05/03/2018

9418

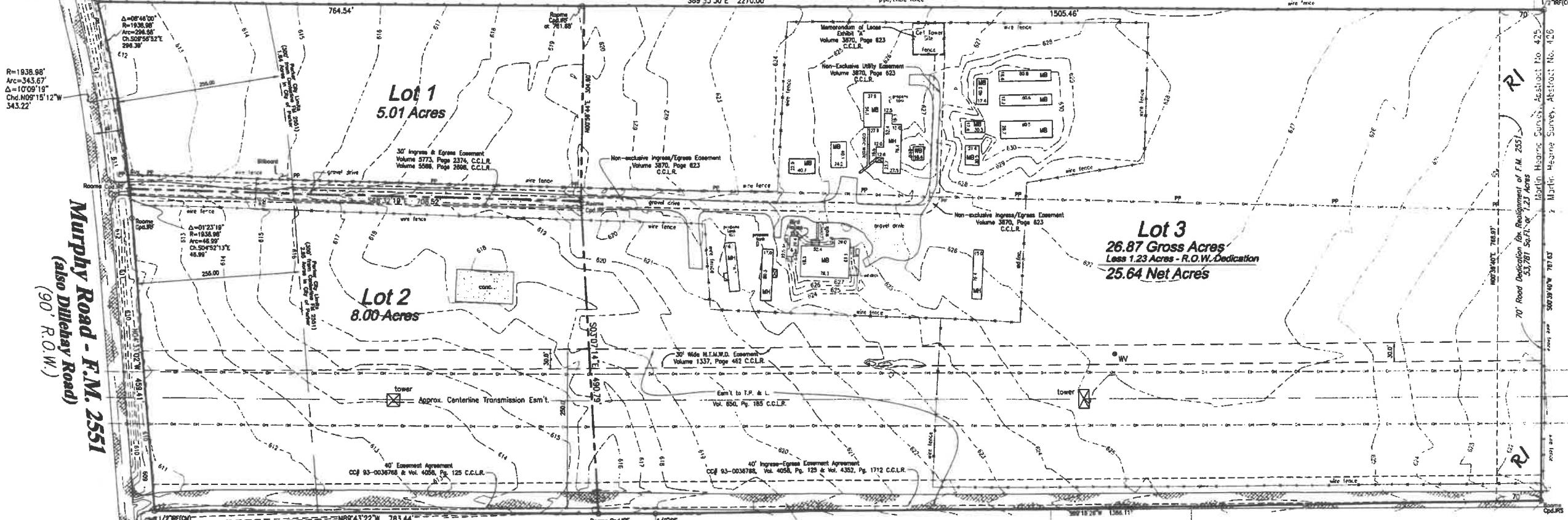
Filed and Recorded
 Official Public Records
 State of Texas
 Collin County, TEXAS
 05-04-2005 08:28:19 AM
 \$31.05 DLRSD
 2007060410001590

ADD 1.244
[Signature]

POINT OF BEGINNING
 1/2" IRON ROD

R=1938.98'
 Arc=343.67'
 Δ=10°09'19"
 Chd. NO. 215 12" W
 343.22'

Murphy Road - F.M. 2551
 (also Dilley Road)
 (90' R.O.W.)

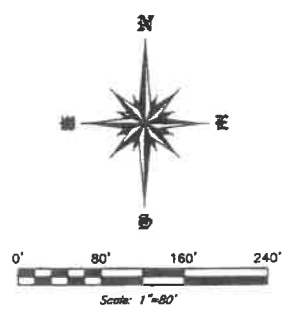
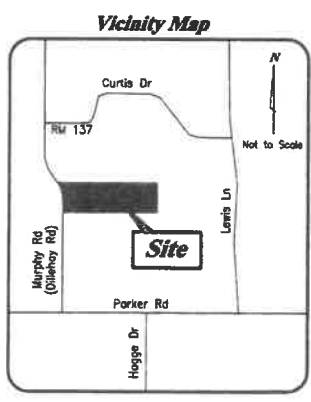


Steve Warren
 3.986 Ac.
 Vol. 517B, Pg. 4112 C.C.L.R.

Mary J. Haggard
 21.73 Ac.

Mary Jo Dilley Haggard
 8.613 Ac.
 Vol. 225E, Pg. 533 C.C.L.R.

Mary Jo Dilley Haggard
 13.5082 Ac.
 Vol. 501C, Pg. 4255 C.C.L.R.



Legend

Rooms	Rooms Land Surveying
CRS	Copper Iron Rod Set
CM	Control Monument
1/2" IR	1/2" Iron Rod Found
OP	Power/Utility Pole
OL	Overhead Line
C.C.L.R.	Collin County Land Records
MB	Metal Building
MH	Mobile Home
WB	Wood Building

FROM: 6425-000-0700
 FROM: 6425-000-0710
 FROM: 6425-000-0720
 FROM: 6425-000-0450
 FROM: 6425-000-0080
 YEAR 2008

Owner Lot 1
 Amirjodar & Kulwant Atwal
 6804 E. Parker Road
 Parker, Texas 75002

Owner Lot 2
 Sherry Michelle Anderson
 c/o Keith Wheeler, Attorney
 2255 Ridge Road Suite 302
 Rockwall, Texas 75087

Owner Lot 3
 George A. Taylor
 4412 Dilley Road
 Allen, Texas 75002

S9418
 Preliminary Plat
LDD ESTATES
 3 Lots
 39.88 Acres
 Martin Heame Survey, Abstract No. 425
 Collin County, Texas
 November 17, 2005

Revised June 6, 2006
 P:\421500802\4251374.dwg

ROOMS LAND SURVEYING, INC.
 2000 AVENUE G
 SUITE 810
 PLANO, TX 75074
 Phone Number (972) 425-4372
 Fax Number (972) 425-7523

Owner Lots 1R & 4

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Southfork Training Complex LLC, does hereby adopt this plat designating the hereinabove described property as a Plat of Lots 1R, 2R, 3R, 4 and 5, LDD ESTATES, in addition to the City of Parker, Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities and the City desiring to use or using same. Any public utility and the City shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any to these easement strips and any public utility and the City shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Parker, Texas

WITNESS MY HAND AT _____ Texas, this _____ day of _____, 2018.

Steve Jennings

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Jennings, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS WITNESS MY HAND AT _____ Texas, this _____ day of _____, 2018.

Notary Public for the State of Texas

Owner Lots 2R, 3R & 5

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Paul Ervin Anderton, do hereby adopt this plat designating the hereinabove described property as a Plat of Lots 1R, 2R, 3R, 4 and 5, LDD ESTATES, in addition to the City of Parker, Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities and the City desiring to use or using same. Any public utility and the City shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any to these easement strips and any public utility and the City shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Parker, Texas

WITNESS MY HAND AT _____ this day of _____, 2018.

Paul Ervin Anderton

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Ervin Anderton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS WITNESS MY HAND AT _____ this _____ day of _____, 2018.

Notary Public for the State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

SITUATED in the State of Texas, County of Collin, City of Parker, being part of the Martin Hearne Survey, Abstract No. 425, being all of Lots 1, 2 and Lot 3 (less dedicated R.O.W.) of LDD Estates, in addition to the City of Parker as recorded in Volume 2007, Page 247-247 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of F.M. 2551 (Dilley Road) marking the northwest corner of the herein described premises, the northwest corner of said Lot 1, and the southwest corner of Hogarth Addition, an addition to the City of Parker as recorded in Volume G, Page 103 of the Collin County Map Records;

THENCE with the north line of said premises, the north line of Lot 1 and partway along the north line of Lot 3, and the south line of said Hogarth Addition, South 89°35'30" East, passing at 784.54 feet a Roome capped 1/2-inch iron rod found marking the northeast corner of said Lot 1, and continuing for a total distance of 2,200.00 feet to a Roome capped iron rod set marking the northeast corner of said premises, and being in the west right-of-way line of 70' strip dedicated for road right-of-way;

THENCE with the east line of said premises and the west right-of-way of said 70' dedicated right-of-way strip, South 00°39'40" West, 788.97 feet to a Roome capped 1/2-inch iron rod set in the south line of said Lot 3, the west right-of-way line of 70' strip dedicated for road right-of-way, and being in the north line of a 19.5088 acre tract as recorded in Volume 5014, Page 4255 of the Collin County Land Records;

THENCE with a south line of said premises, the south line of Lot 3, the north line of said 19.5088 acre tract, the north line of an 8.813 acre tract as recorded in Volume 2258, Page 533 of the Collin County Land Records and the north line of Mary Jo Hoggard's 21.73 acre tract, South 89°18'28" West, 1316.10 feet to a 1/2-inch iron rod found marking the northeast corner of Hoggard's 21.73 acre tract and the northeast corner of a 3.886 acre tract as recorded in Volume 5178, Page 4112 of the Collin County Land Records;

THENCE with a south line of said premises, said Lot 3, and the north line of said 3.886 acre tract, North 89°43'22" West, passing at 88.88 feet the southwest corner of Lot 3, and the southwest corner of Lot 2 of said LDD Estates, and continuing with the south line of Lot 2, and the north line of said 3.886 acre tract a total distance of 783.44 feet to 1/2" iron rod found marking the southwest corner of Lot 2, the northwest corner of said 3.886 acre tract, and being in the east right-of-way line of the aforementioned F.M. 2551 (Dilley Road);

THENCE with the east right-of-way line of F.M. 2551 (Murphy Road), and the west line of Lots 1 and 2 as follows: North 04°33'02" West, 458.41 feet to a Roome capped iron rod found marking the beginning of a curve to the left; Northwesterly along said curve to the left having a central angle of 107°09'19" with a radius of 1838.98 feet, for an arc distance of 343.67 feet (chord = North 09°15'12" West, 343.22 feet to the place of beginning and containing 38.84 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Parker, Texas.

F. E. Bemenderfer, Jr.
Registered Professional Land
Surveyor, No. 4051



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS WITNESS MY HAND AT _____ Texas, this _____ day of _____, 2018

Notary Public for the State of Texas

Owner Lots 1R & 4

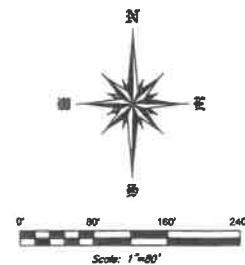
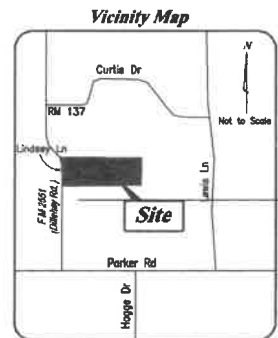
Southfork Training Complex LLC
5955 Lindsey Ln
Allen, TX 75002-9401
www.southforksports.com
Attn: Steve Jennings
972-954-1690

Owner Lots 2R, 3R & 5

Paul Ervin Anderton
1804 Clearbrook Drive
Allen, TX 75002-4531

P:\ACS\201801\ACS43126.dwg

ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 510
PLANO, TX 75074
Phone Number: (972) 423-4372
Fax Number: (972) 423-7823



Approved and Accepted

By: _____ Date: _____
Mayor Pro-Tem
City of Parker, Texas

STATE OF TEXAS
COUNTY OF COLLIN

The undersigned, the City Secretary of the City of Parker, Texas hereby certifies that the foregoing preliminary plat of Lots 1R, 2R, 3R, 4 and 5, LDD ESTATES to the City of Parker was submitted to the City Council on the _____ day of _____, 2018, and the Council, by formal action, then and there accepted the dedication of streets, alleys, paths, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor Pro-Tem to note the acceptance thereof by signing his/her name as herein above subscribed.

WITNESS MY HAND AT _____ Texas, this _____ day of _____, 2018.

City Secretary
City of Parker, Texas

NOTE: 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 2) This has been prepared without a title commitment. Surveyor did not abstract for instruments that may or may not affect the subject property. Subject property is affected by any and all instruments of record that affect this property. 3) CM is a controlling monument. 4) Source bearing per LDD Estates as recorded in Volume 2007, Pages 246-247 of the Collin County Map Records. 5) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4808500415 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X). 6) Datum for topography F.E.M.A. RM 137 located at F.M. 2551 and Curtis Drive.

Plat
Lots 1R, 2R, 3R, 4 and 5
LDD ESTATES
5 Lots
38.64 Acres
Being all of Lots 1, 2 and 3 (less Dedicated ROW), LDD Estates
filed in Vol. 2007, Pg. 246-247, CCMR
Martin Hearne Survey, Abstract No. 425
Collin County, Texas
April 10, 2018