



**MINUTES**  
**JOINT MEETING**  
**CITY COUNCIL & PLANNING AND ZONING (P&Z) COMMISSION -**  
**COMPREHENSIVE PLAN WORKSHOP**  
**OCTOBER 18, 2022**

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Parker City Council met in a regular meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Lee Pettie called the meeting to order at 3:00 p.m. Mayor Pro Tem Michael Slaughter and Councilmembers Diana M. Abraham (arrived at 4:38 p.m.), Terry Lynch, Cindy Meyer and Jim Reed were present.

Planning and Zoning (P&Z) Commission Members Present: Chair Russell Wright and Commissioners Joe Lozano, Wei Wei Jeang, and Jasmat Sutaria

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, City Attorney Trey Lansford, Public Works Director Gary Machado, Fire Chief Mike Sheff, and Police Chief Richard Brooks

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Russell Wright led the pledge.

TEXAS PLEDGE: Joe Lozano led the pledge.

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

None

**WORKSHOP**

**COMPREHENSIVE PLAN**

Mayor Pro Tem / Comprehensive Plan (COMP Plan) Committee Chair Slaughter reviewed the information provided in tonight's packet, giving an overview of the City's Comprehensive (COMP) Plans from 1987 to the present. Mr. Slaughter noted with recent zoning code and annexation, zoning and thoroughfare map updates, the City has information to move forward with the COMP Plan. Councilmember Meyer presented a Comprehensive Plan Contents of Similar Collin County Cities spreadsheet, comparing and assessing eight (8) small cities' COMP Plan. **[See Exhibit 1 – Councilmember Meyer's Comprehensive Plan Contents of Similar Collin County Cities spreadsheet, dated October 18, 2022.]**

After some discussion, the group decided to use components of a couple cities to form the City's COMP Plan and started brainstorming words for a vision statement. **[See Exhibit 2 – P & Z Chair Wright's list of key vision statement words from the group, dated October 18, 2022.]** These words are to be used for possibly developing a vision statement. The group was tasked with bringing draft vision statements, using these keywords;

developing questions to be included in a survey required for the COMP Plan; and lastly their thoughts on how to survey our residents to gather responses.

The group scheduled their next meeting for Tuesday, October 25, 2022, 4:00 p.m. to 6:00 p.m. in the Fire Department Training Room, due to November 8, 2022 Election Early Voting schedule.


Mayor Pettie encouraged all residents to attend.

## ADJOURN

Mayor Lee Pettie adjourned the meeting at 5:41 p.m.



APPROVED:

  
Mayor Lee Pettie

ATTESTED:



Patti Scott Grey, City Secretary

Approved on the 15th day  
of November, 2022.

# Exhibit 1

Comprehensive Plan Contents of Similar Collin County Cities

City of Lucas (2017) Population 8,029	City of Murphy (2008) Population 21,219	City of Lavon (2019) Population 5,342	City of Farmersville (2013*) Population 3,808	City of Josephine Population 2,381	City of Fairview - 2005 (AMND 2014) Population 10,683	City of Princeton 2019 (Type A Gen Law) Population 21,000	City of Celina - 2021 Plan Population 18,881
<p>Cover Page</p> <p>Pg 2 - single photo</p> <p>Page 3 - Table of Contents</p> <p>Chapter 1 - Intro</p> <p>Purpose</p> <p>Location</p> <p>Chapter 2 - Population</p> <p>Population Trends</p> <p>Population Projections</p> <p>Chapter 3 - Housing</p> <p>Introduction</p> <p>Existing Housing Analysis</p> <p>Housing Goals and Objectives</p> <p>Future Housing Requirements</p> <p>Housing Actions</p> <p>Chapter 4 - Land Use</p> <p>Introduction</p> <p>Analysis of Existing Land Use</p> <p>Socio-Economic and Man-Made Influences</p> <p>Other Services</p> <p>ETJ and Future Annexations</p> <p>Zoning &amp; Subdivision Regulations</p> <p>Land Use Goals and Objectives</p> <p>Local Goals and Objectives Affecting Development</p> <p>Future Land Use</p> <p>Recommended Assignments of Land Use</p> <p>Recommended Land Use Plan</p> <p>Chapter 5 - Economic Development</p> <p>Introduction</p> <p>Development Characteristics &amp; Policies</p> <p>Economic Development Plan</p> <p>Housing Supply</p> <p>Attracting New Businesses</p> <p>Economic Development Goals &amp; Objectives</p> <p>Chapter 6 - Parks, Rec, open spaces</p> <p>Chapter 7 - Streets and drainage</p> <p>Streets</p> <p>Drainage</p> <p>Street System Analysis</p> <p>Street Configuration Classification</p> <p>Street System Evaluation</p> <p>Existing Street Conditions</p> <p>Types of Street Improvements</p> <p>Drainage System Analysis</p> <p>General Drainage Problems</p> <p>Plan &amp; Recommendations</p> <p>Financial Sources for Improvements</p> <p>Chapter 8 - Water system</p> <p>Introduction</p> <p>Existing Water System</p> <p>Parameters for Future Facilities</p> <p>Proposed Water System</p> <p>Appendix - Maps</p> <p>Wastewater System</p> <p>Water System</p> <p>Thoroughfare Plan</p> <p>Land Use Map</p> <p>Trails Master Plan</p>	<p>Cover Page</p> <p>Acknowledgements</p> <p>Table of Contents</p> <p>Chapter 1: Snapshot</p> <p>Introduction</p> <p>Existing Social and Economic Characteristics</p> <p>Existing Land Use Characteristics</p> <p>Local Development Patterns</p> <p>Chapter 2: Visioning</p> <p>Purpose</p> <p>Visual Character Survey</p> <p>Questionnaire</p> <p>SWOT Analysis</p> <p>Chapter 3: Future Land Use Plan</p> <p>Introduction</p> <p>Goals and Objectives</p> <p>Population projection &amp; capacity</p> <p>Recommended Pattern of Land Use</p> <p>General Recommendations</p> <p>Housing &amp; Neighborhood Recommendations</p> <p>Liability Recommendations</p> <p>Chapter 4: Thoroughfare Plan</p> <p>Introduction</p> <p>Goals &amp; Objectives</p> <p>Functional Classification Systems &amp; Related levels of service</p> <p>Regional and Local Mobility &amp; Access</p> <p>Thoroughfare Policy Recommendations</p> <p>Chapter 5: Economic Development Strategies</p> <p>Introduction</p> <p>Goals and Objectives</p> <p>Primary Organizations Supporting Economic Development</p> <p>Economic Development Policy Recommendations</p> <p>Chapter 6: Community Facilities Plan</p> <p>Introduction</p> <p>Goals and Objectives</p> <p>City Services &amp; Facilities</p> <p>Community Facilities policy recommendations</p> <p>Chapter 7: Implementation Strategies</p> <p>Introduction</p> <p>General use of the Plan</p> <p>Specific Implementation Strategies/Priorities</p> <p>Appendix A: Murphy Parks, Recreation &amp; Open Space Master Plan</p>	<p>Cover Pages</p> <p>Table of Contents</p> <p>Letter from the Mayor</p> <p>Introduction - Planning Area (map)</p> <p>Introduction - People of Lavon</p> <p>Survey Snapshot (477 residents)</p> <p>Key Takeaways</p> <p>Top 10 Feedback Themes</p> <p>Envision Lavon Public Forum</p> <p>Summary of Comments/insights gained</p> <p>Strategic Plan</p> <p>"Our Why", Core Purpose, Core Values</p> <p>Vision Framework</p> <p>Two-Year Goals (total of 10) summarized</p> <p>Natural Systems and Drainage</p> <p>Existing Land Use</p> <p>Existing Zoning</p> <p>Future Land Use</p> <p>Land Use &amp; Urban Design</p> <p>Mobility Framework</p> <p>Mobility &amp; Connectivity</p> <p>City Services &amp; Facilities</p> <p>Economics &amp; Market</p> <p>Key Priorities</p>	<p>Cover Page</p> <p>Table of Contents</p> <p>Cover Page</p> <p>Acknowledgements</p> <p>City Council</p> <p>P&amp;Z</p> <p>Economic Development Corp</p> <p>Community Development Corp</p> <p>City Staff</p> <p>Consultants</p> <p>Photos</p> <p>Introduction</p> <p>Chapter 1: The Farmersville Vision</p> <p>Chapter 2: Farmersville's Demographic Trends</p> <p>Chapter 3: Land Use</p> <p>Chapter 4: Transportation</p> <p>Chapter 5: Utilities and Public Facilities</p> <p>Chapter 6: Parks and Open Space</p> <p>Chapter 7: Strategic Implementation Plan</p> <p>* Updated 2017 (390 pages)</p> <p>(projected pop in 2017-- 4,400)</p> <p>Intro</p> <p>Population Analysis</p> <p>Housing Study</p> <p>Land Use Study</p> <p>Water Supply &amp; Distribution Study</p> <p>Wastewater Collection/Treatment Study</p> <p>Street System Study</p> <p>Thoroughfares Study</p> <p>Economic Development Study</p> <p>Recreation &amp; Open Space Study</p> <p>Central Business District Study</p> <p>Capital Improvement Program</p> <p>Strategic Implementation Plan</p> <p>Funding sources</p> <p>Zoning Ordinance</p> <p>Subdivision Ordinance</p> <p>2 Pages just to list "List of Tables"</p> <p>1 Page to list "List of Charts"</p> <p>1-1/2 Pages to list "List of Figures"</p>	<p>Could only locate 1 map and zoning ordinances</p>	<p>Acknowledgements</p> <p>Table of Contents</p> <p>Introduction</p> <p>Goals and Objectives</p> <p>Future Land Use Plan</p> <p>Transportation Plan</p> <p>Parks &amp; Recreation Plan</p> <p>Appendix</p> <p>Public Involvement</p> <p>History</p> <p>Existing Conditions</p> <p>Alternative Scenario Discussions</p> <p>Town Design</p> <p>Implementation</p> <p>Definitions</p> <p>Addendum</p>	<p>Acknowledgements</p> <p>Table of Contents</p> <p>Introduction</p> <p>Growth Trends</p> <p>Plan Summary</p> <p>Public Involvement</p> <p>Introduction</p> <p>Comprehensive Plan Advisory Committee</p> <p>Community Charrette</p> <p>Stakeholder Interviews</p> <p>Stakeholders</p> <p>Mayor's Youth Council</p> <p>Work Session</p> <p>Community Easter Egg Hunt</p> <p>Onion Festival</p> <p>Community Open House</p> <p>July Spectacular</p> <p>Online Survey</p> <p>Social Media and Website</p> <p>Vision Statement and Guiding Principles</p> <p>Introduction</p> <p>Vision Statement</p> <p>Guiding Principles</p> <p>Branding</p> <p>Land Use</p> <p>Introduction</p> <p>Existing Land Use Pattern</p> <p>Growth Trends</p> <p>Place Types</p> <p>Future Land Use Plan</p> <p>Development, Infrastructure, Public Services</p> <p>Introduction</p> <p>Public Facilities</p> <p>Municipal Buildings</p> <p>Schools</p> <p>Libraries</p> <p>Parks</p> <p>Park Plan</p> <p>Public Services</p> <p>Police and Fire Services .</p> <p>Water and Wastewater Services</p> <p>Emergency Warning System .</p> <p>Economic Development</p> <p>(skipped the list)</p> <p>Mobility</p> <p>Introduction .</p> <p>Thoroughfare Plan Update</p> <p>Multimodal Thoroughfare Cross Section Alternatives</p> <p>On-Street Bicycle Framework Plan .</p> <p>Pedestrian Improvements .</p> <p>Strategic Investment Areas</p> <p>(skipped list)</p> <p>Implementation</p> <p>Introduction</p> <p>Strategies, Tools, and Partnerships</p> <p>Implementation Matrix</p> <p>Appendices</p> <p>(Skipped list)</p> <p>Figures</p>	<p>Acknowledgements</p> <p>Chapter 1 - Introduction</p> <p>Letter from the Mayor</p> <p>Purpose of Celina 2040</p> <p>Celina Planning Area</p> <p>How the Plan is Structured</p> <p>History of Celina</p> <p>Chapter 2 - Plan Framework</p> <p>Community Engagement</p> <p>Building on the Past Planning Effort</p> <p>Vision Statement</p> <p>Guiding Principles</p> <p>Chapter 3 - Triple Bottom Line</p> <p>Equity</p> <p>Economic &amp; Fiscal Vitality</p> <p>Green Celina</p> <p>Chapter 4 - Character and Placemaking</p> <p>Design</p> <p>Character Framework</p> <p>Housing &amp; Neighborhoods</p> <p>Parks &amp; Recreation</p> <p>Chapter 5 - Strategic Growth</p> <p>Planning Area &amp; population</p> <p>Utilities &amp; Services</p> <p>Mobility &amp; Connectivity</p> <p>Chapter 6 - Implementation &amp; Monitoring</p> <p>Introduction</p> <p>Partnerships &amp; Funding</p> <p>Monitoring Progress</p> <p>Updates &amp; Amendments</p> <p>Key Takeaways and Highlights</p> <p>Action Plan Matrix</p>

**From:** [Russell Wright](#)  
**To:** [Patti Grey](#)  
**Subject:** Vision statement keywords  
**Date:** Tuesday, October 18, 2022 5:20:23 PM

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My notes:

#### Vision statement

The City of Parker is a unique, high quality community in a country setting dedicated to ensuring the quality of life by delivering cost effective highly responsive services with integrity and friendliness while protecting the health, safety, and welfare of our citizens and employees.

Large lots, open spaces, country setting, friendly, country life, community, quality of life, limited commercial, freedom, animal friendly, family friendly, family oriented, best place to live, people, unique, custom living, estate lots, low taxes, oasis, quality service, quality of life, kid friendly, access to schools, easy access to services, low crime, outdoors, nature, natural, outdoor living, elbow room, planned separation, privacy, room to breathe, cooler temps, wildlife, diversity, diverse, low density, limited commercial, residential communities, treasured by citizens, preserving natural assets, shared values, trees, environmental harmony, nature

Fairview has a good vision statement

Regards

Russ