

**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.



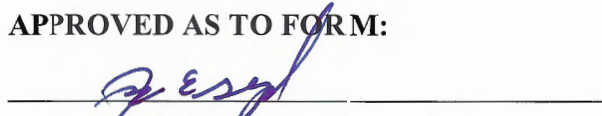
**APPROVED:**

  
Z MARSHALL, MAYOR

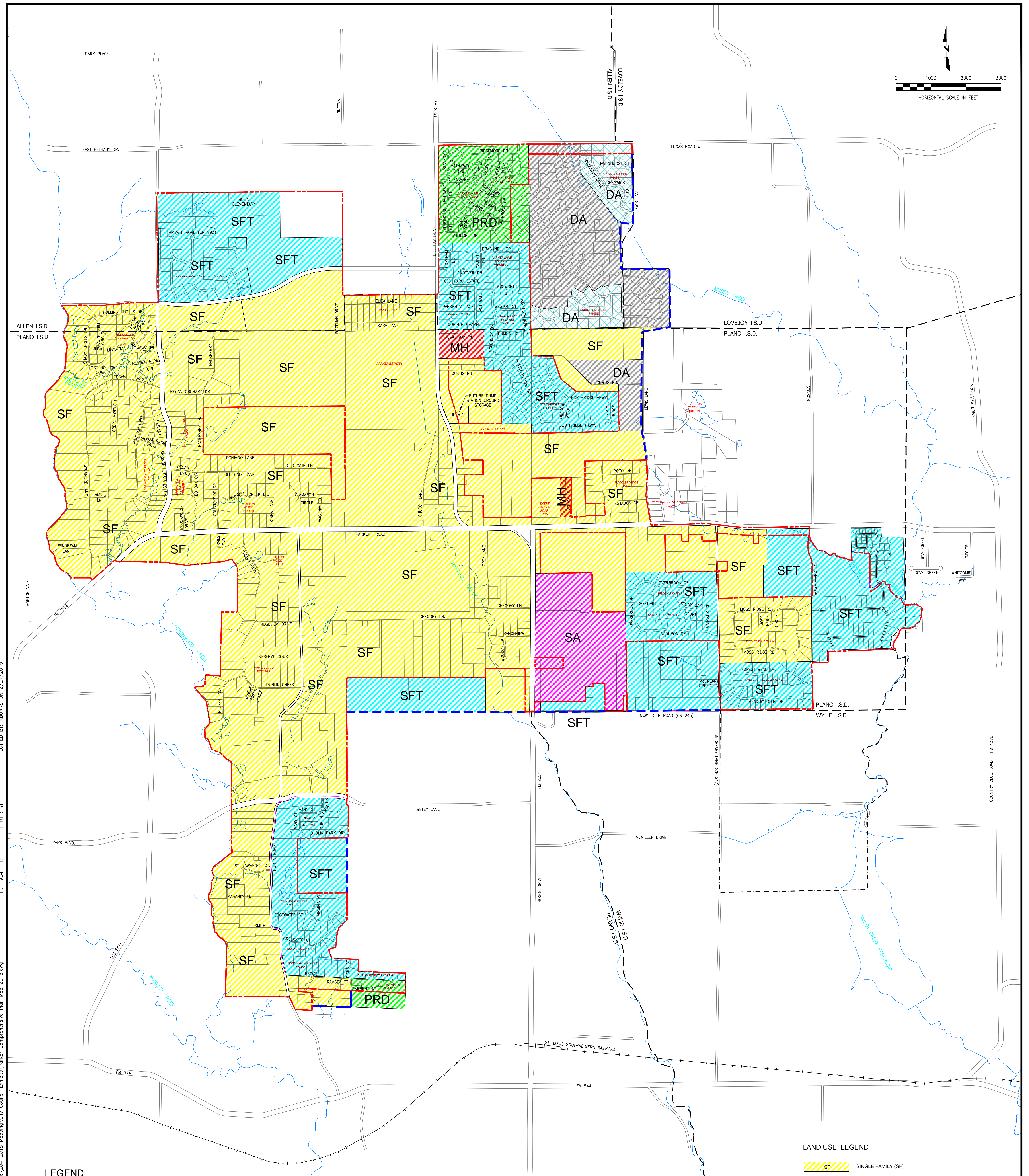
**ATTEST:**

  
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 (214) 361-7900

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

LAND USE LEGEND	
SF	SINGLE FAMILY (SF)
SFT	SINGLE FAMILY TRANSITIONAL (SFT)
PRD	PLANNED RESIDENTIAL DEVELOPMENT (PRD)
MH	MANUFACTURED HOUSING (MH)
SA	SPECIAL ACTIVITIES (SA)
DA	DEVELOPMENT AGREEMENT (DA) (PLATTED)
DA	DEVELOPMENT AGREEMENT (DA)

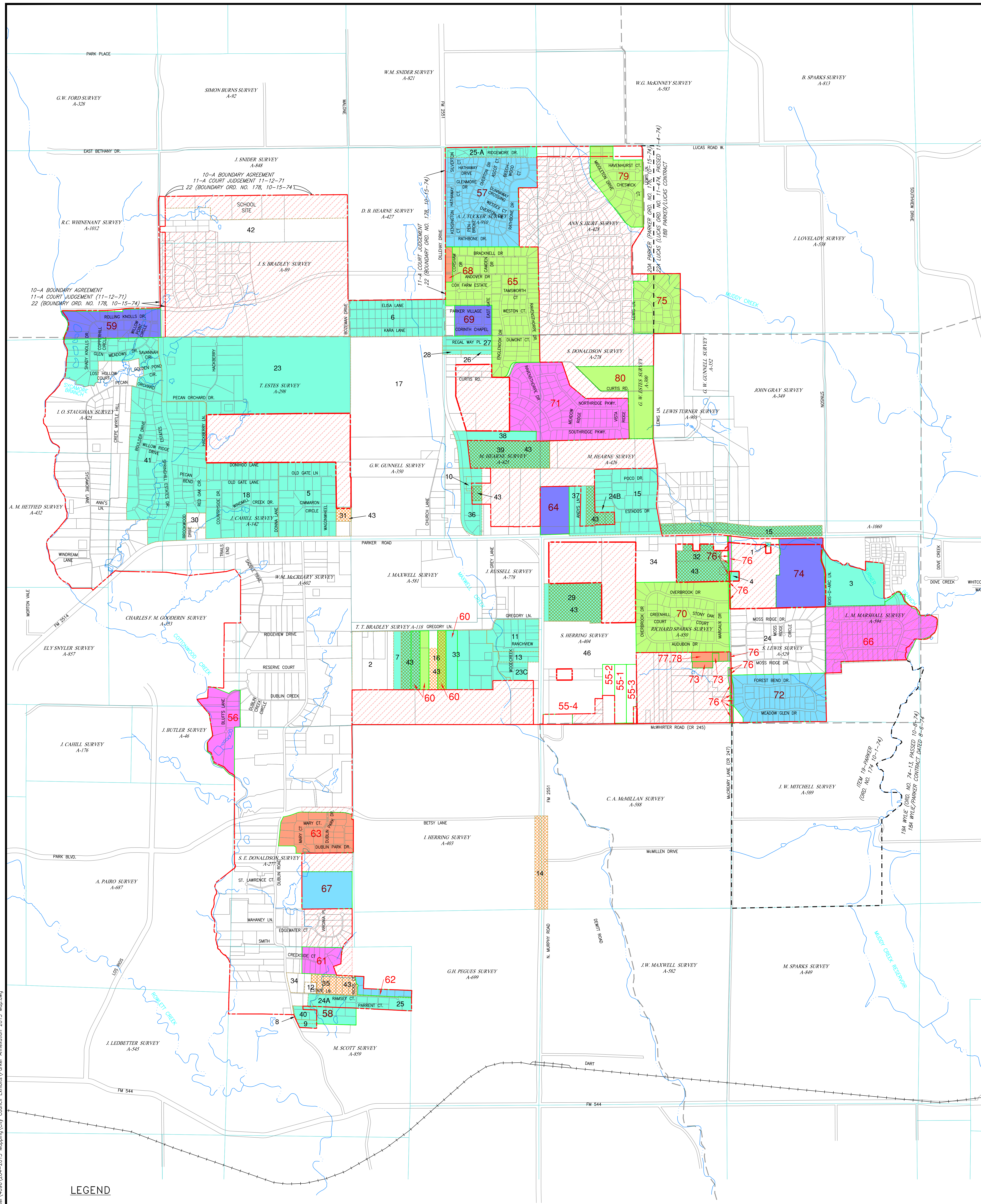
This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those right and interests simplified of established by the creation or reconfiguration of the boundary of the political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

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES

REVISIONS BY BIRKHOFF, HENDRICKS & CONWAY, L.L.P. : 10/6/08 :  
ADDED STONEHURST CREEK EAST & STONEHURST NORTH SUBDIVISIONS  
REVISED CITY LIMITS AND DEVELOPMENTS  
REVISED CITY LIMITS  
REVISED 10/15/10 REVISED CITY LIMITS, TRACTS AS PER ORD. 446 DISANEXATION  
PARKER LAND ESTATES PHASE 5



REVISED: 2/3/15 - KBURKS H:\Projects\Parker\009\204-2015 Mapping\Parker Exhibits\Parker Annexation 2015 Map.dwg



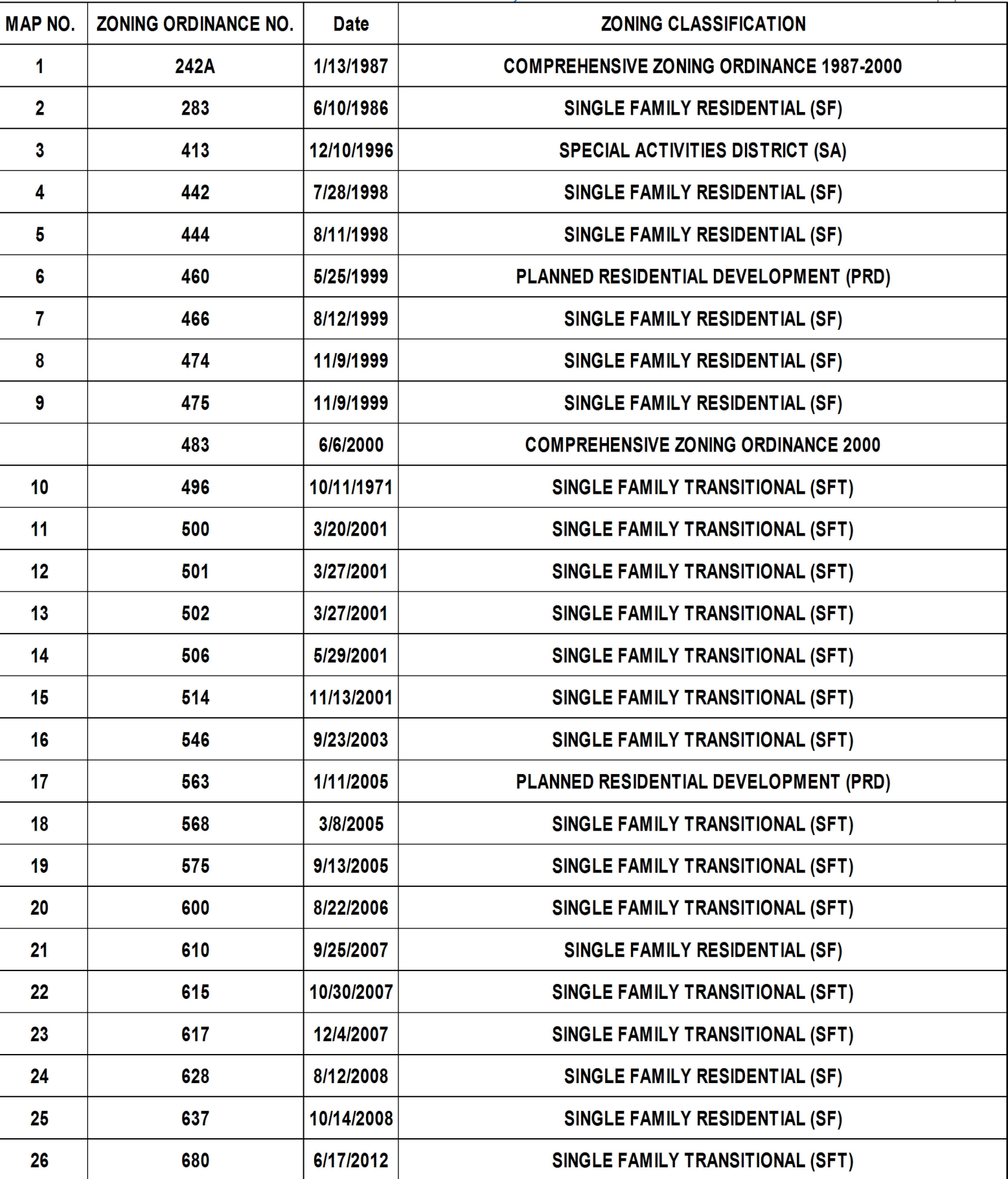
ANNEXATION MAP / BOUNDARY MAP  
CITY OF PARKER, TEXAS  
ORDINANCES \*



\*NOTE:  
EXTRATERRITORIAL AREA IS BASED ON CONDITIONS OF ALL  
AGREEMENTS, RESOLUTIONS, ORDINANCES AND COURT JUDGEMENTS.

MAP NO.	ORDINANCE NUMBER	DATE	BRIEF DESCRIPTION	ORIG.	NET	ACRES	INCREASE	DELT ACRES
1	115	11/1/99	Original Map of Incorporation					
2	118	11/1/99	Palmer Annexation					
3	119	12/1/02	Palmer Annexation					
4	111	12/1/02	Palmer Annexation					
5	112	12/1/02	Palmer Annexation					
6	113	12/1/02	Palmer Annexation					
7	123	12/1/02	Palmer Annexation					
8	124	12/1/02	Palmer Annexation					
9	125	12/1/02	Palmer Annexation					
10	127	12/1/02	Palmer Annexation					
10A	121/01/01		Palmer Allen Boundary Agreement					
11	128	11/1/01	Palmer Annexation					
11A	11/1/01		Court Judgement, Palmer/Allen					
12	130	11/1/01	Palmer Annexation					
13	131	12/1/02	Palmer Annexation					
14	148	11/1/02	Palmer Annexation					
15	151	12/1/02	Palmer Annexation					
16	152	12/1/02	Palmer Annexation					
17	161	12/1/02	Palmer Annexation					
18	164	12/1/02	Palmer Annexation					
18A	164/01/01		Palmer/Allen Boundary Agreement					
18B	171	12/1/02	Palmer Annexation					
18C	164/01/01		Palmer/Allen Boundary Agreement					
19	174	12/1/02	Palmer Annexation					
19A	174/01/01		Palmer/Allen Boundary Agreement					
20	175	12/1/02	Palmer Annexation					
20A	175/01/01		Palmer/Allen Boundary Agreement					
21	176	12/1/02	Palmer Annexation					
21A	176/01/01		Palmer/Allen Boundary Agreement					
22	178	12/1/02	Palmer Annexation					
22A	178/01/01		Palmer/Allen Boundary Agreement					
23	179	12/1/02	Palmer Annexation					
23A	179/01/01		Palmer/Allen Boundary Agreement					
24	181	12/1/02	Palmer Annexation					
24A	181/01/01		Palmer/Allen Boundary Agreement					
25	182	12/1/02	Palmer Annexation					
25A	182/01/01		Palmer/Allen Boundary Agreement					
26	183	12/1/02	Palmer Annexation					
26A	183/01/01		Palmer/Allen Boundary Agreement					
27	184	12/1/02	Palmer Annexation					
27A	184/01/01		Palmer/Allen Boundary Agreement					
28	185	12/1/02	Palmer Annexation					
28A	185/01/01		Palmer/Allen Boundary Agreement					
29	186	12/1/02	Palmer Annexation					
29A	186/01/01		Palmer/Allen Boundary Agreement					
30	187	12/1/02	Palmer Annexation					
30A	187/01/01		Palmer/Allen Boundary Agreement					
31	188	12/1/02	Palmer Annexation					
31A	188/01/01		Palmer/Allen Boundary Agreement					
32	189	12/1/02	Palmer Annexation					
32A	189/01/01		Palmer/Allen Boundary Agreement					
33	190	12/1/02	Palmer Annexation					
33A	190/01/01		Palmer/Allen Boundary Agreement					
34	191	12/1/02	Palmer Annexation					
34A	191/01/01		Palmer/Allen Boundary Agreement					
35	192	12/1/02	Palmer Annexation					
35A	192/01/01		Palmer/Allen Boundary Agreement					
36	193	12/1/02	Palmer Annexation					
36A	193/01/01		Palmer/Allen Boundary Agreement					
37	194	12/1/02	Palmer Annexation					
37A	194/01/01		Palmer/Allen Boundary Agreement					
38	195	12/1/02	Palmer Annexation					
38A	195/01/01		Palmer/Allen Boundary Agreement					
39	196	12/1/02	Palmer Annexation					
39A	196/01/01		Palmer/Allen Boundary Agreement					
40	197	12/1/02	Palmer Annexation					
40A	197/01/01		Palmer/Allen Boundary Agreement					
41	198	12/1/02	Palmer Annexation					
41A	198/01/01		Palmer/Allen Boundary Agreement					
42	199	12/1/02	Palmer Annexation					
42A	199/01/01		Palmer/Allen Boundary Agreement					
43	200	12/1/02	Palmer Annexation					
43A	200/01/01		Palmer/Allen Boundary Agreement					
44	201	12/1/02	Palmer Annexation					
44A	201/01/01		Palmer/Allen Boundary Agreement					
45	202	12/1/02	Palmer Annexation					
45A	202/01/01		Palmer/Allen Boundary Agreement					
46	203	12/1/02	Palmer Annexation					
46A	203/01/01		Palmer/Allen Boundary Agreement					
47	204	12/1/02	Palmer Annexation					
47A	204/01/01		Palmer/Allen Boundary Agreement					
48	205	12/1/02	Palmer Annexation					
48A	205/01/01		Palmer/Allen Boundary Agreement					
49	206	12/1/02	Palmer Annexation					
49A	206/01/01		Palmer/Allen Boundary Agreement					
50	207	12/1/02	Palmer Annexation					
50A	207/01/01		Palmer/Allen Boundary Agreement					
51	208	12/1/02	Palmer Annexation					
51A	208/01/01		Palmer/Allen Boundary Agreement					
52	209	12/1/02	Palmer Annexation					
52A	209/01/01		Palmer/Allen Boundary Agreement					
53	210	12/1/02	Palmer Annexation					
53A	210/01/01		Palmer/Allen Boundary Agreement					
54	211	12/1/02	Palmer Annexation					
54A	211/01/01		Palmer/Allen Boundary Agreement					
55	212	12/1/02	Palmer Annexation					
55A	212/01/01		Palmer/Allen Boundary Agreement					
56	213	12/1/02	Palmer Annexation					
56A	213/01/01		Palmer/Allen Boundary Agreement					
57	214	12/1/02	Palmer Annexation					
57A	214/01/01		Palmer/Allen Boundary Agreement					
58	215	12/1/02	Palmer Annexation					
58A	215/01/01		Palmer/Allen Boundary Agreement					
59	216	12/1/02	Palmer Annexation					
59A	216/01/01		Palmer/Allen Boundary Agreement					
60	217	12/1/02	Palmer Annexation					
60A	217/01/01		Palmer/Allen Boundary Agreement					
61	218	12/1/02	Palmer Annexation					
61A	218/01/01		Palmer/Allen Boundary Agreement					
62	219	12/1/02	Palmer Annexation					
62A	219/01/01		Palmer/Allen Boundary Agreement					
63	220	12/1/02	Palmer Annexation					
63A	220/01/01		Palmer/Allen Boundary Agreement					
64	221	12/1/02	Palmer Annexation					
64A	221/01/01		Palmer/Allen Boundary Agreement					
65	222	12/1/02	Palmer Annexation					
65A	222/01/01		Palmer/Allen Boundary Agreement					
66	223	12/1/02	Palmer Annexation					
66A	223/01/01		Palmer/Allen Boundary Agreement					
67	224	12/1/02	Palmer Annexation					
67A	224/01/01		Palmer/Allen Boundary Agreement					
68	225	12/1/02	Palmer Annexation					
68A	225/01/01		Palmer/Allen Boundary Agreement					
69	226	12/1/02	Palmer Annexation					
69A	226/01/01		Palmer/Allen Boundary Agreement					
70	227	12/1/02	Palmer Annexation					
70A	227/01/01		Palmer/Allen Boundary Agreement					
71	228	12/1/02	Palmer Annexation					
71A	228/01/01		Palmer/Allen Boundary Agreement					
72	229	12/1/02	Palmer Annexation					
72A	229/01/01		Palmer/Allen Boundary Agreement					
73	230	12/1/02	Palmer Annexation					
73A	230/01/01		Palmer/Allen Boundary Agreement					
74	231	12/1/02	Palmer Annexation					
74A	231/01/01		Palmer/Allen Boundary Agreement					
75	232	12/1/02	Palmer Annexation					
75A	232/01/01		Palmer/Allen Boundary Agreement					
76	233	12/1/02	Palmer Annexation					
76A	233/01/01		Palmer/Allen Boundary Agreement					
77	234	12/1/02	Palmer Annexation					
77A	234/01/01		Palmer/Allen Boundary Agreement					
78	235	12/1/02	Palmer Annexation					
78A	235/01/01		Palmer/Allen Boundary Agreement					
79	236	12/1/02	Palmer Annexation					
79A	236/01/01		Palmer/Allen Boundary Agreement					
80	237	12/1/02	Palmer Annexation					
80A	237/01/01		Palmer/Allen Boundary Agreement					
81	238	12/1/02	Palmer Annexation					
81A	238/01/01		Palmer/Allen Boundary Agreement					
82	239	12/1/02	Palmer Annexation					
82A	239/01/01		Palmer/Allen Boundary Agreement					
83	240	12/1/02	Palmer Annexation					
83A	240/01/01		Palmer/Allen Boundary Agreement					
84	241	12/1/02	Palmer Annexation					
84A	241/01/01		Palmer/Allen Boundary Agreement					
85	242	12/1/02	Palmer Annexation					
85A	242/01/01		Palmer/Allen Boundary Agreement					
86	243	12/1/02	Palmer Annexation					
86A	243/01/01		Palmer/Allen Boundary Agreement					
87	244	12/1/02	Palmer Annexation					
87A	244/01/01		Palmer/Allen Boundary Agreement					
88	245	12/1/02	Palmer Annexation					
88A	245/01/01		Palmer/Allen Boundary Agreement					
89	246	12/1/02	Palmer Annexation					
89A	246/01/01		Palmer/Allen Boundary Agreement					
90	247	12/1/02	Palmer Annexation					
90A	247/01/01		Palmer/Allen Boundary Agreement					
91	248	12/1/02	Palmer Annexation					
91A	248/01/01		Palmer/Allen Boundary Agreement					
92	249	12/1/02	Palmer Annexation					
92A	249/01/01		Palmer/Allen Boundary Agreement					
93	250	12/1/02	Palmer Annexation					
93A	250/01/01		Palmer/Allen Boundary Agreement					
94	251	12/1/02	Palmer Annexation					
94A	251/01/01		Palmer/Allen Boundary Agreement					
95	252	12/1/02	Palmer Annexation					
95A	252/01/01		Palmer/Allen Boundary Agreement					
96	253	12/1/02	Palmer Annexation					
96A	253/01/01		Palmer/Allen Boundary Agreement					
97	254	12/1/02	Palmer Annexation					
97A	254/01/01		Palmer/Allen Boundary Agreement					
98	255	12/1/02	Palmer Annexation					
98A	255/01/01		Palmer/Allen Boundary Agreement					
99	256	12/1/02	Palmer Annexation					
99A	256/01/01		Palmer/Allen Boundary Agreement					
100	257	12/1/02	Palmer Annexation					
100A	257/01/01		Palmer/Allen Boundary Agreement					
101	258	12/1/02	Palmer Annexation					
101A	258/01/01		Palmer/Allen Boundary Agreement					
102	259	12/1/02	Palmer Annexation					
102A	259/01/01		Palmer/Allen Boundary Agreement					
103	260	12/1/02	Palmer Annexation					
103A	260/01/01		Palmer/Allen Boundary Agreement					
104	261	12/1/02	Palmer Annexation					
104A	261/01/01		Palmer/Allen Boundary Agreement					
105	262	12/1/02	Palmer Annexation					












CARRIE SMITH CITY SECRETARY

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

	AGRICULTURAL - OPEN SPACE (A-O)
	SINGLE FAMILY RESIDENTIAL DISTRICT (SF)
	SINGLE FAMILY RESIDENTIAL DISTRICT 1.5AC. (SFT)
	PLANNED RESIDENTIAL DEVELOPMENT (PRD)
	SPECIAL ACTIVITIES DISTRICT (SA)
	MANUFACTURED HOME DISTRICT (MHD)
	DEVELOPER AGREEMENT (DA) (UNDER CONSTRUCTION)
	DEVELOPER AGREEMENT (DA) (FUTURE LOTS)

February 2015



 STREAMS  
 STREETS  
 CITY LIMITS  
 RAILROAD  
 SURVEY LINES  
 ETJ BOUNDARY LINES

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

PRIVATE DRIVES:  
SMITH, MAHANEY, TRAILS END, WINDREAM LANE, ANNS LANE,  
CREPE MYRTLE, REGAL WAY, ANDYS LANE

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 or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PLOTTED BY: KBURKS ON 2/27/2015

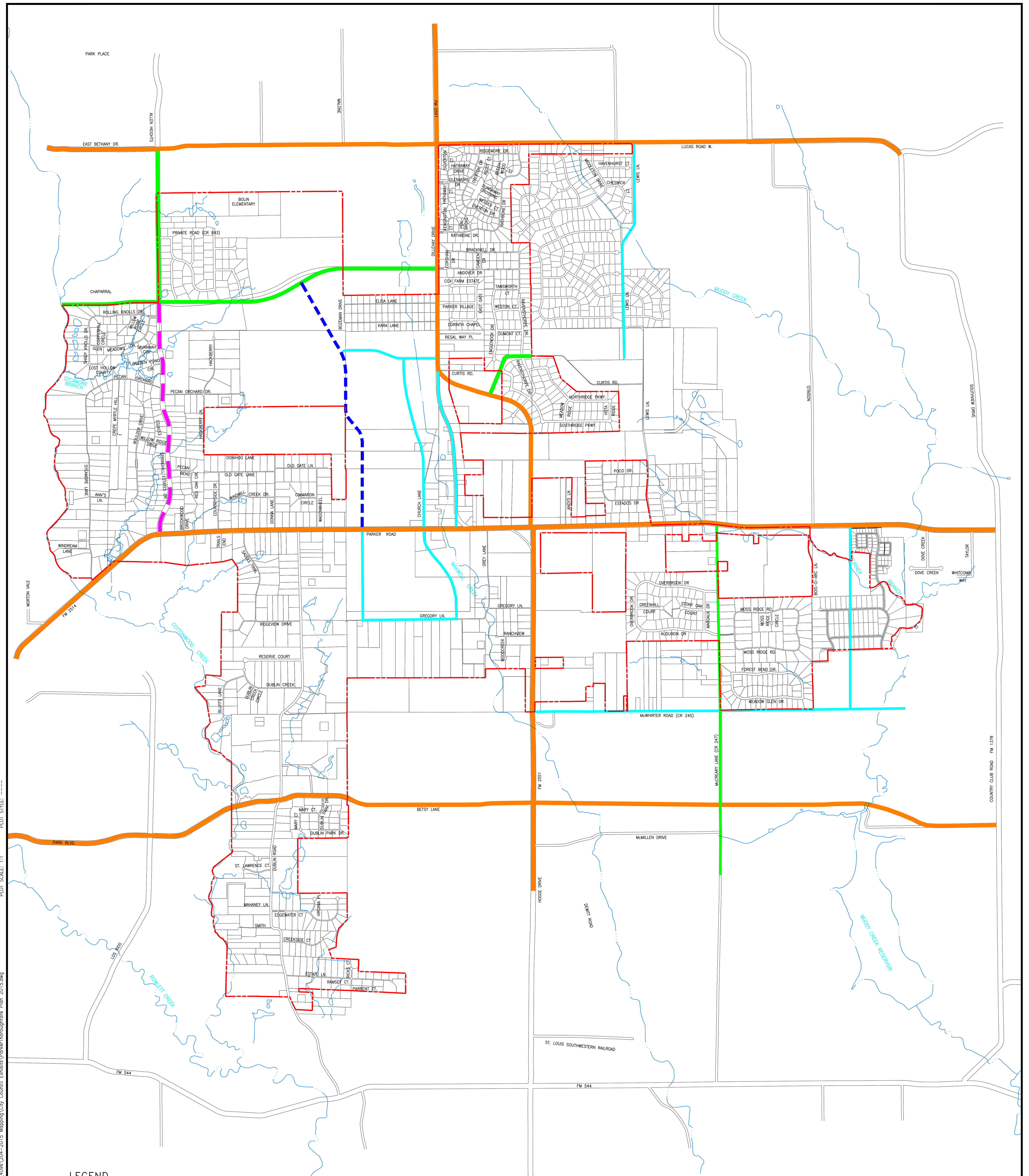
PLOT STYLE: ----

PLOT SCALE: 1:1

REVISED: 2/18/15 – KBURKS  
H:\Projects\Parker\4096\204-2015 Mapping\City Council Exhibits\Parker Zoning Map 2015.dwg




H:\Projects\Parker\4096\204-2015 Mapping\City Council Exhibits\ParkerThoroughfare Plan 2015.dwg  
REVISED: 2/2/15 - KBURKS  
PLOT STYLE: ----  
PLOT SCALE: 1:1



LEGEND

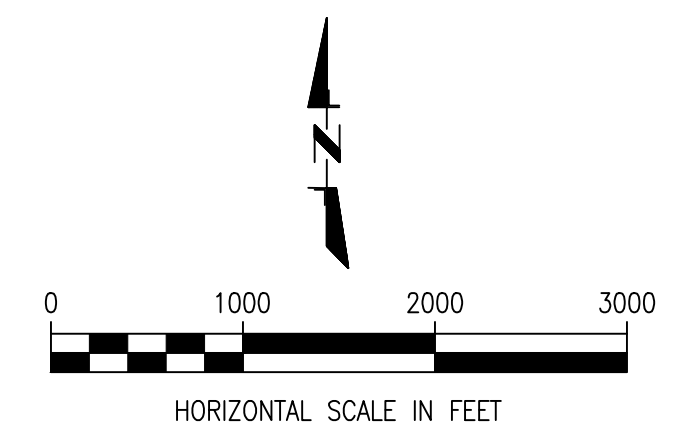
- M6D: 6 LINE DIVIDED - 120 FT. R.O.W.
- M4D-S: 4 LANE SUBURBAN DIVIDED - 105 FT. R.O.W.
- C2S: 2 LANE SUBURBAN DIVIDED COLLECTOR - 70 FT. R.O.W.  
(2 THROUGH LANES PLUS LT. TURN)
- 2/4D: ROADWAY TO BE C-2S; R.O.W. TO BE M4D-S - 105 FT. R.O.W.
- RESIDENTIAL COLLECTOR - 85 FT. R.O.W. (32 FT. PAVEMENT)
- CITY LIMIT

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 or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.