



AGENDA

PLANNING AND ZONING

MARCH 28, 2013 @ 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, March 28, 2013 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.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR MARCH 14, 2013.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MOWING ORDINANCE.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CITY THOROUGHFARE MAP.
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELLING THE REGULAR APRIL 11 MEETING.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS
Regular Meetings – April 11 & 25
Zoning Change Request & Plat from Wynne/Jackson Development
Interview applicants for Commission
Estates at Creekside Parker Phase 1 Preliminary Plat
6. 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 March 22, 2013 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: March 28, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR MARCH 14, 2013.

Exhibits:

Proposed Minutes

Summary:

Possible action:

Approve
Amend
Table

MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH FI , 2013

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 7:01 P.M.

Commissioners Present:

X	Chairperson Wright	X	Commissioner Stone
	Commissioner Schroeder	X	Commissioner Lozano
X	Commissioner Stanislav		
X	Alternate Raney		Alternate Herzberger
X	Alternate Sutaria		

Chairperson Wright appointment Alternate Raney to voting member.

Staff Present

X	City Administrator Flanigan	X	City Secretary Smith
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Others Present

PLEDGE OF ALLEGIANCE

The pledges to the American and Texas flags were recited.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR FEBRUARY 28, 2013.

MOTION: Commissioner Stone moved to approve the minutes with amendment to page 3 last paragraph. Commissioner Stanislav seconded with Commissioners Stone, Raney, Lozano, and Wright voting for. Motion carried 4 to 0. Stanislav abstained.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A DEVELOPMENT CONCEPT PLAN BY DEVELOPER WYNNE/JACKSON FOR 311 ± ACRES GENERALLY LOCATED SOUTH OF EASY ACRES, WEST OF FM 2551/DILLEHAY, EAST OF HACKBERRY.

Christopher Jackson with Wynne/Jackson Development Firm, 600 North Pearl - Suite 650 Dallas, Texas 75201, www.wynnejackson.com. Mr. Jackson presented the Commission with a concept plan for a master planned single-family development being 311 ± acres. Prospect buyers would be a family with 2.1 kids.

The plan includes approximately 195 lots, mixed sizes with a minimum of 1 acre and gross lot size average of 1.7 acres. Development would include detention ponds/lakes, pocket parks and a community center. Lots would have individual septic systems. The average home price is \$450,000 bringing an estimated \$875 million in tax revenue to the City at build out.

Muddy Creek runs through the property and Mr. Jackson proposed reconstruction along the flood zone to improve and detain floodwaters. This area is approximately 35 acres of land and would be maintained by the homeowners association. He feels this infrastructure would improve property values to other home sites in Parker, increasing property values, as well as add two lakes with natural habitat for the desired country lifestyle. Developer would pay for 100% of the estimated \$2 million infrastructure. They will request a 4% decrease in cost of impact fees from the City.

City Administrator Flanigan noted the developer might be required to upsize the water lines.

The developer will come back to the Commission with a zoning change request.

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

City Administrator Flanigan noted the goal of the thoroughfare plan is to { [ç^ traffic @ [~ * @Uæ\^|. Commission looked at the current thoroughfare map and requested copies of the County and City of Lucas' plans as well. This item will be placed on the April 11 meeting agenda for further discussion.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

- Commission applicant interview and recommended appointments.
- Estates at Creekside Parker Phase 1 Preliminary Plat
- Thoroughfare map
- Mowing Ordinance

5. ADJOURN

Adjourned at 9:05 .m.

Minutes Approved on _____ day of _____, 2013.

Chairman Russell Wright

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith



Meeting Date: March 28, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MOWING ORDINANCE.

Exhibits:

Council Minutes

Summary:

March 5 - Council Minutes

Planning and Zoning Commissioner Tom Stone found in his research that some cities require mowing at 8 inches of height while cities like Parker require mowing at 12-inches of height, which sometimes seems like a catch all. It is recommended that for lots of 2 acres or more, there will be a 10-foot area into the property, which is to be maintained at 8 inches, but the rest of the lot may remain in its natural state. Beyond the above limit, grasses and weeds are not permitted to grow to a height in excess of 24-inches unless the vegetation is for agricultural operations. Agriculture operations are defined as: cultivating the soil; producing crops; floriculture; viticulture; horticulture; silviculture; wildlife management; and raising or keeping livestock and poultry. These do not apply to front yards of properties. (See Exhibit 3A)

Mayor Marshall closed the Public Hearing at 7:35 pm.

City Attorney Shepherd explained that a prescriptive right-of-way comes from years of use, typically outside of the bar ditch or fence to fence. These areas would be difficult to define. He suggested the measurement could be the fence, but the owners would still have to mow the bar ditch. The majority of the roads in Parker have bar ditches. The Knolls does have storm drainage.

Councilmember Sumrow would like to remove Section 1 and define requirements for when dead wildflowers must be mowed and cultivated crops for proper code enforcement.

Councilmember Taylor agrees cultivated crops should be defined, but does not want to over define and limit residents.

Mayor Pro Tem Levine stated Section D2 comes from the Texas Agriculture code. The State has taken a stance to protect Texas and we should follow statute. He appreciates what the Commission has done and we need to decide where to measure from, a right of way, edge of roadway or fence.

Councilmember Pettie was in agreement with Mayor Pro Tem Scott Levine.

Mayor Marshall reopened the Public Hearing at 7:58 p.m.

Cindy Telisak, 4308 Church Lane – The wildflowers bloom in the spring but need time to allow the flowers to reseed. She can help council with a time frame required before mowing.

Todd Fecht, 7234 Moss Ridge: He wants to be allowed to grow grasses on the back acres up to 24” or 30” to release birds, such as chuckers, into a natural state.

Ellen Meyer 7278 Moss Ridge: feels 24 inches is ok. People moved to Parker to live country lives.

Mayor Marshall closed the public hearing at 8:05 p.m.

MOTION: Councilmember Sumrow moved to return the proposed changes to the Planning and Zoning Commission to create a section on wildflowers defining when they must be mowed; define regularly cultivated crops; look at acreage and lot size; develop a provision for enforcement; and eliminate required mowing at the fence line. Councilmember Leamy seconded.

Councilmember Taylor asked to amend the acreage to 1.8 acres.
Motion was amended.

VOTE: Councilmembers Leamy, Sumrow, Pettie and Taylor voting for. Motion carried 4 – 1 with Mayor Pro Tem Levine opposing.

Possible action:

- Approve
- Amend
- Table

COMMENTS CONCERNING PROPOSED REVISIONS TO 156.37
SUPPLEMENTARY DISTRICT REGULATIONS

In wording this proposed ordinance revision I was trying to determine how certain property uses are being misused and are causing a problem with the image and laws of the City of Parker and its residents. I am well aware of how those of us responsible for making sure the health, safety and welfare of the City residents are protected. I am also aware of how we pride ourselves with the image of “Keep Parker Country”. It is easy to place restrictions on things we personally feel are offensive to our personal lifestyle. It is not easy to compromise and place restrictions that can please everyone.

I know that we have specific zoning areas and yet we sometimes feel a catch all as limiting grass or weeds to 12 inches to all districts is sufficient for all zoning districts. Yet it is a difficult limitation to enforce and in some cases very unfair. I know that there are those individuals who feel all areas should be maintained in the same manner as they strive to achieve. This can lead to uncomfortable decisions on the part of those responsible for enforcement, and the need to attempt to achieve a compromise within the limits of the governing powers.

I personally observed, as many of you have, many areas which are not abiding by the mowing limitations, but are only offensive to a few. It does not seem these locations are hurting the image of Parker as a choice area for living as we are considered the best in the metroplex.

I know that the way the proposed revision is worded makes it seem that I believe all areas should be considered agriculture. I felt that by using the words “natural state” to refer to areas that could be allowed to use their property in ways that to me are more “country”.

To me natural state means areas that have not been changed artificially or are in a primitive or unaltered state. That means, to me, a pasture or lot that is not being used for any activity other than what I have listed in the proposed revision (dated January 10, 2013).

This proposal would not supercede any HOA or other local restrictions that I am not aware of, but in several cases it would make it possible for those of us who want to use our property in other ways than just keeping it mowed down to satisfy others.

I like the comments of residents who want to keep Parker “Countryside in the Midst of Congestion” and keep our charm and country like quality of life.

Someday we may feel we should attain the urban lifestyle of other Cities as Highland Park, Plano, Dallas, etc., but for now I would prefer we show some latitude in how we can compromise with our neighbors and still be proud of our city.

Tom Stone
January 10, 2013

156.37 SUPPLEMENTARY DISTRICT REGULATIONS (EXISTING)

(D) Lot maintenance. In all districts, lots shall be maintained in such a manner as to be free and clear of debris. All vegetation, except for regularly cultivated crops, trees, or shrubbery, which exceeds 12 inches in height, shall be presumed to be objectionable and unsightly. Regularly cultivated crops shall not be allowed to grow within the right-of-way of any public street or easement but shall be kept mowed. It shall be the duty of any person owning, claiming, occupying, or having supervision or control of any real property to cut and remove all weeds, brush, or other objectionable or unsightly matter as often as may be necessary; provided that the removing and cutting same at least once in every 30 days shall be deemed a compliance with this chapter; and to use every precaution to prevent the same growing on the premises to become a nuisance.

156.37 SUPPLEMENTARY DISTRICT REGULATIONS (PROPOSED)

(D) Lot maintenance. In all districts, lots shall be maintained in such a manner as to be free and clear of debris. All vegetation, except for regularly cultivated crops, trees, or shrubbery, which exceeds 12 inches in height, shall be presumed to be objectionable and unsightly. The following provisions relate only to the height of grass and weeds on properties with an area or areas, which have remained in their natural state:

(1) On lots of 2 acres or more: that portion of the property that has remained in its natural state – grass and weeds are not permitted to grow to a height in excess of eight (8) inches adjacent to a public or prescriptive road right of way for a distance of ~~twenty (20)~~ten (10) feet into the property from said right of way and within ten (10) feet of adjoining property (Discussion is needed on whether it is measured from right of way or edge of payment). Beyond the above limits, grass and weeds are not permitted to grow to a height in excess of twenty-four (24) inches, unless the vegetation is for agricultural operations.

(2) Agricultural operation includes the following activities:

- (A) Cultivating the soil;
- (B) Producing crops for human food, animal feed, planting seed, or fiber;
- (C) Floriculture;
- (D) Viticulture;
- (E) Horticulture;
- (F) Silviculture;
- (G) Wildlife management;
- (H) Raising or keeping livestock or poultry.

(3) This does not apply to front yards as defined in Supplemental District Regulations Section 156.37 (G) (1).

Regularly cultivated crops shall not be allowed to grow within the public or prescriptive road right-of-way of any public street or easement but shall be kept mowed. It shall be the duty of any person owning, claiming, occupying, or having supervision or control of any real property to cut and remove all weeds, brush, or other objectionable or unsightly matter as often as may be necessary; provided that the removing and cutting same at least once in every 30 days shall be deemed a compliance with this chapter; and to use every precaution to prevent the same growing on the premises to become a nuisance.



Meeting Date: March 28, 2013

Agenda Subject:

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

Exhibits:

Current Thoroughfare Map
Collin County Thoroughfare Map
City of Lucas Thoroughfare Map

Summary:

Ordinance 300 – City Comprehensive Plan

4.0 THOROUGHFARE SYSTEM

In September 1986, Collin County completed a thoroughfare Plan. The plan is intended as a guide for city decision making. Basically, two thoroughfares divide the city into four quadrants -- FM-2551 (Murphy Road) and FM-2514 (Parker Road). Another major thoroughfare is planned for Betsy Lane within the south portion of the city. Betsy Lane will become the continuation of Park Boulevard as soon as the bridge over the Cottonwood Creek is constructed.

Driving through the city, on FM-2514 (Parker Road) is a trip on well paved country roads in good repair. The city can be reviewed only as a composite of individual housing subdivisions and separate estate lots, with interconnections of roads which have been difficult to maintain. Scattered subdivisions have become a financial burden for the city, and in order to make some of these interconnecting roads drivable (by filling pot holes, washed out edges of roads, etc.), the city has high costs. There is no coordinated road system; and the only continuous road through the city is Parker Road (FM-2514).

9.10 THOROUGHFARE PLAN

Major access to the City of Parker is from the west, from the population centers of Dallas and Plano. Most people having destinations in Parker will travel into the city along Parker Road, from the west and FM-544 from the west of the city, to either Brand Road, FM-2551 (Murphy Road) or McCreary Lane. Some traffic into the city will arrive along Bandy Lane (FM-3286) from the west from the City of Plano. Origins and destination to the east, are much fewer -- since there are such small population centers in that direction.

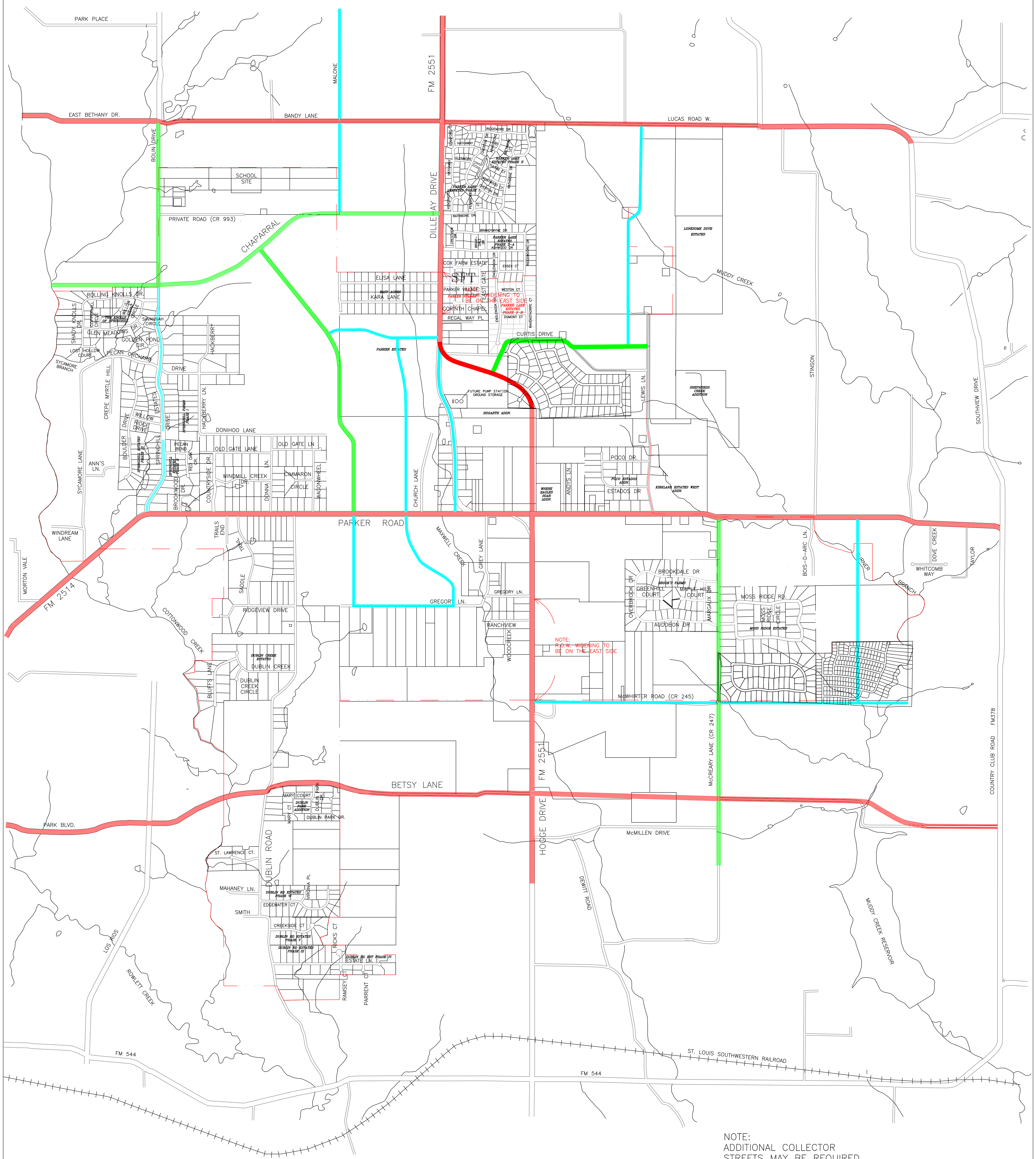
Two major roads are planned to bisect the middle of the city. (See Exhibit 8: Proposed Thoroughfare Plan). Parker Road (FM-2514) and Murphy Road (FM-2551) are planned to become six lane divided roads. It is recommended the City of Parker

encourage Collin County to restrict FM-2514 (Parker Road) and FM-2551 (Murphy Road) to four (4) lane divided roadways having wide, landscaped medians with roadsides edged by rows of trees, spaced 50' -0" on center. Wild flowers will be planted in the medians; and, major entrances and exits from the city will be along these grand boulevards. With special design controls, the driver will know he has arrived in Parker.

Using these two grand boulevards as a framework, other important roads are: 1) the planned extension of Betsy Lane (Park Boulevard) on the south side of the city -connecting to Central Expressway (1-75) to the west; 2) McCreary Lane, on the east side of the city, is planned to become a major north to south thoroughfare, and is designated as four lane divided; 3) a new route, curving in front of Southfork Ranch, FM-2551, will travel north to meet with the intersection of Dillehay Drive. As this new road crosses Parker road, it will become a very scenic drive -- passing alongside the flood plain areas of Maxwell Creek; 4) Brand Road, another north to south thoroughfare is planned to become a four lane divided road connecting Murphy with Allen; 5) Bolin Drive, on the western edge of the city, is planned to become a minor thoroughfare dead ending into Parker Road and winding north into Allen. In addition to the aforementioned thoroughfare designations, the city will coordinate development by later planning of the collector streets, etc., during the subdivision platting process. It is anticipated that those curvilinear street requirements, recommended for the new subdivision ordinance will provide interesting and well designed traffic patterns.

10.4.7 Negotiations with Collin County, the State of Texas, and adjacent cities should be undertaken with regard to the proposed thoroughfare plan.

Possible action:

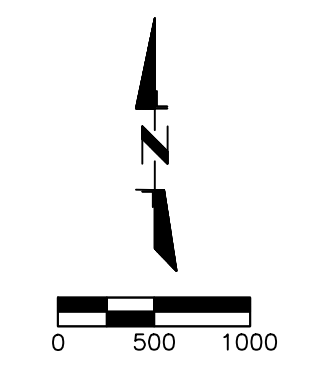


LEGEND	
	M6D: 6 LINE DIVIDED - 120 FT. R.O.W.
	M4D-S: 4 LANE SUBURBAN DIVIDED - 105 FT. R.O.W.
	C2S: 2 LANE SUBURBAN DIVIDED COLLECTOR - 70 FT. R.O.W. (2 THROUGH LANES PLUS LT. TURN)
	2/4D: ROADWAY TO BE C-2S; R.O.W. TO BE M4D-S, 105 FT. R.O.W.
	JURISDICTION LIMITS (CITY LIMIT or ETJ LINE)

THOROUGHFARE PLAN CITY OF PARKER, TEXAS

THE INFORMATION SHOWN ON THIS DOCUMENT IS FOR DISPLAY PURPOSE ONLY, AND SHOULD NOT BE RELIED ON. OFFICIAL DOCUMENTS MAY BE REVIEWED AT THE CITY OF PARKER.

NOTE:
ADDITIONAL COLLECTOR
STREETS MAY BE REQUIRED
AT TIME OF DEVELOPMENT.



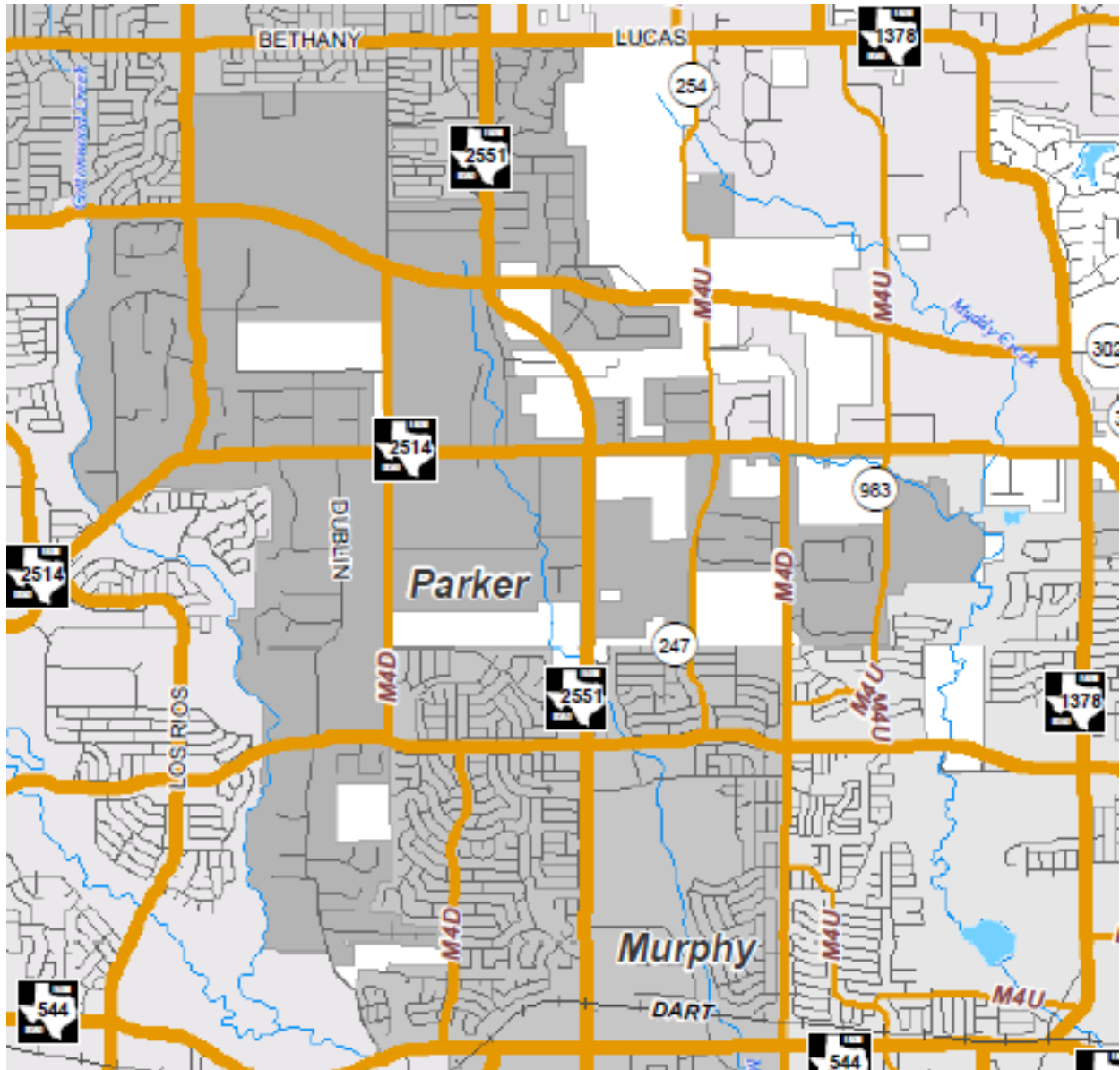
CITY OF PARKER

(b) *Roadway and street sections.* As a minimum, roadways and streets shall have the right-of-way, cross-section, and construction indicated in the Appendix, Attachments 1 through 6, which are as follows:

1. Attachment 1, (24 feet), Estate Residential (concrete);
2. Attachment 2, Suburban Residential (concrete);
3. Attachment 3, (24 feet), Estate Collector (concrete);
4. Attachment 4, Suburban Collector (concrete);
5. Attachment 5, M4U-S (Suburban Undivided 4-Lane Thoroughfare); and
6. Attachment 6, M4D-S (Suburban Divided 4-Lane Thoroughfare).

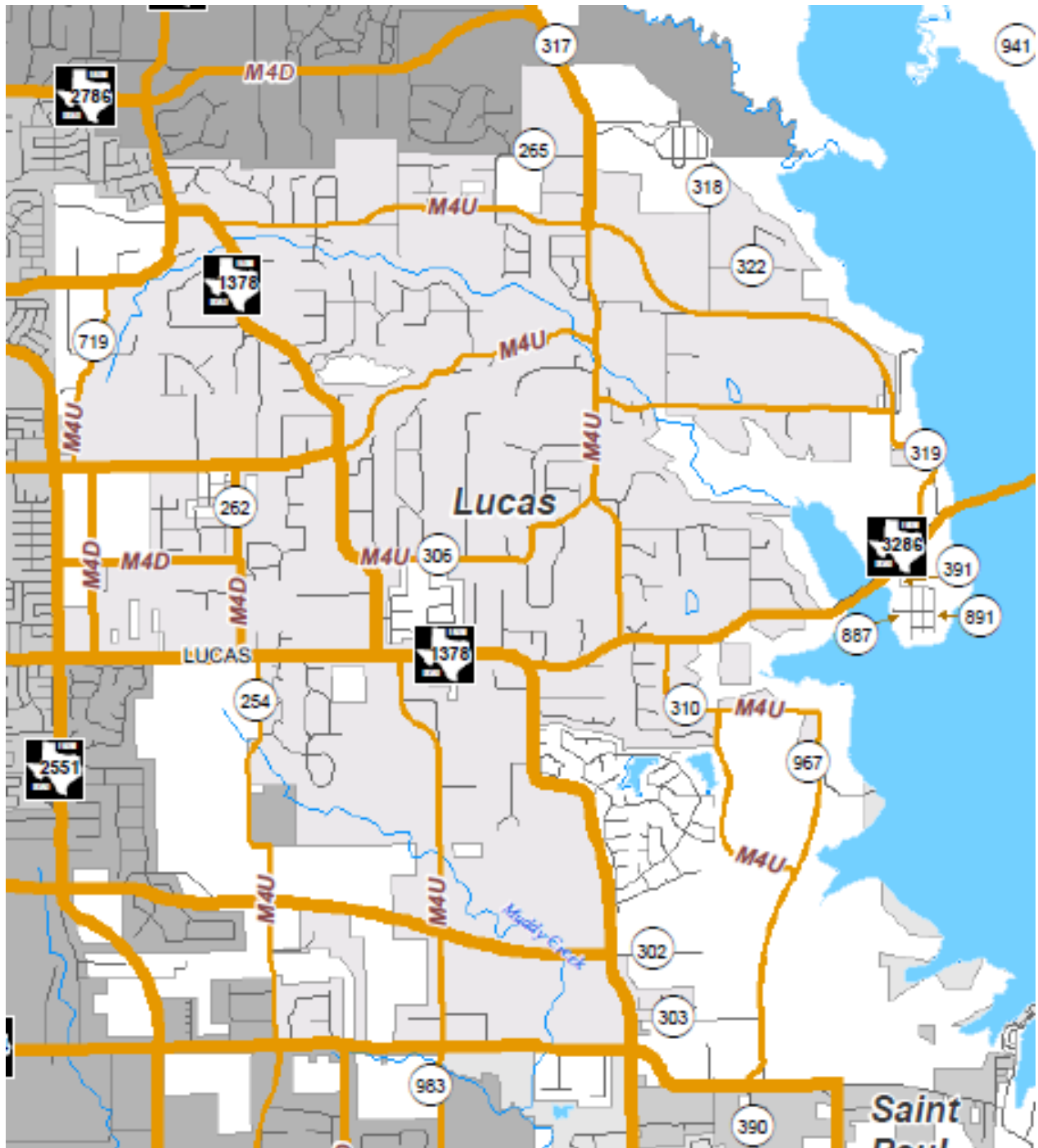
Collin County
2007 Thoroughfare Map

City of Parker




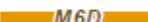

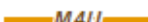






Collin County
2007 Thoroughfare Map

City of Lucas



Thoroughfare Plan

-  Principal 6 Lane Divided (120' ROW)
-  Principal 4 Lane Divided (100' ROW)
-  Principal 4 Lane Undivided (70' ROW)
-  Major 6 Lane Divided (120' ROW)
-  Major 4 Lane Divided (100' ROW)
-  Major 4 Lane Undivided (70' ROW)
-  Regional Arterial 4 Lane (110' ROW)
-  Regional Arterial 2 Lane (90' ROW)
-  Freeway
-  Tollway

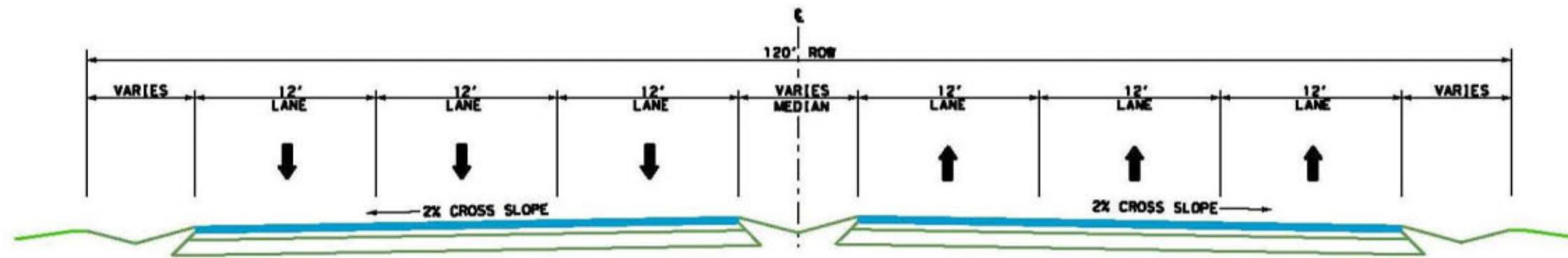


Figure 42: Typical Section – P6D and M6D Six Lanes Divided with Median

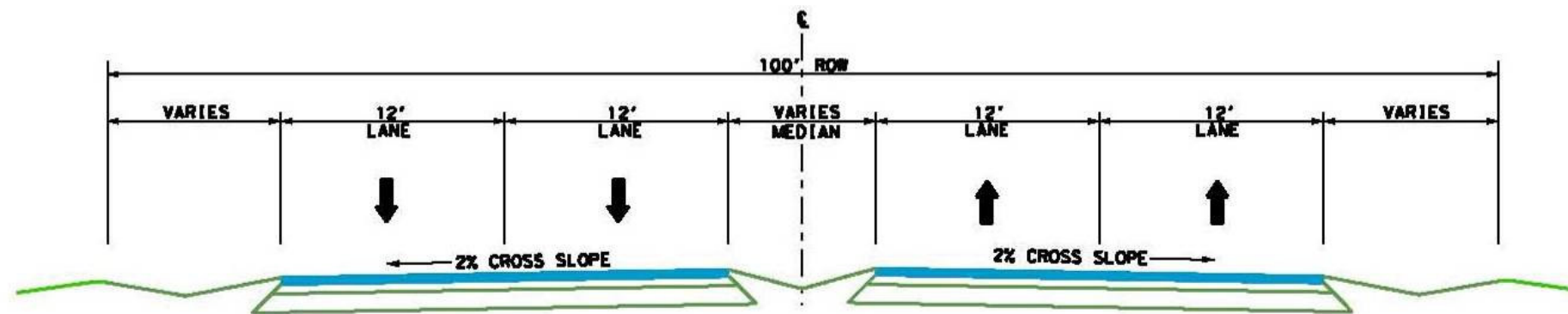


Figure 43: Typical Section – P4D and M4D Four Lanes Divided with Median

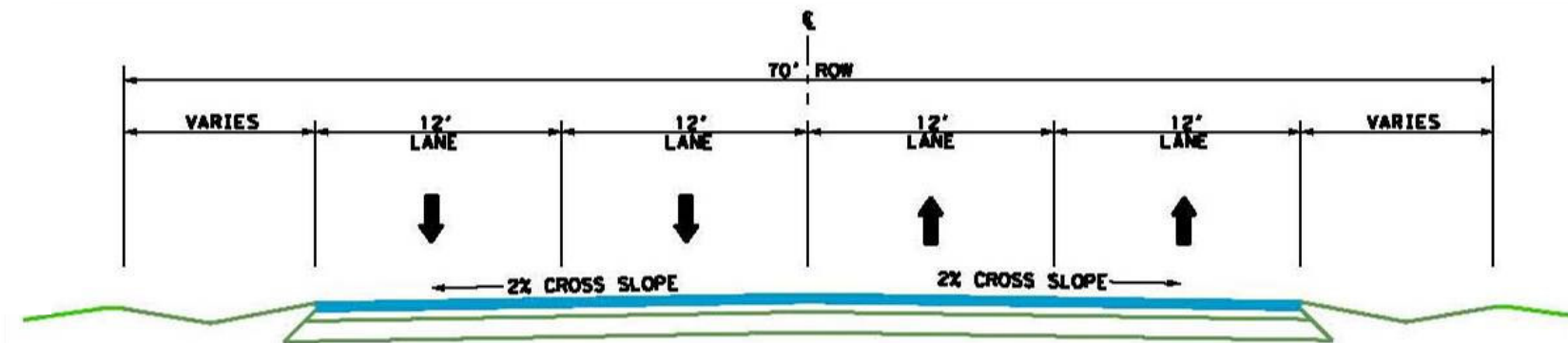
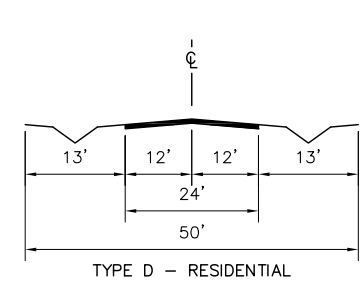
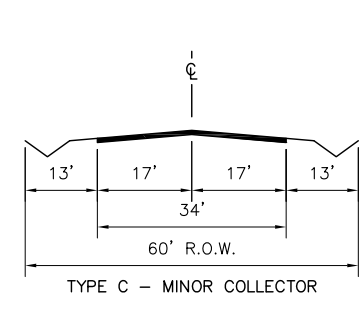
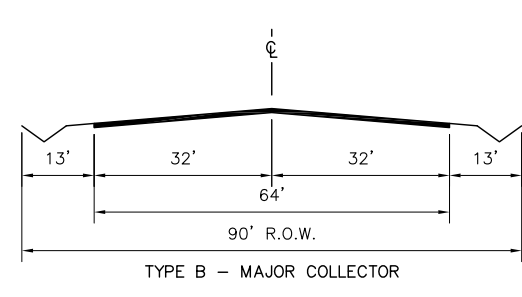
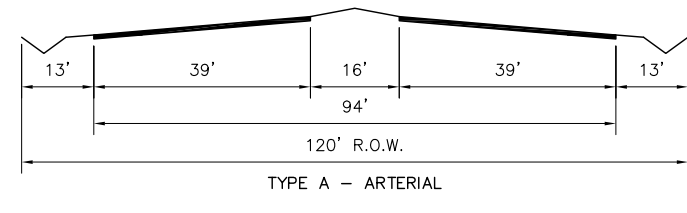
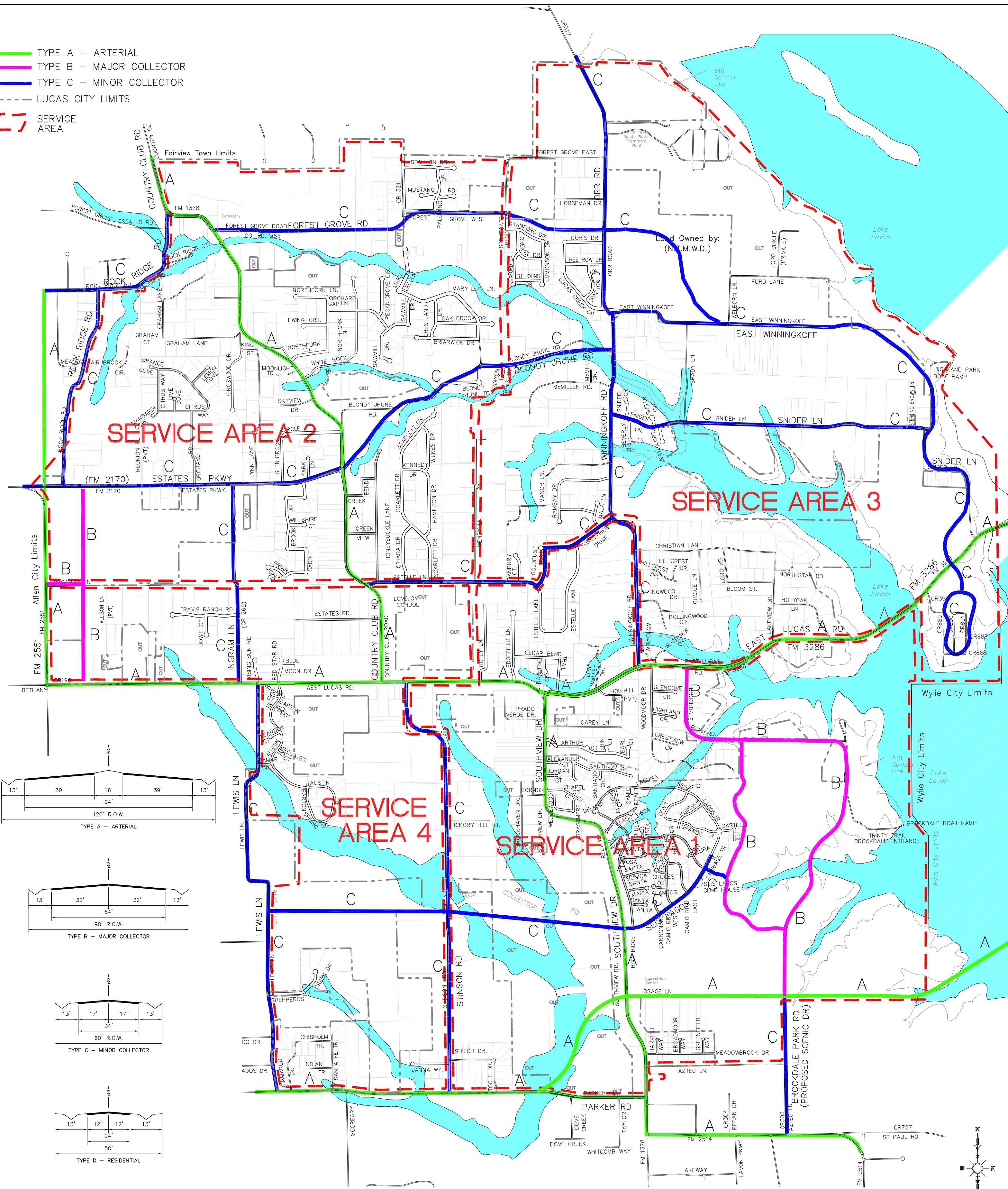


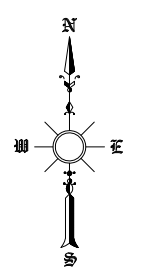
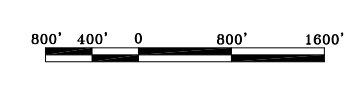
Figure 44: Typical Section – P4U and M4U Four Lanes

- TYPE A - ARTERIAL
- TYPE B - MAJOR COLLECTOR
- TYPE C - MINOR COLLECTOR
- - - LUCAS CITY LIMITS
- SERVICE AREA



THOROUGHFARE PLAN
CITY OF LUCAS, TEXAS

REVISED SEPTEMBER 24, 2007



CITY OF LUCAS

Sec. 10.03.123 Streets and drainage

(a) **Streets.**

(1) All street widths in subdivisions shall conform to the major thoroughfare plan and shall be as follows:

Street or Thoroughfare Type	ROW Width	Pavement Width*
Arterial	120 ft.	39 ft. (each direction)
Major collector	90 ft.	64 ft.
Collector	60 ft.	34 ft.
Residential	50 ft.	24 ft.

*Pavement widths are measured from edge of pavement.

(2) All necessary street rights-of-way shall be dedicated as part of the platting process and shall be dedicated to the city without cost.

(3) Existing **streets** shall be continued with the same or greater right-of-way and pavement widths as the existing **streets** being connected where practical, as determined by the planning and zoning commission. Street names shall also be continued for extended **streets**.

(Ordinance 2006-07-00567, sec. 1, adopted 7/7/06)



Planning and Zoning Commission

Meeting Date: March 28, 2013

Agenda Subject:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELLING THE
REGULAR APRIL 11 MEETING.

Exhibits:

None

Summary:

Candidates' Night has been scheduled for April 11 at 7:00 p.m.

Possible action:

Approve
Amend
Deny