

**MINUTES**  
**CITY COUNCIL MEETING**  
**JANUARY 20, 2015**

**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 Marshall called the meeting to order at 7:00 p.m. Councilmembers Stone, Standridge, Levine, Pettle and Taylor were present.

Staff Present: City Administrator Jeff Flanigan, City Secretary Carrie Smith, Finance/H.R. Manager Johnna Boyd and Fire Chief Mike Sheff

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: David Leamy led the pledge.

TEXAS PLEDGE: Stephanie Casson 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.

Stephanie Casson, 1807 Dublin Road - Opposes Council taking action on Consent Agenda Item 3, proposed Ordinance 721 at this time.

Kay Booth, 4010 Ann's Lane - Opposes Council taking action on Consent Agenda Item 3, proposed Ordinance 721 at this time.

Letter from Chuck Molyneaux and Cindy Meyer was read for the record. Exhibit A

**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 JANUARY 6, 2015 [SMITH]
2. APPROVAL OF ORDINANCE 720 AMENDING ORDINANCE NO. 648 TO REVISE MUNICIPAL WATER RATES, ESTABLISHING CONSTRUCTION AND SPECIAL ACTIVITY DISTRICT RATES, AND CONSOLIDATING ALL WATER RATE SCHEDULES [SHEPHERD]
3. APPROVAL OF ORDINANCE 721 AMENDING AND RESTATING THE COMPREHENSIVE PLAN OF THE CITY; ADOPTING AND APPROVING A

SERIES OF MAPS SETTING FORTH THE COMPREHENSIVE PLAN; INCLUDING BUT NOT LIMITED TO PROVISIONS FOR LAND USE, TRANSPORTATION, AND PUBLIC UTILITIES; DEFINING THE RELATIONSHIP BETWEEN THE COMPREHENSIVE PLAN AND THE CITY DEVELOPMENT REGULATIONS AND THE CONSISTENCY REQUIRED BETWEEN THE PLAN AND THE DEVELOPMENT REGULATIONS; AND RATIFYING THE ANNEXATION PLAN [SHEPHERD]

4. APPROVAL OF RESOLUTION 2015-467 APPROVING AMERICAN NATIONAL BANK OF TEXAS' BID FOR DEPOSITORY SERVICES TO THE CITY DATED DECEMBER 5, 2014 [BOYD]
5. DEPARTMENT REPORTS: ANIMAL CONTROL, POLICE, COURT, BUILDING, WEBSITE

MOTION: Mayor Pro Tem Levine moved to approve the consent agenda as written. Councilmember Taylor seconded with Mayor Pro Tem Levine voting for. Councilmembers Stone, Standridge, Pettle and Taylor opposed. Motion failed 1-4.

MOTION: Councilmember Pettle moved to approve Consent Agenda Items 1, 2, 4 and 5 and table Item 3 to a future meeting. Councilmember Stone seconded with Councilmembers Stone, Standridge, Pettle and Taylor voting for. Mayor Pro Tem Levine opposed. Motion carried 4-1.

#### INDIVIDUAL CONSIDERATION ITEMS

6. PUBLIC HEARING ON A REQUEST FOR ANNEXATION SUBMITTED BY PARKER BEDELL FARMS, LTD. TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS, REQUESTING ANNEXATION OF APPROXIMATELY 56.5062 ACRES OF LAND IN THE ANN HURT SURVEY, ABSTRACT NO. 428, COLLIN COUNTY, TEXAS. THE PROPERTY IS LOCATED SOUTH OF WEST LUCAS ROAD, AND WEST OF LEWIS LANE, AKA KINGS CROSSING PHASE 2 [SHEPHERD]

Mayor Marshall opened the public hearing at 7:20 p.m.

Developer Steve Sallman asked the Council to annex the property into the City.

Mayor Marshall closed the public hearing at 7:21 p.m.

Council will take a vote on the annexation on February 3, 2015.

7. CONCEPT PLAN PRESENTED PRIOR TO ZONING CASE REQUEST BY GENEVA PARTNERS, LTD. (APPROXIMATELY 131 ACRES) AND TRAVIS PARKER ASSOCIATES, LTD. (APPROXIMATELY 322 ACRES), AND ECONOMIC DEVELOPMENT REQUEST FOR COSTS OF STORM WATER DRAINAGE IMPROVEMENTS ON THE PROPERTY [SHEPHERD]

Developer Steve Sallman presented Council with a residential development concept plan.

The property is located south of Easy Acres, west side of Dillehay. The plan includes 453 acres on two tracts of land with 131 acres in the City's extraterritorial jurisdiction (ETJ). He is proposing a master plan development with mixed lot sizes, single family transitional zoning with special conditions and a development agreement for property located in the City's ETJ.

**8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE 722 AMENDING AND RESTATING THE PROVISIONS OF ORDINANCE NO. 608 AS CODIFIED AS CHAPTER 97 OF THE PARKER MUNICIPAL CODE; DISSOLVING THE PARKS AND RECREATION COMMISSION OF THE CITY OF PARKER; REVISING REGULATIONS FOR PUBLICLY OWNED OPEN SPACE AND PARKS [SHEPHERD]**

**MOTION:** Councilmember Standridge moved to approve Ordinance 722 as presented. Councilmember Taylor seconded with Councilmembers Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

**ROUTINE ITEMS**

**9. FUTURE AGENDA ITEMS**

Ordinance 721 - Comprehensive Plan Amendment

**EXECUTIVE SESSION** – Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.

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

- a. Government Code Section 551.087 Economic development - (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from Geneva Partners, Ltd. (approximately 131 acres) and Travis Parker Associates, Ltd. (approximately 322 acres) proposing an economic development proposal for property in Parker, and in its ETJ and/or to deliberate a financial or other incentive requested for the development by the developer.
- b. Government Code Section 551.071 Jernigan vs. Parker, et al - Review of case as filed by plaintiff and appropriate legal responses.

Mayor Marshall recessed the meeting to Executive Session at 8:10 p.m.

**11. RECONVENE REGULAR MEETING.**

Mayor Marshall reconvened the regular meeting at 8:57.

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

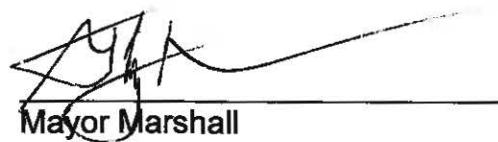
No action was taken.

13. ADJOURN

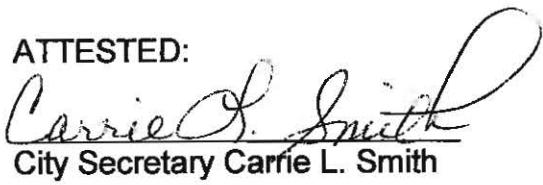
Mayor Marshall adjourned the meeting at 8:58 pm.



APPROVED:

  
\_\_\_\_\_  
Mayor Marshall

ATTESTED:

  
\_\_\_\_\_  
Carrie L. Smith  
City Secretary Carrie L. Smith

APPROVED on the 3rd day  
of February, 2015.

Exhibit A- Letter from Chuck Molyneaux

Please read and enter the following citizen comment.

Submitted by: Chuck Molyneaux & Cindy Meyer  
6618 Estados Drive, Parker

**Regarding Consent Agenda Item – Number 3**

***3. APPROVAL OF ORDINANCE 721 AMENDING AND RESTATING THE COMPREHENSIVE PLAN OF THE CITY; ADOPTING AND APPROVING A SERIES OF MAPS SETTING FORTH THE COMPREHENSIVE PLAN; INCLUDING BUT NOT LIMITED TO PROVISIONS FOR LAND USE, TRANSPORTATION, AND PUBLIC UTILITIES; DEFINING THE RELATIONSHIP BETWEEN THE COMPREHENSIVE PLAN AND THE CITY DEVELOPMENT REGULATIONS AND THE CONSISTENCY REQUIRED BETWEEN THE PLAN AND THE DEVELOPMENT REGULATIONS; AND RATIFYING THE ANNEXATION PLAN [SHEPHERD]***

**Our Comment:** Ordinance 721 - The Comprehensive Plan for the City of Parker is a serious document which well deserves an open discussion regarding its content, intent and usage. The realities of the past indicate that the City Councils (both past and present) does not take the Comprehensive Plan seriously or lacks negotiating skills and power to maintain the plan the citizens of Parker approved.

Past deviations from the existing Comprehensive Plan were actions taken by the City Council(s) and should not be construed or signify consent by the citizens of Parker.

To determine if Ordinance 721 is consistent with the desires of our citizens or with members of the Council, we respectfully request that item No. 3 on the consent agenda be removed from tonight's vote. We request that this item be rescheduled as normal agenda in the future or public hearing with adequate advance notification given to Parker citizens.

Respectfully,

Chuck Molyneaux and Cindy Meyer