

**MINUTES  
City Council  
Special Meeting  
September 29, 2005**

**Call to Order**

Mayor Pro-Tem Mike Marafine called the meeting to order at approximately 1 pm.

Present: Mayor Pro-Tem Mike Marafine Council Member Bill Carmickle  
Council Member Debbie Fisher Council Member Tonda Frazier  
Council Member Don Zriny City Administrator Charles Fenner

**Regular Agenda**

- 1) *The City Council will meet off-site on Thursday, 12:00 p.m., at the Renaissance Hotel Dallas-Richardson, 900 E. Lookout, Richardson, Texas, at which time a presentation on the proposed development at Southview and Parker Road will be held by Hunt.*

**Summary of Presentation by Don Dillard of Hunt Oil Corporation**

**Objectives:**

Review of History of Galatyn  
Discuss Lucas Planning  
Initiate Joint Planning Process

**Galatyn History:**

Galatyn is a development located in Richardson, Tx, south of Hwy. 190 and east of Hwy 75. It exemplifies a cooperative effort by the Hunt Corporation, the city of Richardson, and other property owners. It includes the Eismann Center, the Renaissance Hotel, green belt space and commercial office buildings. Drawings illustrating the project from concept to its current development were shown. The need for flexibility was stressed, using the DART railway and stations as an example of a part of the project that developed after conception.

**Lucas Property:**

Maps showing the Hunt Property located at the northwest corner of Parker Road and Hwy. 1378 and the proposed bridge joining Parker Road and the peninsula were displayed. The maps showed a change in direction of Parker Road, moving it so that it would run along the border of the proposed commercial area of the property, separating it from the residential area.

Mr. Dillard spoke of the advantages of the location of this property. He spoke of a Gateway type project having a Town Center type of development with some mixed use. This was presented as being a transition area from the proposed 65 acres of commercial property to the residential housing area. The preservation of the green belt space was stressed.

It was noted that both Wylie ISD and Plano ISD have requested school sites in this development. The Wylie ISD site is being shown on Hwy 1378 at the northeast edge of the property. The Plano ISD site is shown on Stinson Rd. It was assumed both districts were interested in building elementary schools, but nothing is definite. Both school districts have expressed the desire for sewer service.

Critical concerns were stated, as follows:

- Annexation and zoning issues
- Sewer availability
- Time line

The proposed bridge was presented as being either a toll bridge or receiving federal funds to help with the financing. They are looking to get this road project on the Collin County Road Plan. Parker Road is proposed to extend across Lake Lavon and tie into the proposed Collin County Outer Loop being developed now. The road will not be built until there is either major commercial development or the county sees it as needed to alleviate traffic problems.

When asked about the residential section, Mr. Dillard stated he sees this as an area for single family housing. They have not explored the residential market in this area. He also said the Hunts would probably sell-off most of the residential property rather than develop it themselves.

### **Initiate Joint Planning Process**

Mr. Dillard stated they would like to have an understanding within a year. He plans to meet with Mr. Fenner, Lucas City Administrator, and Mayor Sanders in the near future.

No action was taken.

## **Routine Business**

### *2) Adjournment after the presentation.*

Meeting was adjourned at approximately 2:20 pm.

Approved on November 7, 2005 by a majority vote of the City Council.



*Robert R. Sanders*  
Robert R. Sanders, Mayor

9 Nov 05  
Date

Attested by:

*Kathy Wirgo*  
Kathy Wirgo, City Secretary

9 Nov 05  
Date