

**ORDINANCE NO. 721**

*(Comprehensive Plan)*

**AN ORDINANCE OF THE CITY OF PARKER, TEXAS, 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; RATIFYING THE ANNEXATION PLAN; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Parker (“City”) desires to amend and restate the Comprehensive Plan of the City (“Plan”) in order to recognize and respond to the realities of the past and projected growth of the City, the adjacent cities, and the nearby special districts; and

**WHEREAS**, the City may adopt a Comprehensive Plan forth the long range development of the City, as defined in this ordinance for both the content, and design of the Plan; and

**WHEREAS**, the Plan may be used to coordinate and guide the establishment of the development regulations of the City; and

**WHEREAS**, the Comprehensive Plan is adopted by this Ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the City Plan Commission has reviewed the Plan; and all other legal requirements have been met;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, AS FOLLOWS:**

**SECTION 1. MAPS.** The maps identified in exhibit A attached hereto are approved as a part of this comprehensive plan, referred to herein as the Plan. The maps include, and are not limited to, the following:

- A. Comprehensive Plan Map - This map shall illustrate future land use and include the following:
  - (i) The boundaries of the city, and its Extra Territorial Jurisdiction (“ETJ”).

- (ii) The existing zoning, if developed and no change is contemplated, and the planned zoning, if undeveloped and/or not zoned or a change in zoning is contemplated.
- (iii) The following legally required clearly visible statement:

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

B. Annexation Map - A map that illustrates the boundaries of the municipality and its extraterritorial jurisdiction.

- (i) A copy of the map shall be kept in the office of the secretary or clerk of the City. A copy of the map shall also be kept in the office of the City Engineer.
- (ii)
  - (a) If the city annexes territory, the map shall be immediately corrected to include the annexed territory. The map shall be annotated to indicate:
    - (1) the date of annexation;
    - (2) the number of the annexation ordinance, if any; and
    - (3) a reference to the minutes or municipal ordinance records in which the ordinance is recorded in full.
  - (b) If the City's extraterritorial jurisdiction is expanded or reduced, the map shall be immediately corrected to indicate the change in the City's extraterritorial jurisdiction. The map shall be annotated to indicate:
    - (1) the date the City's extraterritorial jurisdiction was changed;
    - (2) the number of the ordinance or resolution, if any, by which the change was made; and
    - (3) a reference to the minutes or municipal ordinance or resolution records in which the ordinance or resolution is recorded in full.

C. The Zoning Map - showing:

- (i) the boundaries of the City, and any additional area in the ETJ bound by the terms of a development agreement; and
- (ii) The ordinance number, date, and zoning classification of each tract of land zoned by the City.

D. The Thoroughfare Map - showing:

Existing and planned right of ways, road easements, and major public utility easements within the City, and in the ETJ.

E. The Trails Map - showing:

Existing and planned trails within the City, and in the ETJ.

F. The Water Master Plan – showing:

Existing and Planned water mains and line sizes, and major water storage facilities.

**SECTION 2. PUBLIC VIEW.** All Maps shall be readily available for viewing at City Hall. The Zoning Map and the Comprehensive Plan Map shall be displayed in a location available to the public within City Hall.

**SECTION 3. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN.**

The Plan may, in the future, be adopted or amended by ordinance passed after a public hearing conducted after public notice of the hearing not less than 10 days prior to the hearing by posting notice at City Hall and on the website of the City; and after a review and recommendation is received from the City Planning and Zoning Commission.

**SECTION 4. EFFECT ON OTHER CITY PLANS.** The existence of the City Comprehensive Plan does not limit the ability of the City to prepare other plans, policies, or strategies as required. The relationship of the Plan and the development regulations, and other plans, policies or strategies of the City may be determined in the discretion of the City Council on each specific development proposal brought before the City. The standards for determining the consistency required between the Plan and the development regulations will include a review of the proposal, its relationship to neighboring tracts, its requirements for road access and usage and utility services, and the best interest of the City, all as determined by the sound discretion of the City Council. The City Council is expected to apply development regulations in the form of zoning or development agreements in the best interest of the City with regard to each tract of land. Variations between the Comprehensive Plan, and the development of each tract may occur as the City Council considers the all of the factors of the development that exist at the time the proposal for development is received. The creation by the City Council of an additional zoning district, or districts, in the Comprehensive Zoning Ordinance of the City to accommodate current or future needs of the City is authorized by this Comprehensive Plan. The use of development agreements for property located in the extra-territorial jurisdiction of the City in compliance with the Texas Local Government Code is also authorized.

**SECTION 5. ANNEXATION PLAN.** This ordinance ratifies and approves the Annexation Plan of the City, which is:

“No annexation is planned which would require the type and nature of the annexation plan required by Local Government Code section 43.052. The City plans only to proceed under Subchapter C-1, ANNEXATION PROCEDURE FOR AREAS EXEMPTED FROM MUNICIPAL ANNEXATION PLAN.”

The provisions of this Section 5 shall be posted on the City website as the “Annexation Plan” of the City.

**SECTION 6. SEVERABILITY CLAUSE.** It is hereby declared the intention of the City Council that if any section, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or otherwise illegal by the valid judgment or decree of any court of competent jurisdiction, such event shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this, since the same would have been enacted by the City Council without such unconstitutional or illegal phrase, clause, sentence, paragraph, or section.

**SECTION 7. REPEALER CLAUSE.** This Ordinance restates and amends all prior Comprehensive Plans, including Maps, and Comprehensive Plan ordinances prior to the date of this ordinance. All comprehensive planning ordinances, including their related plans and maps are repealed, and replaced by this Ordinance and the maps and plans approved herein.

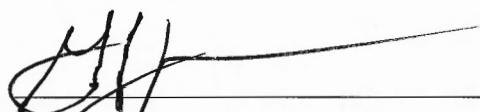
**SECTION 8. PUBLICATION.** In accordance with Section 52.011 of the Local Government Code, the caption of this Ordinance shall be published either (a) in every issue of the official newspaper of the City of Parker for two days, or (b) one issue of the newspaper if the official newspaper is a weekly paper.

**SECTION 9. EFFECTIVE DATE.** This Ordinance shall become effective upon publication as required in Section 8.

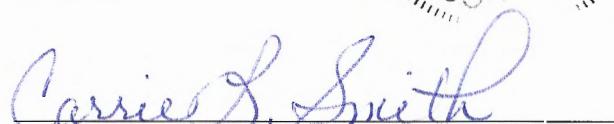
PASSED AND APPROVED this the 3rd day of March, 2015.



APPROVED:

  
Z MARSHALL, MAYOR


ATTEST:



CARRIE L. SMITH, CITY SECRETARY

APPROVED AS TO FORM:

  
JAMES E. SHEPHERD, CITY ATTORNEY



# COMPREHENSIVE PLAN MAP CITY OF PARKER, TEXAS





**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
PROFESSIONAL ENGINEERS  
Texas Firm F526  
11910 Greenville Ave., Suite 600  
Dallas, Texas 75243-3812

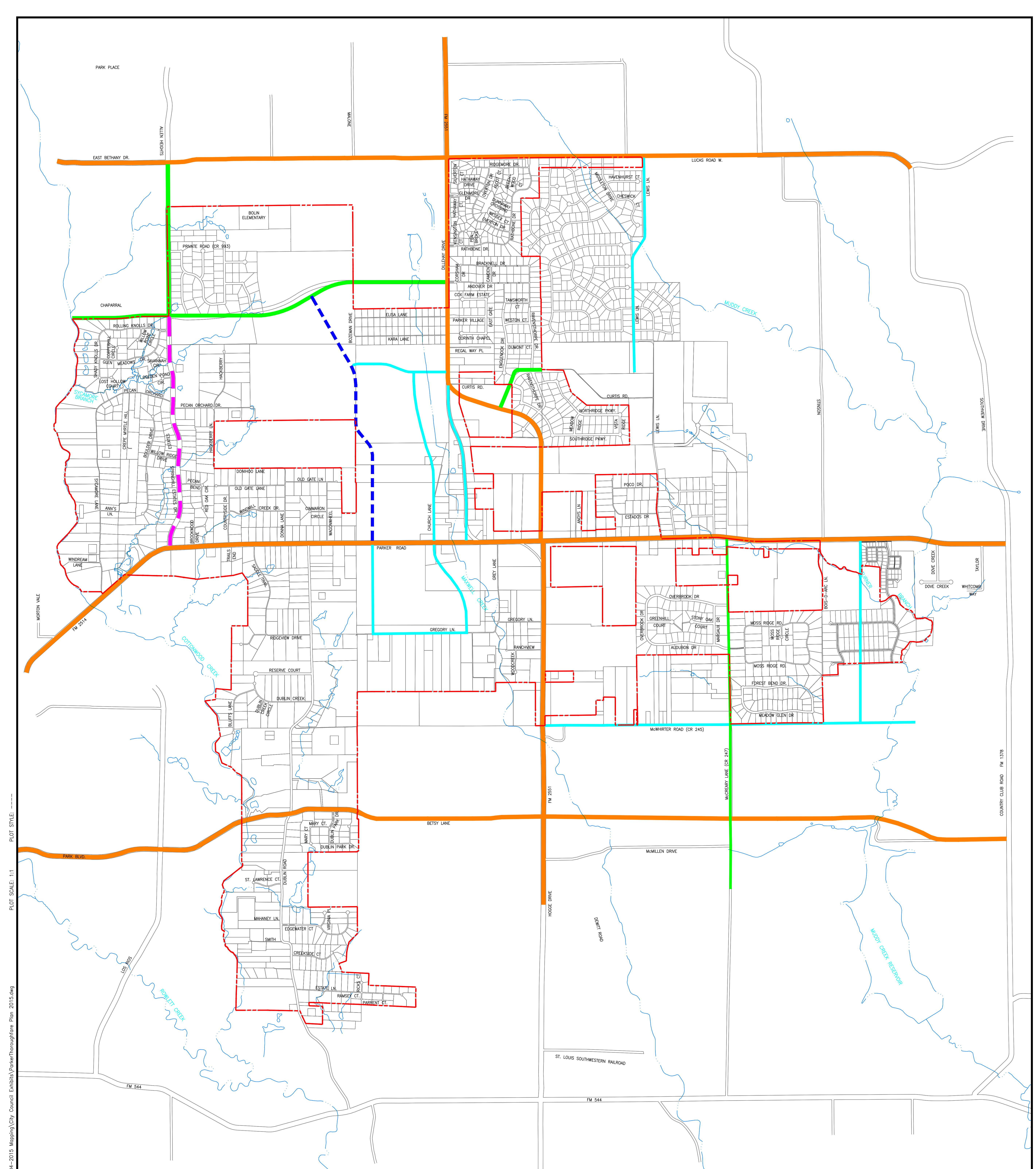
PASSED BY PARKER CITY COUNCIL  
JANUARY 6, 2015, ORD. # 721

This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those right and interests simplified of established by the creation or reconfiguration of the boundary of the political subdivision for which it is prepared.

REVISIONS BY BIRKHOFF, HENDRICKS & CONWAY, L.L.P. : 10/08/08 -  
ADDED STONEBRIDGE CREEK (EAST) & STONE HEATH (NORTH) SUBDIVISIONS  
REVISED:07/10/01-ADD ORD. 491,492,497,499 AND AND DEVELOPMENTS  
REVISED CITY LIMITS LINE





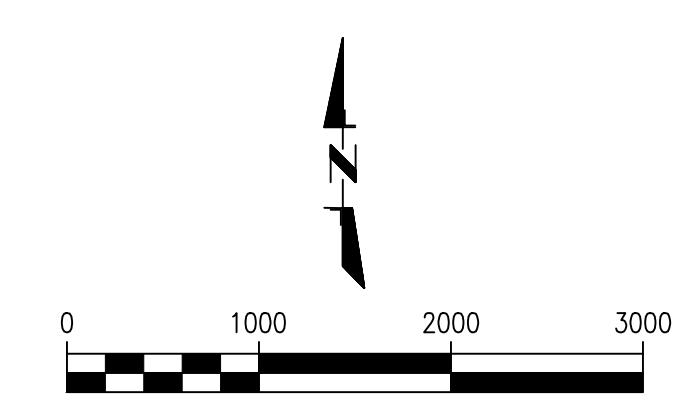


## THOROUGHFARE PLAN CITY OF PARKER, TEXAS



BIRKHOFF, HENDRICKS & CARTER, L.L.P.  
PROFESSIONAL ENGINEERS  
Texas Firm F526  
11910 Greenville Ave., Suite 600  
Dallas, Texas 75243 (214) 361-7900

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



This document was prepared under 22 TAC  
663.21, and does not reflect the results of an  
on the ground survey, and is not to be used  
to convey or establish interests in real  
property except those right and interests  
simplified of established by the creation or  
reconfiguration of the boundary of the political  
subdivision for which it was prepared.