



MINUTES
CITY COUNCIL MEETING
APRIL 18, 2023

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 6:02 p.m. but recessed the meeting at 6:03 p.m. as there was not a quorum. Mayor Pettie reconvened the meeting at 6:11 p.m. after Mayor Pro Tem Michael Slaughter arrived. Mayor Pro Tem Slaughter (arrived at 6:10 p.m.) and Councilmembers Terry Lynch and Cindy Meyer were present. Councilmembers Diana M. Abraham and Jim Reed were absent.

Staff Present: City Administrator Luke Olson, Finance/Human Resources Director Grant Savage, Interim City Attorney Catherine Clifton, Public Works Director Gary Machado, and Police Chief Kenneth Price

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.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettie recessed the regular meeting to Executive Session at 6:12 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettie reconvened the meeting at 7:31 p.m.

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

Mayor Pro Tem Slaughter requested Item #3, Resolution No. 2023-732 approving a contract for a Water Impact Fee Analysis, be removed from tonight's **Individual Consideration Items** and staff act on the direction given.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Mayor Pro Tem Michael Slaughter led the pledge.

TEXAS PLEDGE: Councilmember Cindy Meyer 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.

Preston Walhood, Developer for Warner Group Inc., 4040 N Central Expressway, Suite 850 Dallas, Texas 75204, stated 144 Pecan trees and wildflowers were planted in Whitestone Estates to establish a pecan orchard for the future.

ITEMS OF COMMUNITY INTEREST

Mayor Pettie reviewed the following items:

GREAT AMERICAN CLEANUP ([FLYER](#)) - SATURDAY, APRIL 22, 2023, 9 AM-11AM

NATIONAL PRESCRIPTION DRUG TAKE BACK - SATURDAY, APRIL 22, 2023, 10AM-2PM

REMINDER – MAY 6, 2023 – GENERAL ELECTION (EV AND ED INFO)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 23	Apr 24 Early Voting 8am to 5pm	Apr 25 Early Voting 8am to 5pm	Apr 26 Early Voting 8am to 5pm	Apr 27 Early Voting 8am to 5pm	Apr. 28 Early Voting 8am to 5pm	Apr. 29 Early Voting 8am to 5pm
Apr 30	May 1 Early Voting 7am to 7pm	May 2 Early Voting 7am to 7pm	May 3	May 4	May 5	May 6 Election Day 7am to 7pm

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, MAY 10, 2023, 5 PM. P&R is looking for additional volunteers for their Parkerfest Subcommittee to help plan and execute Parkerfest 2023, which is the last Sunday in October.

Mayor Pro Tem Slaughter commented residents have contacted him to indicate the livestreaming is not working properly. The council recessed briefly to correct the problem and reconvened at 7:38 p.m.

CONSENT AGENDA Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

1. APPROVAL OF MEETING MINUTES FOR APRIL 4, 2023.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION CANCELING THE MAY 2, 2023, REGULAR MEETING DUE TO MAY 6, 2023, GENERAL AND SPECIAL ELECTION EARLY VOTING, 7AM-7PM.

MOTION: Mayor Pro Tem Slaughter moved to approve consent agenda items 1 and 2 as presented. Councilmember Lynch seconded with Councilmembers Lynch, Meyer, and Slaughter voting for the motion. Motion carried 3-0.

INDIVIDUAL CONSIDERATION ITEMS

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-732 APPROVING A CONTRACT FOR A WATER IMPACT FEE ANALYSIS.

Mayor Pettie noted Item #3, Resolution No. 2023-732 approving a contract for a Water Impact Fee Analysis, was removed from tonight's Individual Consideration Items and staff is to act on the direction given.

4. CONSIDER A VARIANCE FOR WHITESTONE ESTATES MONUMENT SIGN.

The Whitestone Estates monument sign is larger than permitted by the City of Parker, Sign Ordinance; therefore, a variance is needed by Council, as the Sign Review Board, to construct a monument sign for the Whitestone Estates Subdivision in excess of 35 square feet in area and in excess of 6 feet in height at the southwest corner of Belvedere Drive and Dillehay Drive. Developer Preston Walhood said he was at tonight's meeting to request a variance at the Belvedere and 2551 entry. Public Works Director Machado indicated there were no issues with the sign being lit but with the size of the sign.

MOTION: Councilmember Lynch moved to approve a variance for Whitestone Estates Monument sign. Councilmember Meyer seconded with Councilmembers Lynch, Meyer, and Slaughter voting for the motion. Motion carried 3-0.

City Administrator Olson noted the meeting is being livestreamed. SWAGIT had an issue that has been corrected.

ROUTINE ITEMS

5. UPDATE(S):

FM 2551

City Administrator Olson indicated Texas Department of Transportation (TxDot) bid the widening of Dillehay Drive project two weeks ago and work is beginning. Grayson/Collin Electric has outstanding issues. Boring has started and there are outstanding waterline issues to be resolved. No traffic issues were reported at this time.

ANY ADDITIONAL UPDATES

MONTHLY/QUARTERLY REPORTS

Council accepted the departmental and quarterly reports hyperlinked below:

[March 2023 - Building Permit/Code Report](#)

[March 2023 – Court Report](#)

[March 2023 – Finance \(monthly financials\) Report \(monthly financials\) Report](#)

[Investment 1st Qtr. Report 2023](#)

[March 2023 – Police Report](#)

[March 2023 – Website \(PIWIK\) Report](#)

DONATION(S)

6. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$500).

Ranchview Estates Neighborhood residents donated snacks valued at \$35 to the Parker Police Department.

Mayor Pettie, on behalf of herself, City Council, and City Staff, thanked the donors for their kind and generous donations.

FUTURE AGENDA ITEMS

7. FUTURE AGENDA ITEMS

Mayor Pettle asked if there were any items to be added to the future agenda.

Hearing no requests, she encouraged everyone to email her any requests. She noted the next regularly scheduled meeting would be Tuesday, May 16, 2023, due to the May 6, 2023 Joint General and Special Election Early Voting.

WORKSHOP

8. COMPREHENSIVE PLAN

Mayor Pettle opened the workshop and introduced City Administrator Olson, who shared his Commercial Overview PowerPoint presentation, on commercial and retail zoning in Parker and its Extra-Territorial Jurisdiction (ETJ) . [See Exhibit 1 – Commercial Overview, dated April 18, 2023.] Discussion ensued but no decisions were made. It was agreed; additional information, research and resident input is needed before moving forward.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 8:29 p.m.



APPROVED:



Mayor Lee Pettle

ATTESTED:



Patti Scott Grey, City Secretary

Approved on the 23rd day
of May, 2023.

Commercial Overview

APRIL 18, 2023

Exhibit 1





Zoning Compliance with Comprehensive Plan

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN. (a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

General Zoning Regulation

Sec. 211.003. ZONING REGULATIONS GENERALLY.

- (a) The governing body of a municipality may regulate:
- (1) the height, number of stories, and size of buildings and other structures;
 - (2) the percentage of a lot that may be occupied;
 - (3) the size of yards, courts, and other open spaces;
 - (4) population density;
 - (5) the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and
 - (6) the pumping, extraction, and use of groundwater by persons other than retail public utilities, as defined by Section 13.002, Water Code, for the purpose of preventing the use or contact with groundwater that presents an actual or potential threat to human health.
- (b) In the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures.



Potential acreage numbers

- ▶ There is approximately 180 acres that could be used for commercial. This would be located at the intersection of Hoge Extension to Dillehay Rd. at Parker Rd.

Map of Area



Strip Center Commercial

- ▶ Tends to elongated. The following business you will see:
 - ▶ Nail Salon
 - ▶ Donut Shop
 - ▶ Small Gym
 - ▶ Hair Salon
 - ▶ Dentist
 - ▶ Coffee Shop
 - ▶ Also, can have Big Box Stores/Grocery Stores as main anchor

Small Strip Center Commercial



Large Strip Center Commercial





Lifestyle Commercial

- ▶ Consists of
 - ▶ Open Spaces / Gathering Spots
 - ▶ Retail
 - ▶ Downtown feel. Very similar to the old downtown squares.

Lifestyle Commercial



Lifestyle Commercial





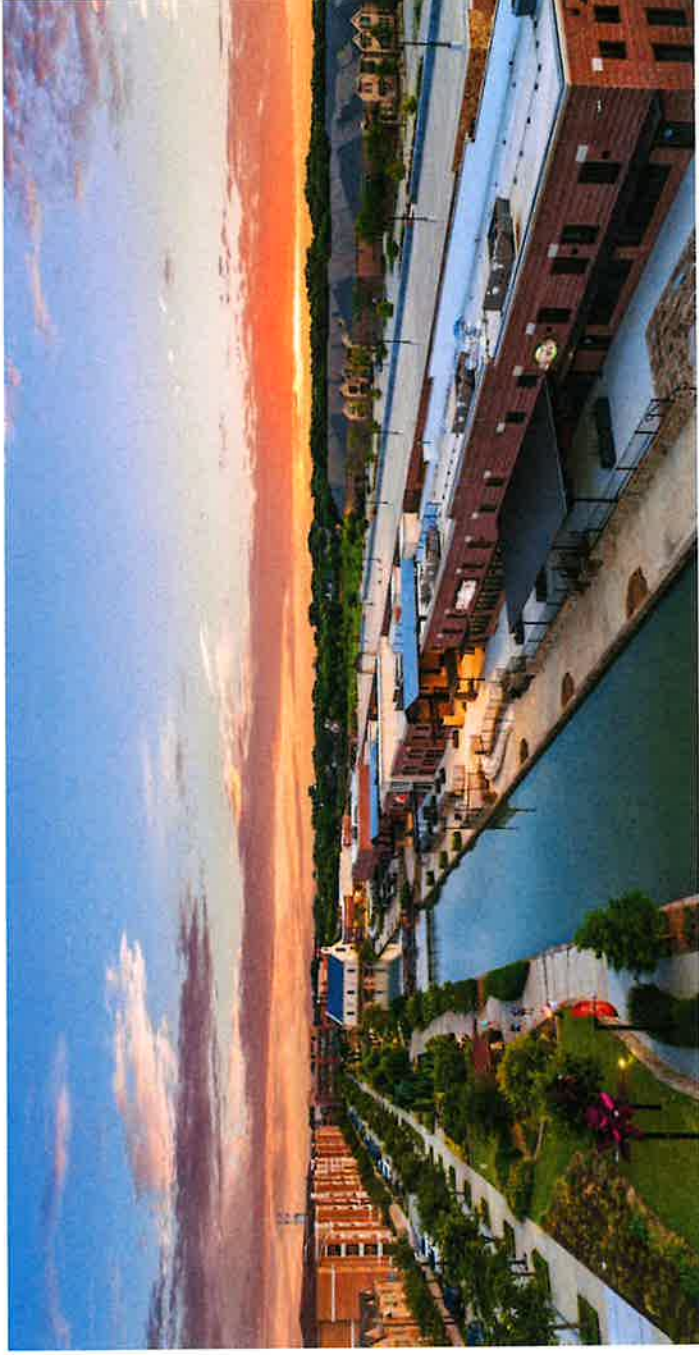
Themed Designed Commercial

- ▶ Themed design commercial is taking façade and design cues from other places and basing a development off those cues. Tuscan, English, French, and Riverwalks
- ▶ Examples:
 - ▶ Entrada in Westlake
 - ▶ Adriatic Village in McKinney
 - ▶ Flower Mound Riverwalk

Themed Designed Commercial




Themed Design Commercial



Type A EDC

- ▶ Type A sales tax is primarily intended for manufacturing and industrial development. EDCs may use Type A revenue to fund land, buildings, equipment, facilities expenditures, targeted infrastructure and improvements for projects including:
 - manufacturing and industrial facilities, recycling facilities, distribution centers, and small warehouse facilities;
 - research and development facilities, regional or national corporate headquarters facilities, primary job training facilities operated by higher education institutions, job training classes, telephone call centers and career centers not located within a junior college taxing district;
 - certain infrastructure improvements that promote or develop new or expanded business enterprises;
 - aviation facilities;
 - commuter rail, light rail or commuter bus operations;
 - port-related facilities, railports, rail switching facilities, marine ports, inland ports; and
 - maintenance and operating costs associated with projects.
- ▶ With voter approval, Type A EDCs may fund projects eligible under Type B without voting to abolish the Type A tax and impose the Type B tax. In this situation, a Type A EDC must publish notice of its intent to fund a Type B project, hold at least one public hearing and conduct a special election.
- ▶ Type A EDCs also may seek voter approval to spend Type A sales tax funds to clean up contaminated property.
- ▶ A Type A corporation cannot assume, or pay principal or interest on, debts that existed before voters agreed to establish the EDC.



Type B EDC

- ▶ Type B sales tax may be used for any project eligible under Type A rules and several other project types, including quality of life improvements. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and improvements for:
 - Professional and amateur sports and athletic facilities, tourism and entertainment facilities, convention facilities and public parks;
 - related store, restaurant, concession, parking and transportation facilities;
 - related street, water and sewer facilities; and
 - affordable housing.
- ▶ To promote and develop new and expanded business enterprises that create or retain primary jobs, a Type B EDC may fund:
 - public safety facilities;
 - recycling facilities;
 - streets, roads, drainage and related improvements;
 - demolition of existing structures;
 - general municipally owned improvements; and
 - maintenance and operating costs associated with projects.



Municipal Development District

- ▶ Chapter 377 of the Local Government Code authorizes cities to hold an election in all or part of a city, including its extra territorial jurisdiction, to create a municipal development district and to adopt a sales tax to fund it.
- ▶ The district could undertake a variety of projects including a convention center, civic center, auditorium and other projects eligible under Tex. Rev. Civ. St. art. 5190.6 Sec. 4B(a). ([Chapter 377, Local Government Code](#)).

Chapter 380 Agreement

▶ **Municipality Agreements**

- ▶ Chapter 380 of the Local Government Code authorizes municipalities to offer incentives designed to promote economic development such as commercial and retail projects. Specifically, it provides for offering loans and grants of city funds or services at little or no cost to promote state and local economic development and to stimulate business and commercial activity.
- ▶ In order to provide a grant or loan, a city must establish a program to implement the incentives. Before proceeding, cities must review their city charters or local policies that may restrict a city's ability provide a loan or grant.