



MINUTES
CITY COUNCIL MEETING
MARCH 14, 2023

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a special 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 6:00 p.m. Mayor Pro Tem Michael Slaughter and Councilmembers Terry Lynch, Cindy Meyer and Jim Reed were present. Councilmember Diana M. Abraham was absent.

Staff Present: City Administrator Luke Olson, Interim City Attorney Catherine Clifton, Public Works Director Gary Machado, Fire Chief Mike Sheff, and Sergeant Ralph Burdick

EXECUTIVE SESSION - Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Mayor Lee Pettie recessed the regular meeting to Executive Session at 6:01 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettie reconvened the meeting at 7:21 p.m.

ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

No action was taken.

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.

No comments

WORKSHOP

COMPREHENSIVE PLAN

As City Administrator Olson pulled up the information provided via his March 10, 2023 email, Comp Plan question results and the Summary Graphs, <https://forms.office.com/Pages/AnalysisPage.aspx?AnalyzerToken=H9hOB62zNKwAO0vAnJrSK39S4rtx57Qf&id=fyxQMicEh0SODBIGM51TMfLJa2mkcRJOg6GPFHNHSTZUOUxJUVQ4Nks5VzJQWU0yQTBjVVMzQjZKTS4u>, the group discussed possible small business commercial uses for Parker and Councilmember Meyer's efforts toward the Comprehensive Plan. Council thanked Councilmember Meyer for

her work. Mayor Pro Tem Slaughter then reviewed the COMP Plan question results and summary graphs with Mayor and Council. [See Exhibit 1 –Councilmember Meyer’s Comp-R PowerPoint, Comp Plan question results, and the Summary Graphs, dated March 14, 2023.].

Councilmember Lynch asked that Council receive a copy Councilmember Meyer’s PowerPoint for additional review and feedback.

Council asked for examples of similar, nearby city commercial zoning ordinances to review and offer feedback. City Administrator Olson suggested Council take pictures of small commercial areas they feel are attractive to give staff an idea of what they are looking for and that could give us information needed for any proposed commercial zoning ordinances.

ADJOURN

Mayor Lee Pettie adjourned the meeting at 8:23 p.m.



APPROVED:


Mayor Lee Pettie

ATTESTED:



Patti Scott Grey, City Secretary

Approved on the 21st day
of March, 2023.

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- Street Analysis & Classification
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- Partnerships & Funding
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- Financial Sources for Improvements

Appendix - Maps

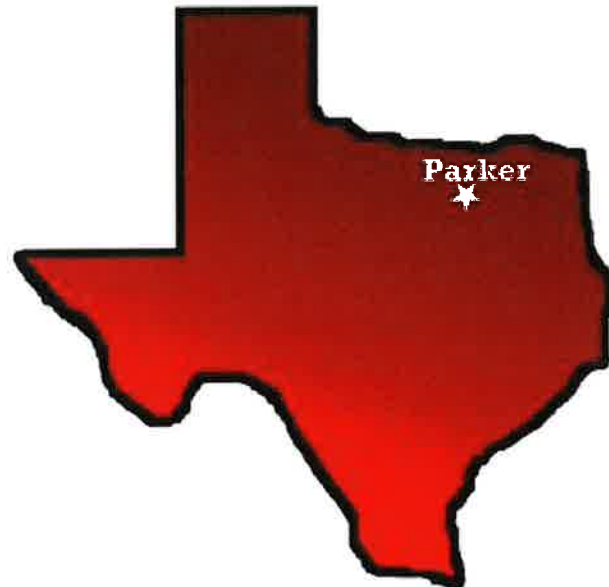
- Thoroughfare Plan
- Land Use Map
- Trails Plan
- Water System

Introduction

Parker is a gem among most neighboring cities where high-density developments and traffic congestion have dominated their once tranquil neighborhoods.

Parker residents are passionate about their city. Residents love the country atmosphere with large lots and quiet neighborhoods tucked away from the hustle and bustle of most cities; while having easy access to shopping, restaurants and entertainment nearby. Parker, with its semi-rural setting, offers a high quality of life, low crime rate and family-friendly neighborhoods ideal for outdoor activities.

One of our city's most valued qualities is the commitment by our residents to retain our small-town feel. Volunteerism and generosity are more than words in Parker, it is the quality that pulls the community together for the good of all the residents.



Chapter 1: Shaping our Future

The Comprehensive Plan's purpose is to provide a shared vision of our City's future, reflecting resident's input, with focus on our common values. It will provide a road map for future land uses, transportation issues, open spaces, our environment, utilities and services.

Its purpose is to provide the framework for consistent decision-making for our city, spanning time as our city experiences growth and leadership changes. It will be the guidepost used for land use, development or re-development; and it will assist in safeguarding the welfare of Parker residents.



Vision – Strategy – Action

This document should be used as a reference for planning. Vision, Strategy, Plan and Action build on each other by providing a policy framework which will assist our city in making both short and long-term decisions.

The objective is to manage growth wisely, minimize conflicts in land use, provide efficient delivery of public services and establish a solid base during the decision-making process and prior to adopting, approving or enacting local ordinances and regulations.

Once adapted, it will be used as a guide for city staff, citizens, decision-makers, Planning & Zoning and the City Council to achieve sound development while promoting the health, safety and welfare of residents.

Regulatory Authority

The governing body of a municipality may adopt a comprehensive plan for long-range development of the municipality. The municipality may define the content and design of the plan to suit the city's needs.

A municipality may define in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations. Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395 may be incorporated in the comprehensive plan.

The City of Parker was incorporated in 1970. The first zoning and subdivision ordinances were adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

The City adapted a Comprehensive Plan on January 13, 1987 (Ordinance 242A). On June 6, 2000, a Comprehensive Zoning Ordinance was adapted (Ordinance 483). March of 2015, (Ordinance 721) amended and restated the Comprehensive Plan by adapting a series of maps including Annexation/Boundary, Zoning, Thoroughfare and Trails.

This plan, (Ordinance _____) supersedes all previous plans.

History of Parker

One hundred and seventy years ago, the area that is now Parker was covered with prairie grass. The grass was so high and thick that the first settlers here had to burn their fields two years straight to prepare the land for farming. Some of the original settlers include the Dillehays, Gregorys, Hogges, McCrearys, and Parkers.

John C. Parker was the first known settler. Our city as named for his son, William C. Parker.



The first school in the Parker Community was in the home of Comfort McMillen, founder of Corinth Church. As the number of families and children grew, there was a need for another school.

Desiring a school nearby for their children, James and Margaret Stinson donated land for a school known as "Who'd a thought it" school, which opened in 1880, west of Bois D'Arc Lane.

As growth continued, a four-room school was built along Parker Road in front of where the late Billy Myrick's house stands today. It had an enrollment of 90 children.

In the 1880's, the St. Louis and Southwestern Railroads planned a route through Parker and town lots were laid out. Subsequently, the railroads decided to lay tracks through Wylie instead of Parker. With this, Parker's prospective business boom faded.



Old Parker Store - Originally owned by Tom Johnson, then sold to Mr & Mrs. Lewis Gatlin in 1916.

In 1888, Parker's one and only post office opened. It was short-lived, closing its doors in November 1900. One store and a population of 50 was reported in 1910. By 1940 Parker had three businesses with a population of 86.

In 1948, the Parker School was sold and school house was torn down. Most students transferred to Plano to continue their education. Today, the city is divided between Plano and Allen ISDs.

Chapter 2: The Plan Framework

Building on Past Planning Efforts

Incorporation of the City of Parker took place on March 22, 1969. The first zoning and subdivision ordinances were adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

The City adapted a Comprehensive Plan on January 13, 1987 (Ordinance 242A). On June 6, 2000, an amended Comprehensive Zoning Ordinance was adapted (Ordinance 483). March of 2015, (Ordinance 721) amended and restated the Comprehensive Plan by adapting a series of maps including Annexation/Boundary, Zoning, Thoroughfare and Trails.

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Community Engagement

To obtain resident's participation and feedback, the city conducted an on-line survey during the month of February 2023. The online survey was promoted through multiple city channels including email blasts along with a request for participation on residents' water bills. During the month, 429 residents provided input.

Results of the survey will be included, by category, throughout this document.

Our Vision Statement

In Parker, “Uniquely Country” is not just a motto but a way of living. The City of Parker strives to provide a laid back, country lifestyle that places emphasis on our residential large lot community. Our country roads will take you past open spaces, livestock and equestrian properties, and numerous family-friendly neighborhoods. Limited commercial zoning provides a quiet residential community that is an oasis amidst other high-density cities. Parker’s proximity to nearby services and amenities will provide the benefit of large city conveniences with the charm of a small-town country lifestyle. As Parker grows, these values which are the cornerstone of our city, will be maintained to protect our unique and diverse country lifestyle.

Our Guiding Principles

Do we have any? (LOL) What are they???? Do we need to make something up? OR Just delete .

Chapter 3: Geographic & Demographic Influences

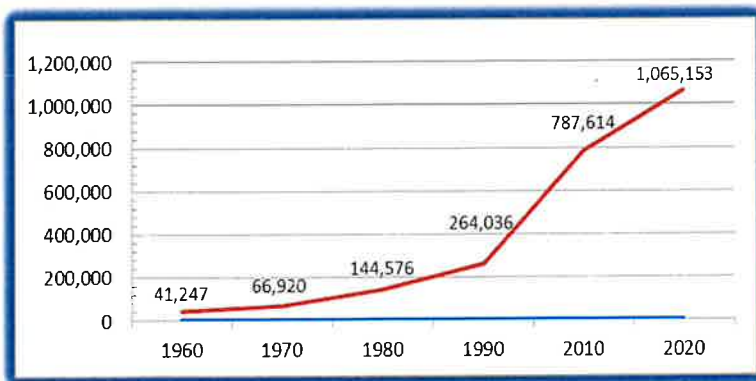
Collin County

The county has seen tremendous growth over the past several decades. Though some years had slow growth, overwhelming the county has had a pace faster than the overall Dallas-Fort Worth region in general.

While prior to the year 2000, Eastern Collin County had a substantially lower growth rate than the western sections of the county, build-out in the western sections has continually pushed growth to the central and northeastern side where land accessibility exists and real estate costs are relatively lower.

Collin County is one of the fastest growing counties in Texas with an average annual growth rate of three percent over the last 60 years. At this pace, the county's population will exceed 106 million residents by the end of this decade (2030).

Currently (as of 2022), the rate of home ownership overall in Collin County is 65%. Married couples make up 80% of home ownership. The average household size for married couples is 3.4 people, with a mean household income of \$123,736.



As the population of the county increased, developers and new home construction moved east. The City of Parker began seeing significant growth in the 1990's, as a result of neighboring cities west of Highway 75 reaching build out.

Geographic Data

The City of Parker was incorporated in 1969. It is approximately eight square miles, within elevation of 604 feet. Parker is located in south-central Collin County is bordered by the cities of Plano to the west, Allen to the northwest, Lucas to the northeast, Wylie to the east and Murphy to the southeast.

Major Thoroughfares

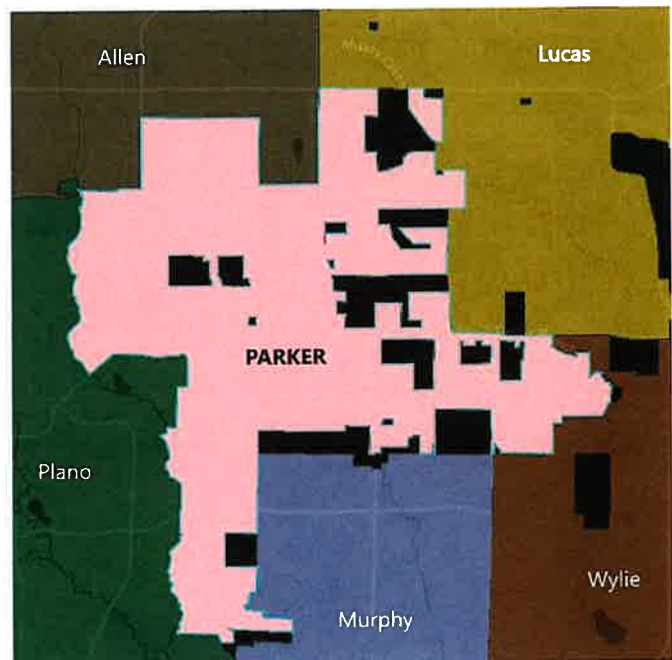
There are two State roads: FM 2514 (Parker Road) running East/West and FM 2551 (Hogge Road/Dillehay) running North/South. The remaining roads are either County or City roads. During the last decade, thru-traffic on Parker's two major thoroughfares has increased substantially on both Parker Road (2514) and Dillehay Drive (2551).

Parker Road, once a winding blacktop road, was replaced in phases (1997-2017) to a current 4-lane divided major artery with the capacity to expedite east/west commuter traffic through Parker.

Work began in 2022 by TXDOT, addressing the northern section of Dillehay Drive. The 2-lane blacktop road with deep drainage ditches on both sides, will be replaced with the construction of a 6-lane divided highway from the intersection of Parker Road at Hogge, to the northern boundary of Parker –then continuing north through Allen and Lucas. Anticipated completion of Dillehay Drive in Parker is 20XX.

Extra Territorial Jurisdiction

Parker continues to have significant pockets of ETJ land as indicated on the above map in black. Currently, the ETJ covers XXXXX acres or XXX percent land within the outline of Parker's city boundary. Parker's Extraterritorial Jurisdiction (or unincorporated areas) are contiguous to the corporate boundaries of Parker and located within one mile of those boundaries.



Comparison of Parker to Collin County (2021 Census Data)

The City of Parker has a population of 5,862, comprising of 1736 households. The average household size is 3.37, compared with Collin County average of 2.79. The average household income is \$173,368, compared to Collin County average of \$123,168.

Parker's wealth indicator is 236. The wealth index is based a number of indicators of affluence including average HH income, net worth, material possessions and resources. The number is relative to the national level with a value of 100 being average. Collin County, as a whole, has a wealth index of 137.

94% of Parker homes are owner occupied, the average home value is \$548,478, compared to the Collin County average of 61.3% owner occupied and an average home value of \$391,304.

Housing affordability index of Parker residents is 169, versus the Collin County affordability rate of 124. The housing affordability index base is 100 where a resident with a median household income can qualify to purchase a median priced home.

Chapter 4: Land Use

The first zoning and subdivision ordinances were adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth slowed down.

Since 1980, new housing construction continued to be slow even though service demands continued to rise. In 1980, the present comprehensive zoning and subdivision ordinances were enacted in response to legal action invalidating the 1973 ordinances.

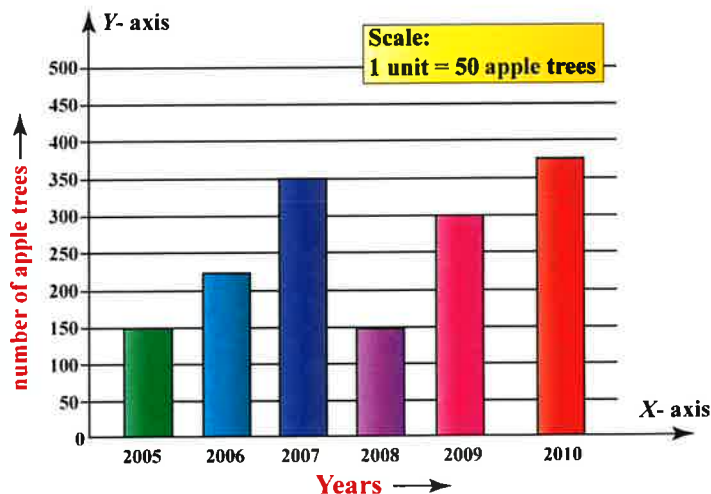
MAS says this is incorrect.

1974 city went to commissioner's court when landowner's sued

Housing

The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth slowed.

(insert chart of # of home starts, by year or decade – 1970-2022)



Character & Neighborhoods

(Insert chart of subdivisions:

Springhill Estates - Phase 1 (XX Acres) date, Phase 2, (XXX Acres) date, Phase 3 (XXX Acres) date,

Parker Lakes Estates –

Knolls of Springhill -

Parker Village - (Acres not listed) 2005

Dublin Creek Estates – (20.7 acres) 1993

Dublin Creek “The Bluffs” – (42.2 acres) 1997,

McCreary Creek – Phase 1 (38.2 acres) 2007, Phase 2 (39 acres) 2012

Brooks Farm – Phase 1 (69.2 acres) 2005

Kings Crossing – Phase 1 (52.7 acres) 2013, Phase 2 (56.1 acres) 2015, Phase 3 (48.8 acres) 2022,
Phase 4 (71.2 acres) 2017.

Whitestone -- Phase 1 (104 acres) 2017, Phase 2 (75 acres) - 2020, Phase 3 – 44.79 (acres) 2022

Kings Bridge – Phase 1 (59.6 acres) 2015, Phase 2 (44.4 acres) 2020

Southridge Estates

Southridge East Addition

Moss Ridge

Poco Estados

Easy Acres

Sycamore

The Reserve at Parker

Dublin Park

Dublin Road Estates (various Phases)

Dublin Road Estates (Estate lane area)

Dublin Park Estates (Creekside)

AND MORE.....

Parks, Trails & Open Spaces

Need Info

ETJ & Future Annexations

Need info

Chapter 5: Strategic Growth

Planning Area & Population

From incorporation until XXX, residential lots were 2-acre minimum. (insert background info about Springhill setting the trend for Developer Agreements and lowering the standards).

Since that time, Parker continued to approved Developer Agreements.

(insert rationale: benefits and drawbacks)

In XXXX, another significant change occurred which again changed the complexion of Parker. In XXXX Single Family Transitional (or SFT) zoning allowed for properties adjacent to our higher-density neighboring cities to develop one-acre lots.

The City Council in 2022 removed SFT from Parker's Zoning Ordinances, since the majority of Parker's parameter land had been developed and the rationale for <2 acre lots was no longer valid.

Future Land Use Affecting Development

Chapter 6: Infrastructure/Utilities

Water System

In 1964, a rural water non-profit corporation was conceived by the community of Parker, later to become the Pecan Water Orchard Water Corporation. The system was installed and started serving 150 customers in December 1966. By December 2010, a new million gallon Water Tower had been installed by the City and the old tower was demolished.



In 2018???? The city began upgrading resident's old meters that were manually read each month, with smart meters.

Today, residents can view water usage by the month, day, hour or minute and can self-monitor water consumption. The allows every homeowner to check for possible leaks and maximize household efficiency.

Water System Expansion

In 2018, the Parker City Council approved the construction of a new pump station. The City took out a six million dollar bond to help fund the multi-year project in preparation for new growth. The new pump station was complete in 2022.

In addition to housing the pump station, the property on Dillehay will eventually be used to house water personnel.

The city may require an additional water tower as we approach build out, currently projected in 5-7 years (2028-2030). The property for the water tower was secured in XXXX, should a second water tower be necessary.

Wastewater System

From Parker's beginning up until 199X, all residents of the city had household septic systems. To facilitate the planned developments of Parker Lakes Estates and King's Crossing, (need specific info here as to when and why this was changed to accommodate developer) (see Planning Area and Population so not to be redundant)

Natural Gas

Up until the time city expansion included Development Agreements, the city did not supply natural gas. With the developments of Springhill, Parker Lakes Estates, The Reserve, McCreary Creek, Parker Ranch???, Kings Crossing and Whitestone; natural gas was added.

Chapter 7: Streets & Drainage

Introduction/General Problems

Street Analysis & Classification

Drainage Analysis

Partnerships & Funding

Plan & Recommendations

Financial Sources for Improvements

Appendix

Thoroughfare Plan

Land Use Map

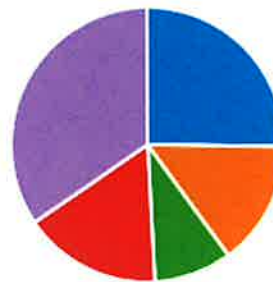
Trails Plan

City of Parker Comprehensive Plan Questionnaire

429 Responses 24:28 Average time to complete Closed Status

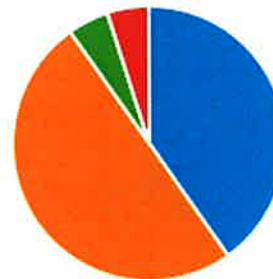
1. What do like most about Parker? (choose your top 3)

Country Atmosphere	287
Low Tax Rate	166
Proximately to jobs, shopping,...	104
Limited Commercial Zoning	185
Low Density / Large lot Size	390



2. What was the primary reason you chose Parker? (choose one)

The house you wanted was in ...	173
You sought out Parker specific...	214
Parker's low crime and safety r...	21
It was in the school district yo...	21



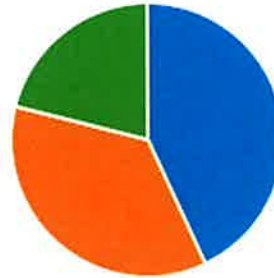
3. What do you think is the biggest challenge that Parker should address first? (Choose 3)

Drainage improvements	317
Parks and Playground	166
Street improvements	334
Water availability and rates	297
Municipal & Police Facility	173



4. **Should Parker consider changing our zoning to include limited small retail businesses to help offset the tax burden on residents? (i.e., coffee shop/restaurant, farmer's market, dry cleaners, etc)**

Yes	185
No	154
Maybe	90



5. Please rate each item for our municipality.

1 Highest 2 3 4 5 Lowest

City Council / Mayor

City Administration

Public Works

Police

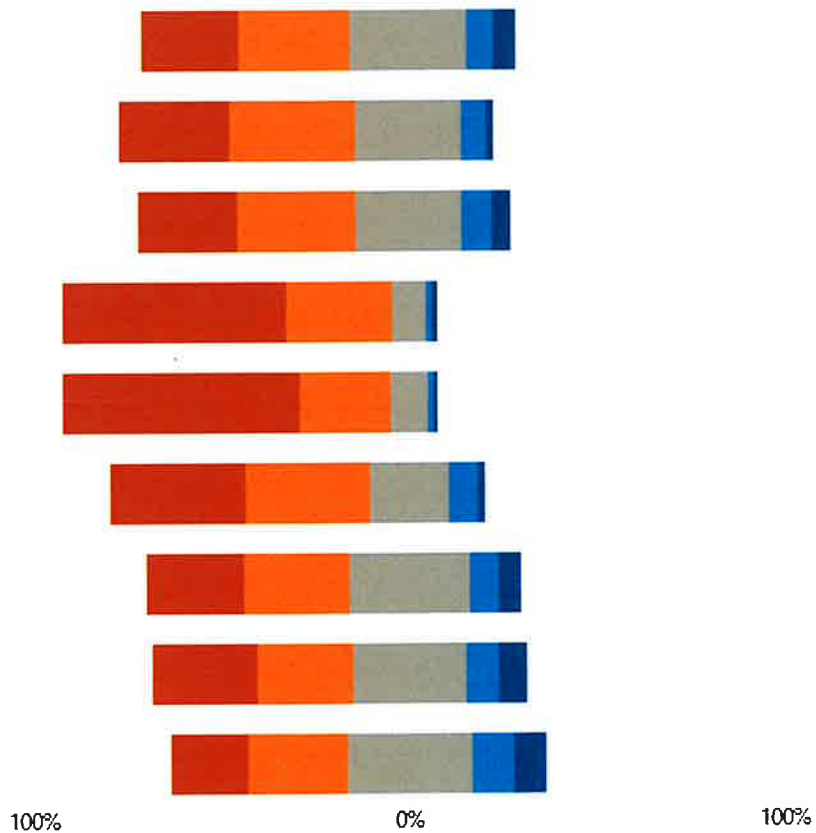
Fire Department

Trash / Recycling

Communication Newsletter

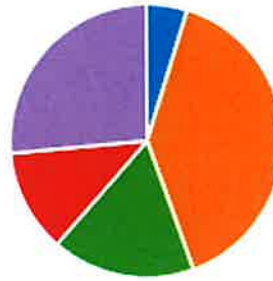
Communication Email Blasts

Communication Website



6. How long have you lived in the City of Parker

Less than 1 year	21
1-5 years	170
6-10 years	73
11-15 years	52
16+ years	113



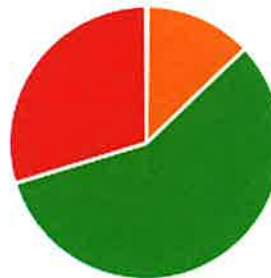
7. Subdivision you reside in

429
Responses

Latest Responses
"White Stone Estate"
"Kings Crossing "
"Southridge Estates"

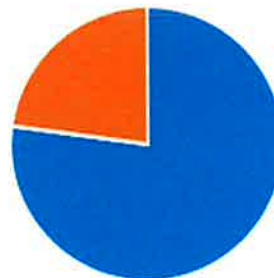
8. Your Age Group:

<22	1
22-40	55
41-65	246
65+	127



9. Would you like to be updated on the progress of the Comprehensive Plan or other city matters? If yes, please provide your email address on Question 10.

Yes	316
No	93



10. Email Address

304
Responses

Latest Responses
"Janeyu.us@gmail.com"
"KLW4TX@gmail.com"

11. Please provide thoughts you have about the Comprehensive Plan, City of Parker, or anything you would like to share.

425
Responses

Latest Responses
"Increase speed limit to 30-35 at least o all streets. improve ...
"_"
"Concerned about request for bond \$ for municipal complex ...

[illegible]

[illegible]

