

**THE CITY OF PARKER COUNCIL  
SPECIAL MEETING  
June 7, 2022  
8:00 am  
PARKER CITY HALL**

**CALL TO ORDER at 8:01 am**

**ROLL CALL:**

**Barrow - present**

**Chaple - present**

**Galbreath - present**

**Gibson - present**

**Mayor Kelly – present**

**Also in attendance: Mr. Sloan, Beverly Hutto and mobile home and RV park owners.**

**No comments from audience prior to regular agenda.**

**Regular Agenda:**

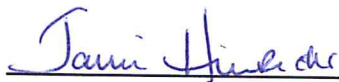
Discussion of LDR and possible revisions. Mayor Kelly opened the floor to all in attendance. Clayton Syfrett, owner of Smuggler's Cove RV Park, questioned if the changes only affect mobile home parks or RV lots as well? Mr. Sloan stated that RV parks were addressed in 2019 and most changes not related to mobile home parks. Discussion over parks built prior to 1983 not being grandfathered in any longer, not decided yet. Council looking at timeline for compliance by all parks, change of ownership may trigger compliance demand. Trying to move Parker forward and clean up blight. Some parks roads are impassable by firetrucks due to ruts and holes. Doug Dykes, owner of Pecan Grove mobile home park, suggested the city state a dollar amount that would be required of park owners to put into their parks each year. This improves the parks but not hit the owners with a huge upfront cost. Current LDR discussions by council would give until January 1, 2027, to comply. Owners concerned over cost to come into compliance with new LDR. Home prices are increasing, typical single wide can be \$90,000 and expense of water and power hook up. Brent Smith, owner of Bayview mobile home park, stated the need for mobile home parks to meet the demand for low-income housing. Tom Winkle, Rice Paddy and Winkle's mobile home parks, stated he has been a park since 1972, he is in compliance with lot sizes but express concern over redrawing his lots and would there be a need to have a major development review completed? All owners agreed that the lot square footage should not be specified by length and width, only total square footage. Other concerns heard from park

owners was if a lot were empty for six months, can they still replace the mobile home? Also concern over requirement of paving the roads inside the parks and green space requirement. Mayor will go to look at each park and report back to council of findings. Discussion over a possible need for a different variance for each park. Mayor will list each park and what noncompliance issues exist.

Mr. Sloan suggested council continue to amend the LDR but not the mobile home section, leaving it the way it currently is written. Council expressed that they wish to finalize the LDR with improvements in each area. LDR must not only say that mobile home parks are allowed on US 98 and Tyndall Parkway, but existing parks are also located on Boatrace Road, Ethlyn Road, Pratt Avenue and Hickory Street per Chief Hutto.

Discussion again over pulling mobile home section changes and moving forward with the rest of the LDR revisions. Mayor has blessing of council to go to each park.

Section on fencing discussed, council may increase the height from 8 to 10 feet. Discussion over shipping containers and where they can be allowed, consensus on only in commercial zoning and in the back of lots. Discussion over formula business and low intensity commercial and the need to define low intensity. Allowance of hotels but not motels and not allowing extended stay hotels in city limits. Need sections on setbacks and pole barns to be addressed before finalizing LDR.

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Jami Hinrichs, City Clerk