



AGENDA

CITY COUNCIL MEETING

DECEMBER 17, 2019

**6:00 P.M.
STORMWATER ORDINANCE WORKSHOP**

DECEMBER 17, 2019 @ 7:00 P.M.

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, December 17, 2019 at 7:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

CALL TO ORDER – Roll Call and Determination of a Quorum

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: I pledge allegiance to the flag of the United States of America; and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.

TEXAS PLEDGE: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

PUBLIC COMMENTS The City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

ITEMS OF COMMUNITY INTEREST

- NEW FACILITY INFORMATION – (TENTATIVELY) WEDNESDAY, JANUARY 8, 2020, 5-8 PM
- HOME RULE CHARTER COMMISSION (HRCC) –TUESDAY, JANUARY 14, 2020, 7:00 PM
- PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, JANUARY 15, 2020, 6 PM

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 NOVEMBER 19, 2019. [SCOTT GREY]
2. DEPARTMENT REPORTS-ANIMAL CONTROL (OCT), BUILDING (OCT), COURT (NOV), POLICE (NOV) AND WEBSITE (NOV)
3. REPUBLIC WASTE QUARTERLY REPORT. [BERNAS]

INDIVIDUAL CONSIDERATION ITEMS

4. DISCUSSION/CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2019-624, ALLOWING PARKER'S PARKS AND RECREATION (P&R) COMMISSION TO PARTICIPATE IN THE KEEP TEXAS BEAUTIFUL PROGRAM; APPROVING THE PARTICIPATION COST OF \$150; AND SUPPORTING PROGRAM FUNDING. [PETTLE/OLSON/BARRON]
5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2019-625, APPROVING A DESIRE TO JOIN A COALITION OF NON-MEMBER CUSTOMER ENTITIES OF THE NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD); AND PROVIDING AN EFFECTIVE DATE. [OLSON/SHELBY]
6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 788, ENABLING AND CREATING A COMPREHENSIVE PLAN SUB-COMMITTEE TO THE PLANNING AND ZONING COMMISSION; PRESCRIBING THE DUTIES, RESPONSIBILITIES, AND POLICIES OF THE SUB-COMMITTEE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE. [OLSON/SMITH]
7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCEPTING PARKER VOLUNTEER FIRE DEPARTMENT (PVFD) CHILI COOK-OFF – SATURDAY, NOVEMBER 16, 2019, 2:00 PM – 4:00 PM DONATIONS IN THE AMOUNT OF \$1,681.00 FOR THE PARKER VOLUNTEER DEPARTMENT. [SHEFF/SAVAGE]
8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCEPTING THE DONATION OF A \$700 ESPRESSO MACHINE FROM THORA PETROPOULOS-HUANG. [PETTLE/OLSON/SAVAGE]
9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 785, ESTABLISHING A STORMWATER ORDINANCE. [MACHADO/SHELBY] [TABLED – 11192019]

ROUTINE ITEMS

10. FUTURE AGENDA ITEMS

UPDATE(S):

- HOME RULE CHARTER COMMISSION (HRCC) [SHELBY]
- Noise Committee [Olson]
- Electronic Agenda [OLSON/STANDRIDGE/SCOTT GREY]]

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

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

- a. Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- b. Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation
- c. Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly conflicts with this chapter (Open Meetings Act)

12. RECONVENE REGULAR MEETING.

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

14. ADJOURN

In addition to any specifically identified Executive Sessions, Council may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions that require that a meeting be open. Should Council elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before December 13, 2019 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at www.parkertexas.us.

Date Notice Removed

Patti Scott Grey
City Secretary

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972 442 6811.

Patti Grey

From: Don Balch [REDACTED]
Sent: Thursday, December 5, 2019 5:59 PM
To: Patti Grey
Subject: Council mtg discussion

Hello Patty, it was a pleasure speaking with you today. As I mentioned on the phone I am a Cub Scout Pack and den leader for a Webelos troop. I'd like to bring my den of 7 scouts to the 17 Dec city council meeting if that fits into your agenda. We would also consider it an honor if you allowed our scouts to perform colors at the beginning of the meeting. One of our requirements for scout badge is meet with a government leader and learn about their role in government. Would it be possible to meet one of the council members or the Mayor for a short period before so the kids can interact with them? I'll get a count on the number of scouts coming that night with everyone's names. Regards, Don Balch (resident of Parker Village)

Sent from my iPhone



Council Agenda Item

Item 1
C'Sec Use Only

Budget Account Code:	Meeting Date: December 17, 2019
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: City Secretary Scott Grey
Estimated Cost:	Date Prepared: December 5, 2019
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR NOVEMBER 19, 2019. [SCOTT GREY]

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PGrey@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	12/12/2019
City Attorney:		Date:	
Acting City Administrator:	<i>Luke B. Olson</i>	Date:	12/13/2019

MINUTES
CITY COUNCIL MEETING
NOVEMBER 19, 2019

RECEPTION CEREMONY A brief reception ceremony.

Mayor Lee Pettle called the meeting to order at 6:02 p.m.

50th Anniversary

Mayor Lee Pettle presented the 50th Anniversary Tree Plaque to the City, stating the tree has already been planted across from City Hall in honor of the City's 50th Anniversary and the plaque would soon be placed in concrete in front of that tree.

Retirement

Mayor Pettle presented Administrative Assistant Vicky Granger with a plaque in appreciation for twelve (12) years of dedicated service to the City of Parker, commenting Ms. Granger would be retiring at the end of November and would be greatly missed.

The Mayor presented Police Officer Greg Wells with a plaque in appreciation for nineteen (19) years of dedicated service to the City of Parker, noting Mr. Wells would also be retiring at the end of November. On behalf of the Police Department, Chief Brooks presented Officer Wells with a street sign, Greg Wells Way. Mayor Pettle said he also would be greatly missed.

Tom Stone Dedication

Former Mayor Z Marshall presented a Proclamation, recognizing former Councilmember Tom Stone who passed away September 1, 2016, to his widow Annette Stone. Mr. Marshall also read a Living Legend Tree Plaque to be placed in front of the tree planted in memory of Mr. Stone. Finally, Mr. Marshall stated Developer Steve Sallman wanted to pay tribute to Mr. Stone's memory by naming a street in Kings Crossing development after the former councilmember. Mr. Sallman suggested Tom Stone Court in Phase 1 or Tom Stone Parkway in Phase 5. Ms. Stone chose the name Tom Stone Court to honor her late husband and thanked everyone.

Mayor Pettle recessed the meeting at 6:17 p.m. for a brief reception for Vicky Granger, Greg Wells, and the Stone family and friends.

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 Lee Pettle reconvened the meeting to order at 6:56 p.m. Councilmembers Diana M. Abraham, Cindy Meyer, Edwin Smith (arrived at 6:08 p.m.), Ed Standridge and Patrick Taylor (arrived at 7:53 p.m.) were present. Councilmember Cindy Meyer was absent.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/H.R. Manager Grant Savage, City Attorney Brandon Shelby (arrived at 6:20 p.m.), Public Works Director Gary Machado, Fire Chief Mike Sheff (arrived at 6:20 p.m.), and Police Chief Richard Brooks

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: David Gilmore led the pledge.

TEXAS PLEDGE: Ed Lynch 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.

Rick Simerka, 3908 Sycamore Lane, reported a speeding problem on Sycamore Lane. Mr. Simerka said the problem was getting worse and suggested the City install speed bumps to slow traffic before more accidents happen. He noted many area residents walk and ride bicycles and horses along Sycamore Lane.

Ed Lynch, 5809 Middleton Drive, spoke in opposition of Item # 5, Ordinance No. 785, establishing a Stormwater Ordinance. (See Exhibit 1 – Ed Lynch's handout, dated November 19, 2019.)

Sheryl Burk, 6806 Estados Drive, said the bar ditches in front of her home still need attention and the City has not been in contact with her. Ms. Burk requested the City's assistance with her bar ditches.

John Griego, 6601 Poco Drive, voiced his concern about the patch job completed on Poco Drive. Mr. Griego said he was unhappy with the job. It was sloppy and poorly done. He asked the City to take another look at the job and repair it again. Secondly, Mr. Griego noted he cleaned all the bar ditches in his neighborhood, because he knew cleaning the bar ditches was the homeowners' responsibility. He encouraged the City to do their part to help with the drainage problems by enforcing its own codes on high weeds. Mr. Griego said he asked the City to act for years with no response.

Mayor Pettle read Andy Redmond's email into the record. Mr. Redmond, 7275 Moss Ridge Road, expressed his appreciation for the City recognizing former City Councilmember Tom Stone; his congratulations and appreciation for the City recognizing the retiring city employees; and his concerns, regarding of Item # 5, Ordinance No. 785, establishing a Stormwater Ordinance. Mr. Redmond urged Council to vote "no" on the item. (See Exhibit 2 – Andy Redmond's email, dated November 19, 2019.)

ITEMS OF COMMUNITY INTEREST

- PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, NOVEMBER 20 AND WEDNESDAY, DECEMBER 11, 2019, 6 PM
- HOME RULE CHARTER COMMISSION (HRCC) –TUESDAY, DECEMBER 10, 2019, 7:00 PM

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 OCTOBER 15, 2019. [SCOTT GREY]
2. INVESTMENT QUARTERLY REPORT. [SAVAGE]
3. DEPARTMENT REPORTS- ANIMAL CONTROL (SEPT), COURT (OCT), FIRE (3RD QTR), POLICE (OCT) AND WEBSITE (OCT)

Council asked that item #4, canceling the December 3 or December 17, 2019 regular City Council meeting be removed from the consent agenda and placed under individual consideration items for further discussion.

MOTION: Councilmember Ed Standridge moved to approve the revised consent agenda items 1 through 3 as presented. Councilmember Abraham seconded with Councilmembers Abraham, Smith, and Standridge voting for the motion. Motion carried 3-0.

INDIVIDUAL CONSIDERATION ITEMS

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELING THE DECEMBER 3 OR DECEMBER 17, 2019 REGULAR CITY COUNCIL MEETING. [PETTLE]

MOTION: Councilmember Smith moved to cancel the December 3, 2019 City Council meeting; confirmed the December 17, 2019 City Council meeting was necessary; and noted with proper notification a City Council meeting could be called at any time if necessary. Councilmember Abraham seconded with Councilmembers Abraham, Smith, and Standridge voting for the motion. Motion carried 3-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO 785, ESTABLISHING A STORMWATER ORDINANCE. [MACHADO/SHELBY]

Public Works Director Gary Machado noted passage of a stormwater ordinance was government mandated. City Staff did not draft the ordinance. The ordinance was drafted by MSSSCompliance 4 (MS4) Program Auditing Vice President Diana McDonald. The ordinance should have been passed by Council by October 1, 2019 and sent to Texas Commission on Environmental Quality (TCEQ) and U.S. Environmental Protection Agency (EPA).

Ed Lynch, 5809 Middleton Drive, spoke regarding concerns over other EPA mandates (EPA water regulations) currently being challenged by the U.S. Supreme Court.

MOTION: Councilmember Smith moved to table Ordinance No. 785, establishing a Stormwater Ordinance for further discussion and requested MS4 Program Auditing Vice President Diana McDonald be present for the next Council meeting, December 17, 2019. Councilmember Abraham seconded with Councilmembers Abraham, Smith, and Standridge voting for the motion. Motion carried 3-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 786, UPDATING ORDINANCE NO. 571 (NUISANCE – AMENDING ORD. NO. 553), REGARDING TREE HEIGHT. [MACHADO/SHELBY]

Public Works Director Gary Machado said he would like City Council to consider increasing tree height from 12 feet to 15 feet above public street pavement, gravel or other street surfaces to accommodate the new fire department ladder truck. Mr. Machado provided Ordinance No. 571, Section 2.T., along with the City of Parker, Texas, Code of Ordinances, Section § 94.02, as follows:

§ 94.02 NUISANCES ENUMERATED.

(T) The possessor and/or owner of property adjacent to a public roadway in the city shall keep the owner or possessor's property, and the property within the public right-of-way, or public easement, abutting the pavement and/or traveled portions of the public roadway, free and clear of high grass and weeds, and other objectionable,

unsightly or unsanitary manner of whatever nature. Unsightly or unsanitary matter of whatever nature shall include, without limitation, grass, weeds, brush or other living material in excess of 12 inches in height. Property owners and possessors adjacent to public roadways shall also be responsible for removal of brush and other objectionable unsightly or unsanitary matter and shall be responsible for mowing of the grass in such Bar Ditches and the Parkway. It shall be unlawful for any owner or any occupant of any property within the city to suffer or permit limbs, brush and other vegetation, existing above a public street to hang lower than ~~12~~ 15 feet above the public street pavement, gravel, or other street surface. This provision shall not apply to city owned open space, parks, nature or trail areas, nor shall it apply to those portions of property under active cultivation of crops, nor the center median of divided roadways.

Mayor Pettle relayed a concern Councilmember Meyer had with Ordinance No. 571 (Nuisances – Amending Ordinance No. 553), passed and approved June 28, 2005, in Section 2. exempting the City:

"This provision shall not apply to City owned open space, parks, nature or trail areas, nor shall it apply to those portions of property under active cultivation of crops, nor the center median of divided roadways."

MOTION: Councilmember Standridge moved to approve Ordinance No. 786, updating Ordinance No. 571 (Nuisance – Amending Ord. No. 553), regarding tree height from 12 to 15 feet and amending Ordinance No. 571 further by removing "~~nor the center median of divided roadways~~". (See Exhibit 3 – Amended Ordinance, dated November 19, 2019.) Councilmember Smith seconded with Councilmembers Abraham, Smith, and Standridge voting for the motion. Motion carried 3-0.

City Council asked City Attorney to prepare a corrected copy, amending this section.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 787, AFFECTING PARTICIPATION OF CITY EMPLOYEES IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM GRANTING THE ADDITIONAL RIGHTS AUTHORIZED BY SECTION 854.202(g) OF TITLE 8, TEXAS GOVERNMENT CODE, AS AMENDED, AND PRESCRIBING THE EFFECTIVE DATE FOR THE ORDINANCE. [SAVAGE/SHELBY]

Finance/H.R. Manager Grant Savage reviewed the change from 25 years to 20 years as described by the proposed ordinance and Texas Municipal Retirement System (TMRS) letter, dated August 30, 2019, with Plan Change Study, in the City Council packet. Mr. Savage also noted this was discussed during the budget planning meetings and made a part of the 2019-2020 Budget, Ordinance No. 781, passed and approved September 3, 2019. He also noted Ordinance No. 787 would become effective as of January 1, 2020.

Mayor Lee Pettle opened the floor to receive comments regarding Ordinance No. 787, affecting participation of City Employees in the Texas Municipal Retirement System granting the additional rights authorized by Section 854.202(G) of Title 8, Texas Government Code, as amended, and prescribing the effective date for the Ordinance.

Terry Lynch, 5809 Middleton Drive, asked if the change from 25 years to 20 years came with any age requirement. Mr. Savage said as stated in the letter, it is "20-year any age" service retirement.

MOTION: Councilmember Smith moved to approve Ordinance No. 787, affecting participation of city employees in the Texas Municipal Retirement System granting the additional rights authorized by Section 854.202(G) of Title 8, Texas Government Code, as amended, and prescribing the effective date for the Ordinance. Councilmember Abraham seconded with Councilmembers Abraham, Smith, and Standridge voting for the motion. Motion carried 3-0.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2019-621, MAKING APPOINTMENTS TO THE PLANNING AND ZONING (P&Z) COMMISSION. [PETTLE]

It was noted that staff spoke with the P&Z Commissioners and all members expressed a desire to continue their service for the following terms and positions:

Member	Position
Russell Wright	Place 1; Chairperson
Wei Wei Jeang	Place 3; Secretary
Jasmat Sutaria	Place 5
Marilyn Kittrell	Alternate 1
Larkin Crutcher	Alternate 2
JR Douglas	Alternate 3

MOTION: Councilmember Smith moved to approve Resolution No. 2019-621, making appointments to the Planning and Zoning (P&Z) Commission.

Member	Position	Term Expiration
Russell Wright	Place 1; Chairperson	Nov. 30, 2021
Wei Wei Jeang	Place 3; Secretary	Nov. 30, 2021
Jasmat Sutaria	Place 5	Nov. 30, 2021
Marilyn Kittrell	Alternate 1	Nov. 30, 2021
Larkin Crutcher	Alternate 2	Nov. 30, 2021
JR Douglas	Alternate 3	Nov. 30, 2021

Councilmember Standridge seconded with Councilmembers Abraham, Smith, and Standridge voting for the motion. Motion carried 3-0.

The City Secretary said she would make sure the P&Z Commissioners are notified of their re-appointments.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2019-622, MAKING APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENT (ZBA). [PETTLE]

It was noted that staff spoke with the ZBA members with the following members expressed a desire to continue their service for the following terms and positions:

Member	Position	Term Expiration
Jack Albritton	Place 1	Nov. 30, 2021
Andrew Ellison	Place 3, Chair	Nov. 30, 2021
Brian Deaver	Place 5	Nov. 30, 2021

The following member expressed a desire to step down, submitting his resignation:

Member	Position	Term Expiration
Mark Farmer	Alternate 1	Nov. 30, 2020

Currently, the City has one (1) vacancy and received applications from Jason Shepard, Rick Debus, and Terry Lynch. After review of the applications, City Council made the following motion:

MOTION: Councilmember Standridge moved to accept Alternate 1 Mark Farmer's resignation; appoint Applicant Jason Shepard to the now vacant Alternate 1 position; re-appoint Jack Albritton to the Place 1 position; re-appoint Andrew Ellison to the Place 3, Chair position; and re-appoint Brian Deaver to the Place 5 position. Councilmember Smith seconded with Councilmembers Abraham, Smith, and Standridge voting for the motion. Motion carried 3-0.

It was discussed and noted the Place and Alternate position numbers for various boards and commissions refer to place only and not any order for future appointment or seniority.

The City Secretary said she would make sure the ZBA members are notified of their appointments and reappointments.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2019-623, MAKING APPOINTMENTS TO THE TO THE PARKS AND RECREATION (P&R) COMMISSION (P&R). [PETTLE]

On August 20, 2019, City Council re-established the Parks and Recreation Commission (Ord. No. 766) and appointed the following members (Res. No. 2019-613):

Member	Position	Term Expiration
Billy Barron	Place 2 –Chair	Nov. 30, 2020
Mark Farmer	Place 4 - Resigned	Nov. 30, 2020
Member	Position	Term Expiration
Kimberly Hinshaw	Place 1 –Vice Chair	Nov. 30, 2021
LeAnn Turrentine	Place 3	Nov. 30, 2021
Cherie Ware	Place 5 –Secretary	Nov. 30, 2021
Member	Position	Term Expiration
Michael Slaughter	Alternate 1	Nov. 30, 2020
Vacant	Alternate 2	Nov. 30, 2020
Vacant	Alternate 3	Nov. 30, 2020
Vacant	Alternate 4	Nov. 30, 2020

P&R Commission Chair Barron noted Place 4 Mark Farmer recently resigned. Mr. Barron suggested Alternate 1 Michael Slaughter be moved to the now vacant Place 4 position, leaving four (4) Alternate vacancies.

Councilmember Taylor arrived at 7:54 p.m.

The City received applications from Jason Shepard, who was appointed as a ZBA Alternate earlier in tonight's meeting and now is ineligible for another board, commission and/or committee position [except Home Rule Charter Commission (HRCC) - See Res. No. 2019-598]; Donna DaCosta, Frank DaCosta, Rick Debus; Patti Cordina; and Terry M. Lynch.

City Council agreed to waive the 12 month residency requirement for Parks and Recreation (P&R) only and allow the P&R Chair to choose the order of who moves up from alternate to vacant position.

MOTION: Councilmember Standridge moved to accept Mark Farmer's resignation; appoint Alternate 1 Michael Slaughter to the now vacant Place 4 position; appoint Patti Cordina to the now vacant Alternate 1 position; appoint Rick Debus to the Alternate 2 position; appoint Donna DaCosta to the Alternate 3 position; and Frank DaCosta to the Alternate 4 position. Councilmember Smith seconded with Councilmembers Abraham, Smith, Standridge, and Taylor voting for the motion. Motion carried 4-0.

The City Secretary said she would make sure the P&R members are notified of their reappointments.

ROUTINE ITEMS

11. FUTURE AGENDA ITEMS

UPDATE(S):

- Mayor Pettle asked Finance/H.R. Manager Savage to update everyone on the General Obligation Refunding Bonds, Series 2019, discussed at the October 15, 2019 by Bond Counsel Erick Macha. Mr. Savage said originally Bond Counsel indicated the rate would be 1.99% with a savings of \$109,000, but, in fact, it was 1.86% for a savings of \$121,000, which was obviously better for the City. He also noted the City's Standard and Poors (S& P) Global Credit Rating remained the same at AA+.
- HOME RULE CHARTER COMMISSION (HRCC) [SHELBY]

Due to the fact City Attorney Shelby did not make it to the November 12, 2019 HRCC meeting, Mayor Pettle made the update on HRCC. The Mayor said HRCC is still discussing forms of government. The Commission has been reaching out to similar/various Home Rule cities to see how they handled the Home Rule process, what challenges/obstacles they may have encountered during the process, and how they may have overcome those challenges/obstacles. Mayor Pettle noted the next HRCC meeting will be held December 10, 2019 at 7:00 p.m. and those meetings are open to the public.

- TRANSPORTATION/FACILITY [STANDRIDGE]

Transportation - Mayor Pro Tem Standridge updated everyone on Parker Road, stating the work was continuing and the project has been somewhat delayed due to weather. Further construction will require moving a water line and now that summer has passed City Administrator Olson believes work can move forward with no disruption in service. Mayor Pro Tem Standridge also updated everyone on the Texas Department of Transportation (TxDot) discussions, regarding traffic lights and other safety issues along Dillehay Drive (2551). These discussions would be ongoing. City Administrator Olson said the traffic lights will also require traffic studies before TxDot will take any action. Everyone was reminded Dillehay Drive is a state road; hence, the City of Parker has little or no control over the work being done.

Facility – Mayor Pro Tem Standridge said work is being completed on the new Municipal Complex, in hopes to present the plans to Parker residents, possibly in a Town Hall setting in early January 2020. Mr. Standridge said if all goes well the plan is to get City Council funding approval for the May 2020 ballot.

- SPEEDING [BROOKS]

Police Chief Brooks said speeding is an ongoing issue. The radar speed signs are assisting the department with gathering information like time of day violations occur. The Police Department uses this information to determine when the best time to target violators and develop an approach to hopefully reduce speeding. Chief Brooks said he does not believe speed bumps are very effective. The Chief mentioned how road surface changes and that sound difference gets drivers' attention temporarily. As the City grows and the entire area gets more congested, this issue will get worse. The City needs to plan appropriately to keep the problem under control.

Councilmember Smith noted as the City grows, the area gets more congested, and the number of tickets goes up, City Council and Staff need to evaluate the situation to have adequate staff, so the problem can be managed. The City should be prepared.

Mayor Pettle asked if there were any items to be added to the future agenda. Hearing none, she encouraged everyone to email her any requests. She noted once again the December 3, 2019 City Council meeting is canceled. The next regularly scheduled meeting would be Tuesday, December 17, 2019.

EXECUTIVE SESSION - Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

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

- a. Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
- b. Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation
- c. Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly conflicts with this chapter (Open Meetings Act)

Mayor Lee Pettle recessed the regular meeting to Executive Session at 8:29 p.m.

13. RECONVENE REGULAR MEETING.

Mayor Lee Pettle reconvened the meeting at 9:43 p.m.

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

No action was taken.

15. ADJOURN

Mayor Lee Pettle adjourned the meeting at 9:44 p.m.

APPROVED:

Mayor Lee Pettle

ATTESTED:

Patti Scott Grey, City Secretary

Approved on the _____ day
of _____, 2019.

PROPOSED

Ed Lynch 5809 Middleton Drive in Kings Crossing Comments on Ordinance #785 Stormwater Ordinance

- 1) This ordinance as drafted is extremely vague and overly broad. I noted 13 places where vague or broad language needed changing.
- 2) As drafted this violates residents property rights by requiring on page 18 at VI. (a) "Right of entry" to city inspectors...this is a violation of my constitutional rights
- 3) As drafted this does not allow a resident protections from violating this ordinance if their leaves or grass clippings or other yard waste get into the City drainage. That is absurd over-reach by this City Council if you adopt this ordinance...leaves blow around and grass clippings float off with the rain—in case you have not noticed
- 4) You should have to publish all the references this ordinance makes to the Code of Federal Register...starting on page 4, I counted 6 of them pertinent to a reasonable understanding by a resident
- 5) "Best Management Practices" on page 2 should be made clear it does not apply to residential property, only businesses.
- 6) City Administration should not be allowed to delegate their responsibility to a third party as outlined under (6) (b) on page 2. If the City can't do it, it should not be done.
- 7) There are many undefined terms in this document such as at #38 on page 5 "riparian corridor" which should be defined if it is used in this document.
- 8) Page 9 The general prohibition is way too vague and has three undefined terms (City drainage, human health and environment) which could be used to apply this to anything. Tighten it up or do not adopt this ordinance.
- 9) Page 11 does not allow any resident to allow any rubbish or yard waste to enter the city's drainage system...and leaves and grass clippings are included in the definitions of these terms...you must be kidding or you did not read this...how can you keep leaves from entering the city drainage system when we have such an open drainage design in this city?
- 10) Lastly, this is poorly written and my best example^s is on page 29 there is reference to XII and XIII and the document has no section XII or XIII as currently drafted.

PLEASE REVISE THIS DOCUMENT BEFORE YOU ADOPT IT. IT IS FATALLY FLAWED AS CURRENTLY DRAFTED

From: andy redmond
Sent: Tuesday, November 19, 2019 2:10 PM
To: Patti Grey
Subject: 11/19/19_Council Meeting_please admit for reading for Citizen input

Good Evening Mayor Pettle, Council and Ms. Grey:

Kindly read my comments in the public forum comment input time, as I'm unable to attend the meeting this eve.

My name is Andy Redmond of 7275 Moss Ridge Rd.

1. My thanks to the City for recognizing former Parker volunteer and council member (not to mention a personal friend and neighbor), Mr. Tom Stone. His years of service and advocacy for our City is well-known by many and his contributions will be enjoyed by future residents of our City.
2. Congrats and thanks to Ms. Granger and Mr. Wells for their service to our city.
3. I would urge a **no vote on the proposed storm water ordinance, listed on the proposed agenda:**

The reasons are many—but a few important ones are:

- Duplicity in regulations already administered by the Collin County and the State of Texas. Likewise, these proposed regulations appear to be in potential conflict with certain County/State regulations.
- As written-- if two neighbors (think Hatfield and McCoy disputes) are at odds, one could be an anonymous “whistle blower” by a neighbor when no violation occurred—this creates significant legal risk for the City and perhaps frivolous libel suits of which the City may be attached.
- Examples of un-intended violators:

The City of Parker (lack of controlled storm drainage in aging neighborhoods) is likely to become the greatest offender.

Adjacent un-incorporated land owners (ag, ranching etc.)—animal waste/agricultural fertilization, storm run-off, etc.

Average Parker resident: it rains and their paddock/pasture is flooded allowing animal waste to potentially enter storm water; or their pool overflows due to heavy rains after being chemically treated etc.

- Substantial additional cost to City to administer/enforce ordinance, etc.
- The City has not demonstrated a need for such an ordinance and/or that adoption of the ordinance would make the City safer—in that that pollution/blight would be reduced.

Thank you for your time and consideration, it is so appreciated.

Regards,
Andy Redmond

ORDINANCE NO. 786
{Amending Ord. 571, Nuisance}

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARKER,
TEXAS, AMENDING ORDINANCE NO. 571 (MODIFYING ORDINANCE
553) REGARDING TREE HEIGHT; PROVIDING FOR REPEALER;
PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE
DATE; FINDING AND DETERMINING THAT THE MEETING AT
WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN
TO THE PUBLIC AS REQUIRED BY LAW.**

WHERAS, Ordinance No. 553 established regulations regarding nuisances within the City of Parker, Texas; and,

WHEREAS, Ordinance No. 571 amended and modified Ordinance No. 553 by further defining and enumerating nuisances, including tree height regulations; and,

WHEREAS, the City Council of the City of Parker, Texas wishes to make certain amendments to Ordinance No. 571 to change the minimum permissible tree branch height to better accommodate the needs of the Parker Fire Department; and,

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

SECTION 1. AMENDMENT: Subsection T, under the Section entitled "Enumeration" shall be amended to state:

"It shall be unlawful for any owner or occupant of any property within the City to suffer or permit limbs, brush, and other vegetation, existing above a public street to stand lower than ~~42~~ 15 feet above the public pavement, gravel, or other street surface.

"This provision shall not apply to City owned open space, parks, nature or trail areas, nor shall it apply to those portions of property under active cultivation of crops, ~~nor the center median of divided roadways.~~"

SECTION 4. REPEALER CLAUSE: That all provisions of the Ordinances of the City of Parker in conflict with the provision of this Ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City of Parker not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY CLAUSE: It is the intent of the City Council that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity

or unconstitutionality shall not be construed to affect the validity of those provision of the Ordinance left standing.

SECTION 6. EFFECTIVE DATE: This Ordinance shall take effect immediately from its passage and publication of the caption as the law in such cases provides.

SECTION 7. That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

ADOPTED on this the 19th day of November, 2019.

CITY OF PARKER, TEXAS



BY: 
LEE PETTLE, MAYOR

ATTEST:

BY: 
PATTI SCOTT GREY, CITY SECRETARY

**APPROVED AS TO FORM
AND CONTENT:**

BY: 
BRANDON S. SHELBY,
CITY ATTORNEY



Departmental

Reports

October 2019 Animal Control Call Log Report

Date of Call	10/04/2019
Location Reported	Stanford and Lewis
Call Remarks	DEAD ANIMAL (POSSIBLE POSSUM) AT CORNER OF LEWIS LN / STAFFORD DR. KC
Responded By	The City of Murphy
Final Results	Officer Drake with The City of Murphy removed a rabbit from Stafford and Lewis.
Fee Amount	\$50.00

Date of Call	10/09/2019
Location Reported	Holbrook
Call Remarks	Possible skunk in a trap
Responded By	The City of Murphy
Final Results	Officer Dominguez removed 1 skunk from the location on Holbrook.
Fee Amount	\$50.00

Date of Call	10/12/2019
Location Reported	Rathbone
Call Remarks	Dog Bite
Responded By	The city of Murphy
Final Results	Officer Dominguez responded when a mother dog bit a man as he approached her puppies. Officer Dominguez did not take the dog for quarantine due to the need of the puppies, so they agreed to home quarantine. The bite victim understood that the dog was likely nervous due to having just had the puppies.
Fee Amount	\$50.00

Date of Call	10/14/2019
Location Reported	Estados
Call Remarks	Skunk in trap close to home's AC unit.
Responded By	The City of Murphy
Final Results	Officer Drake removed from residence.
Fee Amount	\$50.00

Date of Call	10/21/2019
Location Reported	Estados
Call Remarks	A skunk was reported
Responded By	The City of Murphy
Final Results	Officer Drake arrived and the animal trap was empty.
Fee Amount	\$50.00

October 2019 Animal Control Call Log Report

Date of Call	10/24/2019
Location Reported	Bois D' Arc
Call Remarks	Stray dog reported.
Responded By	The City of Murphy
Final Results	Officer Drake dispatched out, but no dog was found.
Fee Amount	\$50.00

Date of Call	10/28/2019
Location Reported	Poco Dr.
Call Remarks	A skunk was reported in a trap.
Responded By	The City of Murphy
Final Results	Officer Drake removed one skunk in a trap from the residence.
Fee Amount	\$50.00

Date of Call	10/28/2019
Location Reported	Estados
Call Remarks	Dead rabbit reported in the road.
Responded By	The City of Murphy
Final Results	Officer Drake removed one dead rabbit from the roadway.
Fee Amount	\$50.00

Date of Call	10/28/2019
Location Reported	Vistaridge Parkway
Call Remarks	A Coyote has made a nest with puppies behind the resident's fence.
Responded By	The City of Murphy
Final Results	Officer Drake contacted the homeowner and advised the resident on how to deal with coyotes.
Fee Amount	\$50.00



BUILDING PERMIT TOTALS

Oct-19

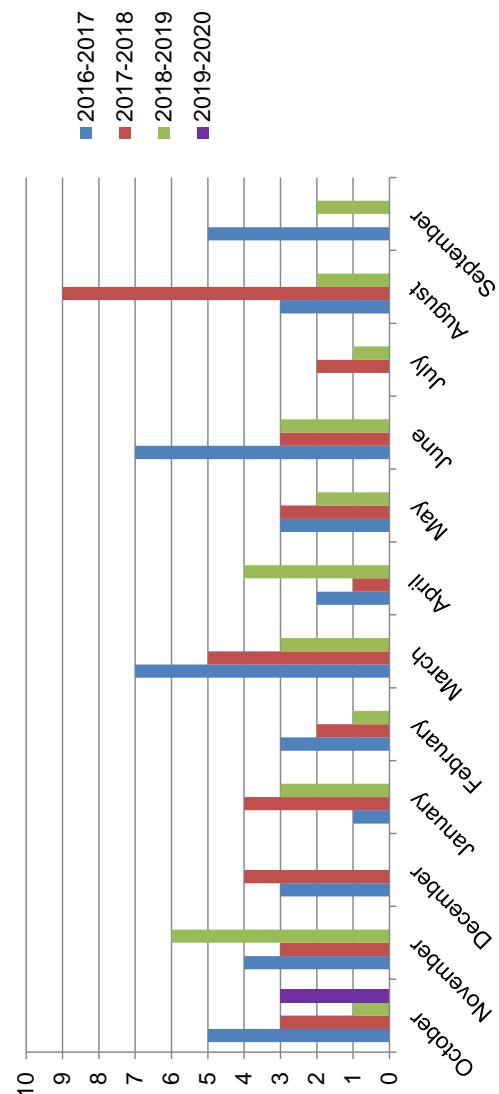
ACCESSORY/OUTBUILDING PERMITS	3
IRRIGATION/LAWN SPRINKLER PERMITS	5
MISCELLANEOUS PERMITS	19
SWIMMING POOL PERMITS	6
REMODEL/ADDITION PERMITS	5
SINGLE FAMILY RESIDENTIAL PERMITS	11
INSPECTIONS	131

PERMIT GRAPHHS

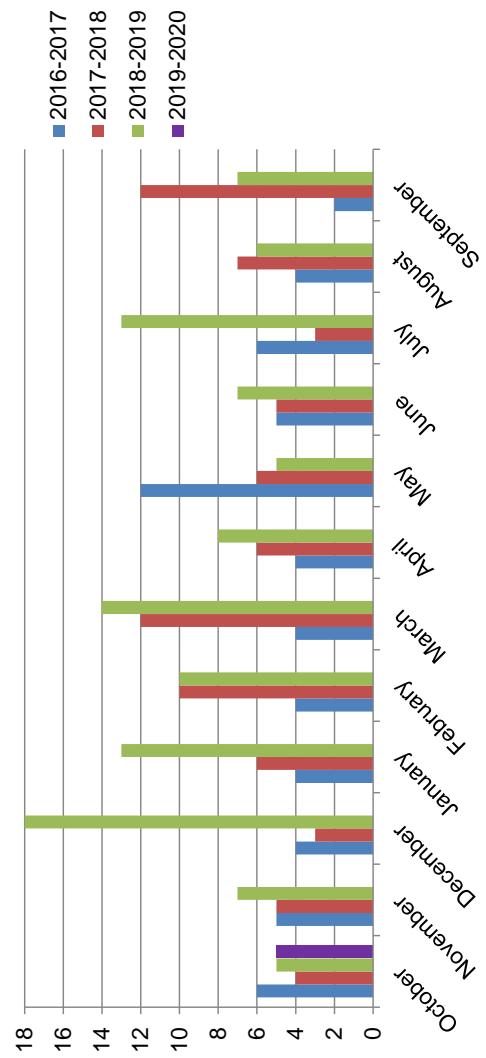
Accessory/Outbuildings Permits					
Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	
October	5	3	1	3	
November	4	3	6		
December	3	4	0		
January	1	4	3		
February	3	2	1		
March	7	5	3		
April	2	1	4		
May	3	3	2		
June	7	3	3		
July	0	2	1		
August	3	9	2		
September	5	0	2		
Y-T-D Total	43	39	28	3	

Irrigation/Lawn Sprinkler Permits					
Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	
October	6	4	5	5	
November	5	5	7		
December	4	3	18		
January	4	6	13		
February	4	10	10		
March	4	12	14		
April	4	6	8		
May	12	6	5		
June	5	5	7		
July	6	3	13		
August	4	7	6		
September	2	12	7		
Y-T-D Total	60	79	113	5	

Accessory/Outbuilding Permits



Irrigation/Lawn Sprinkler Permits

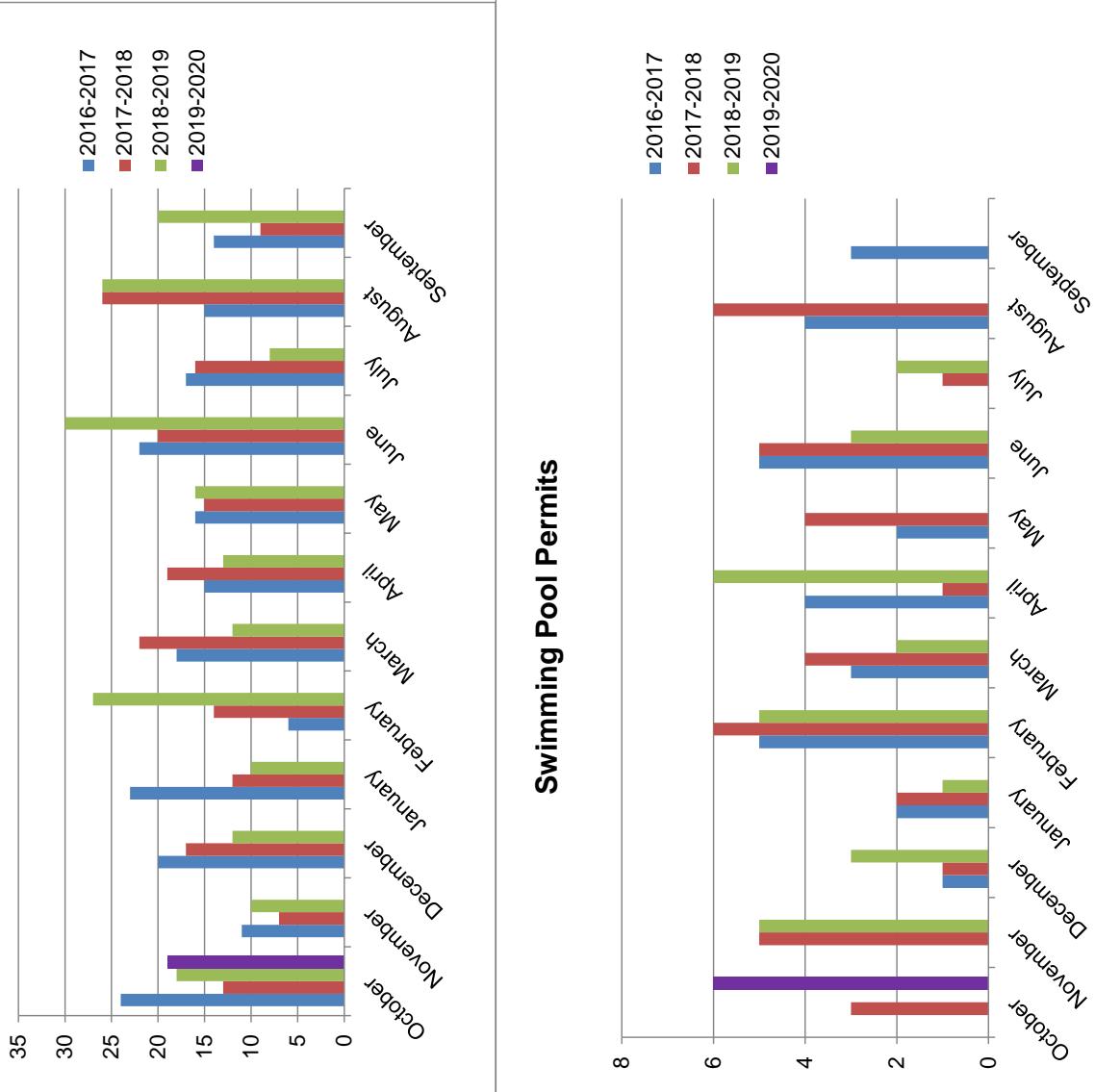


PERMIT GRAPHHS

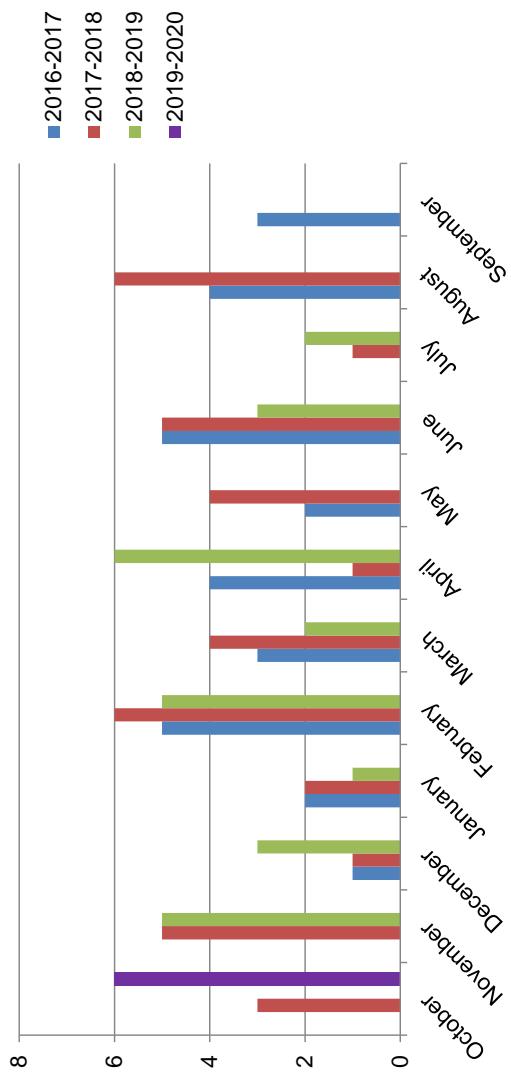
Miscellaneous Permits					
Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	
October	24	13	18	19	
November	11	7	10		
December	20	17	12		
January	23	12	10		
February	6	14	27		
March	18	22	12		
April	15	19	13		
May	16	15	16		
June	22	20	30		
July	17	16	8		
August	15	26	26		
September	14	9	20		
Y-T-D Total	201	190	202	19	

Swimming Pool Permits					
Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	
October	0	3	0	6	
November	0	5	5		
December	1	1	3		
January	2	2	1		
February	5	6	5		
March	3	4	2		
April	4	1	6		
May	2	4	0		
June	5	5	3		
July	0	1	2		
August	4	6	0		
September	3	0	0		
Y-T-D Total	29	38	27	6	

Miscellaneous Permits

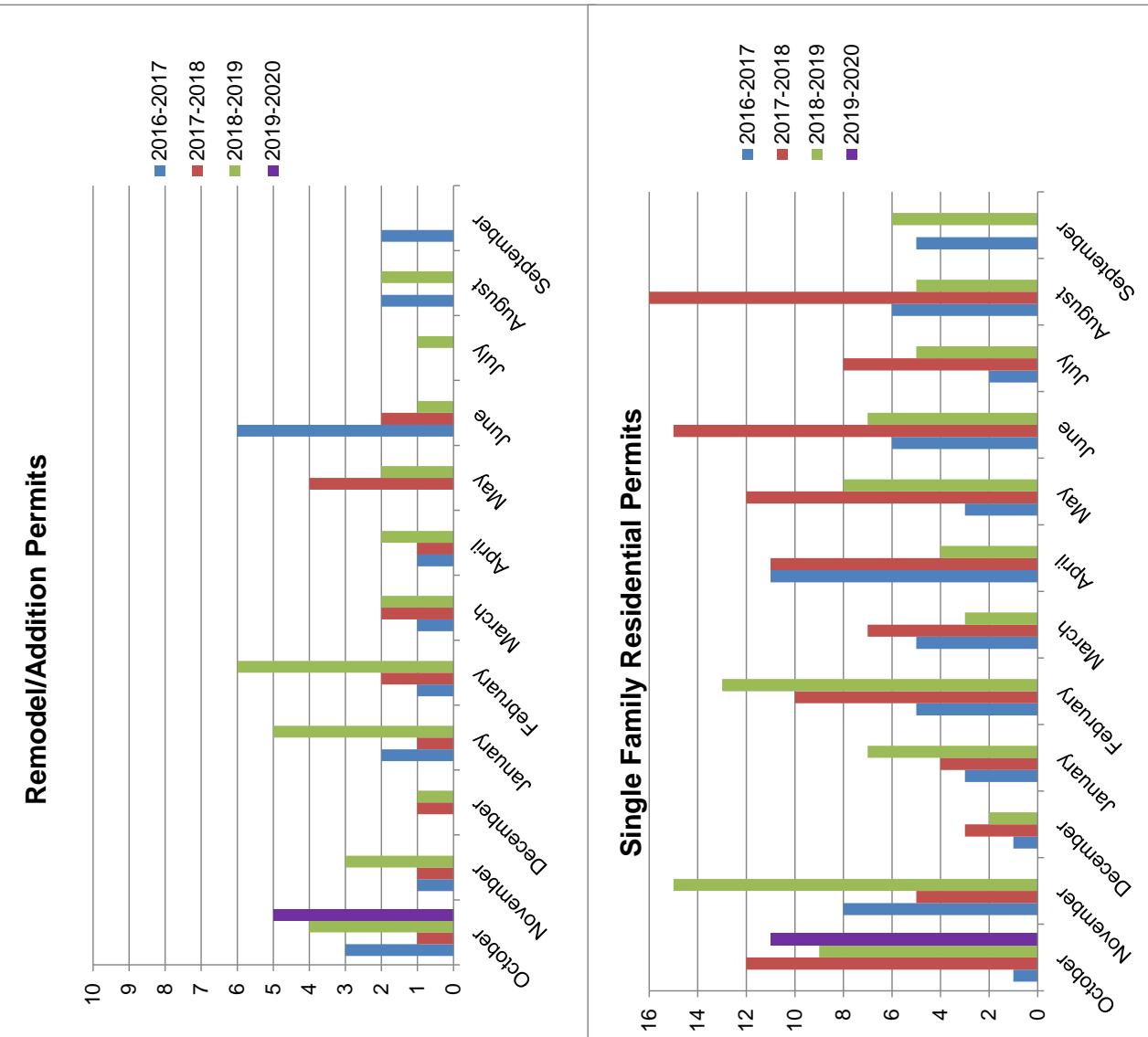


Swimming Pool Permits



PERMIT GRAPHHS

Remodel/Addition Permits		Single Family Residential Permits					Single Family Residential Building Permits				
Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020		Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	
October	3	1	4	5		October	5	9	11	11	
November	1	1	3			November	8	5	15		
December	0	1	1			December	1	3	2		
January	2	1	5			January	3	4	7		
February	1	2	6			February	5	10	13		
March	1	2	2			March	5	7	3		
April	1	1	2			April	11	11	4		
May	0	4	2			May	3	12	8		
June	6	2	1			June	6	15	7		
July	0	0	1			July	2	8	5		
August	2	0	2			August	6	29	5		
September	2	0	0			September	5	0	6		
Y-T-D Total	19	15	29	5		Y-T-D Total	56	116	84	11	



CITY OF PARKER
PERMIT LOG OCTOBER 2019

PERMIT NUMBER	ISSUE DATE	TYPE	ADDRESS	CONTRACTOR	DESCRIPTION	ESTIMATED VALUE	TOTAL SQUARE FOOTAGE	PERMIT FEE	DEPOSIT FEE	WATER METER FEE	WATER IMPACT FEE	SEWER TAP FEE
2019-1025	10/1/2019	ACC	4403 SALISBURY DR	FOLEY POOLS	ARBOR	\$25,000	311	\$250.00	NA	NA	NA	NA
2019-1023	10/2/2019	ACC	5907 RATHBONE DR	WV DESIGN BUILD, LLC	GARAGE	\$45,000	760	\$175.00	NA	NA	NA	NA
2019-1024	10/7/2019	ACC	7204 MEADOW GLEN DR	NGUYEN	PATIO & PATIO COVER	\$30,000	600	\$175.00	NA	NA	NA	NA
2019-2022	10/22/2019	ELEC	4513 SYCAMORE LN	WINKEL	ROUTING KITCHEN WRING TO SWITCHES	NA	NA	\$75.00	NA	NA	NA	NA
2019-2023	10/25/2019	ELEC	5803 PARKER VILLAGE DR	TESLA ENERGY	EV WALL CONNECTOR	NA	NA	\$75.00	NA	NA	NA	NA
2019-6044	10/2/2019	FENCE	4406 SALISBURY DR	NETLOC, INC	FENCE	\$4,900	NA	\$75.00	NA	NA	NA	NA
2019-6045	10/2/2019	FENCE	6000 ANDOVER DR	DUCK FENCE	FENCE	\$7,500	NA	\$75.00	NA	NA	NA	NA
2019-6041	10/17/2019	FENCE	6003 DUMONT CT	WYLIE FENCE & DECK	FENCE	\$4,438	NA	\$75.00	NA	NA	NA	NA
2019-6046	10/22/2019	FENCE	6701 ERIN LN	TEXAS STATE FENCE CO	FENCE	\$11,200	NA	\$75.00	NA	NA	NA	NA
2019-6047	10/22/2019	FENCE	5209 CHEYENNE DR	TU	FENCE	\$12,188	NA	\$75.00	NA	NA	NA	NA
2019-6048	10/22/2019	FENCE	5610 GREGORY LN	HO	FENCE	\$2,000	NA	\$75.00	NA	NA	NA	NA
2019-4085	10/7/2019	IRR	5202 WESTFIELD DR	LAND PRO CREATIONS	IRRIGATION SYSTEM	\$3,000	NA	\$75.00	NA	NA	NA	NA
2019-4086	10/14/2019	IRR	6705 ERIN LN	LAWN LIQUID IRRIGATION	IRRIGATION SYSTEM	\$1,200	NA	\$75.00	NA	NA	NA	NA
2019-4087	10/14/2019	IRR	4802 BRYCE DR	LAWN LIQUID IRRIGATION	IRRIGATION SYSTEM	\$1,200	NA	\$75.00	NA	NA	NA	NA
2019-4088	10/17/2019	IRR	6308 WARWICK WAY	LAND PRO CREATIONS	IRRIGATION SYSTEM	\$3,000	NA	\$75.00	NA	NA	NA	NA
2019-4089	10/25/2019	IRR	4603 WHITESTONE DR	LAND PRO CREATIONS	IRRIGATION SYSTEM	\$3,000	NA	\$75.00	NA	NA	NA	NA
2019-5040	10/2/2019	MECH	3608 MCCREARY RD	TOTAL AIR & HEAT	COMPLETE SYSTEM,	NA	NA	\$75.00	NA	NA	NA	NA
2019-5041	10/8/2019	MECH	4902 HACKBERRY LN	MILESTONE ELECTRIC AND AIR	5 TON COMPLETE SYSTEM	NA	NA	\$75.00	NA	NA	NA	NA
2019-5042	10/15/2019	MECH	6302 NORTHRIDGE PKWY	TOTAL AIR & HEAT	CONDENSER & COIL	NA	NA	\$75.00	NA	NA	NA	NA
2019-5043	10/18/2019	MECH	7253 MOSS RIDGE RD	1ST CLASS HEAT & AIR	3.5 TON HEAT PUMP COND	NA	NA	\$75.00	NA	NA	NA	NA
2019-5044	10/25/2019	MECH	5205 EASTGATE LN	TRI COUNTY AIR CARE	AC UNIT & EVAP COIL	NA	NA	\$75.00	NA	NA	NA	NA

CITY OF PARKER
PERMIT LOG OCTOBER 2019

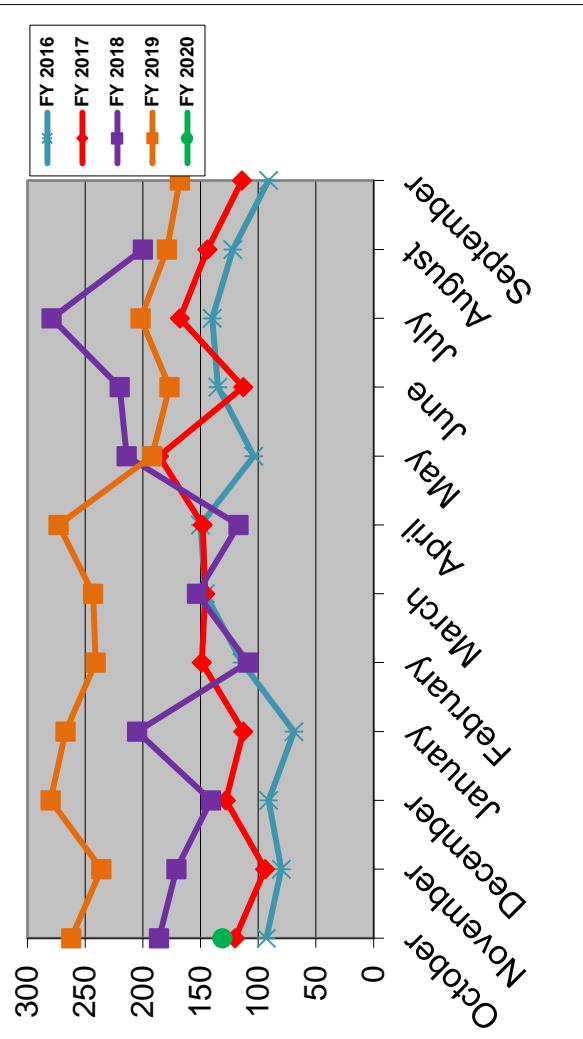
PERMIT NUMBER	ISSUE DATE	TYPE	ADDRESS	CONTRACTOR	DESCRIPTION	ESTIMATED VALUE	TOTAL SQUARE FOOTAGE	PERMIT FEE	DEPOSIT FEE	WATER METER FEE	WATER IMPACT FEE	SEWER TAP FEE
2019-7046	10/14/2019	PLUM	6506 SOUTHRIDGE PKWY	SAME DAY WATER HEATERS	GAS WH	NA	NA	\$75.00	NA	NA	NA	NA
2019-7047	10/22/2019	PLUM	4513 SYCAMORE LN	WINKEL	REFROUTING VENT PIPE	NA	NA	\$75.00	NA	NA	NA	NA
2019-7048	10/24/2019	PLUM	5909 SILVERTON CT	SAME DAY WATER HEATERS	GAS WATER HEATER	NA	NA	\$75.00	NA	NA	NA	NA
2019-7049	10/24/2019	PLUM	5806 OVERTON DR	LASITER PLUMBING	50 GAL GAS WH	NA	NA	\$75.00	NA	NA	NA	NA
2019-7050	10/24/2019	PLUM	6002 SOUTHRIDGE PKWY	SAME DAY WATER HEATERS	2 GAS WH	NA	NA	\$75.00	NA	NA	NA	NA
2019-10019	10/11/2019	POOL	4403 SALISBURY DR	FOLEY POOLS	POOL	\$65,000	NA	\$500.00	NA	NA	NA	NA
2019-10021	10/11/2019	POOL	6604 ESTADOS DR	RIVERBEND	POOL	\$60,000	NA	\$500.00	NA	NA	NA	NA
2019-10022	10/7/2019	POOL	5305 WESTFIELD DR	VENTURE CUSTOM POOLS	POOL	\$48,000	NA	\$500.00	NA	NA	NA	NA
2019-10020	10/21/2019	POOL	6809 ESTADOS DR	INGROUND POOLS OF PARADISE	POOL	\$40,000	NA	\$500.00	NA	NA	NA	NA
2019-10023	10/22/2019	POOL	3701 JEFFREY DR	FOLEY POOLS	POOL	\$55,000	NA	\$500.00	NA	NA	NA	NA
2019-10024	10/22/2019	POOL	4806 FULBROOK DR	FOLEY POOLS	POOL	\$60,000	NA	\$500.00	NA	NA	NA	NA
2019-80019	10/16/2019	REMOD	5603 PEMBROKE CT	SUMMIT HOMES	REMODEL & ADDITION	\$231,310	679	\$561.11	NA	NA	NA	NA
2019-80020	10/22/2019	REMOD	4703 WINDMILL CREEK DR	HATFIELD BUILDERS	REMODEL	\$28,000	1,148	\$728.32	NA	NA	NA	NA
2019-80022	10/24/2019	REMOD	6806 CHESWICK CT	FIORLETTA CONSTRUCTION	ADDITION	\$45,000	791	\$547.46	NA	NA	NA	NA
2019-80023	10/28/2019	REMOD	6617 CHILTON CT	HUNDT CONSTRUCTION	ADDITION	\$12,000	500	\$250.00	NA	NA	NA	NA
2019-80021	10/30/2019	REMOD	4809 WINDMILL CREEK DR	DH ENTERPRISES	ADDITION	NG	396	\$261.88	NA	NA	NA	NA
2019-9054	10/1/2019	SFR	4702 BRYCE DR	CHESMAR HOMES	NEW RESIDENCE	\$357,456	5,815	\$3,680.85	\$1,000	\$2,000	\$3,938.95	NA
2019-9056	10/1/2019	SFR	4607 WHITSTONE DR	GRAND HOMES	NEW RESIDENCE	NG	5,108	\$2,263.72	\$1,000	\$2,000	\$3,938.95	NA
2019-9057	10/1/2019	SFR	7608 WINDOMERE DR	CLEVE ADAMSON CUSTOM HOMES	NEW RESIDENCE	\$742,110	7,294	\$4,553.46	\$1,000	\$2,000	\$3,938.95	NA
2019-9058	10/1/2019	SFR	5103 KINGSTON CT	SHADDOCK HOMES	NEW RESIDENCE	\$891,035	7,894	\$4,907.46	\$1,000	\$2,000	\$3,938.95	NA
2019-9059	10/2/2019	SFR	5100 ROSEMONT CT	GALLERY CUSTOM HOMES	NEW RESIDENCE	\$316,030	5,746	\$3,640.14	\$1,000	\$2,000	\$3,938.95	NA

CITY OF PARKER
PERMIT LOG OCTOBER 2019

PERMIT NUMBER	ISSUE DATE	TYPE	ADDRESS	CONTRACTOR	DESCRIPTION	ESTIMATED VALUE	TOTAL SQUARE FOOTAGE	PERMIT FEE	DEPOSIT FEE	WATER METER FEE	WATER IMPACT FEE	SEWER TAP FEE
2019-9055	10/10/2019	SFR	6606 STAFFORD DR	SHADDOCK HOMES	NEW RESIDENCE	\$985,816	8,428	\$5,222.52	\$1,000	\$2,000	\$3,938.95	NA
2019-9060	10/10/2019	SFR	4705 DONNA LN	GRAND HOMES	NEW RESIDENCE	\$549,312	5,722	\$3,625.98	\$1,000	\$2,000	\$3,938.95	NA
2019-9061	10/11/2019	SFR	4505 WHITESTONE DR	GRAND HOMES	NEW RESIDENCE	\$609,984	6,354	\$3,998.86	\$1,000	\$2,000	\$3,938.95	NA
2019-9062	10/11/2019	SFR	4703 DONNA LN	GRAND HOMES	NEW RESIDENCE	\$492,864	5,134	\$3,279.06	\$1,000	\$2,000	\$3,938.95	NA
2019-9063	10/11/2019	SFR	5101 CHESHIRE LN	SHADDOCK HOMES	NEW RESIDENCE	\$765,250	5,689	\$3,606.51	\$1,000	\$2,000	\$3,938.95	NA
2019-9065	10/24/2019	SFR	4705 DEVON DR	SHADDOCK HOMES	NEW RESIDENCE	\$640,000	5,170	\$3,300.30	\$1,000	\$2,000	\$3,938.95	NA
2019-2020	10/2/2019	SOLAR	6704 ERIN LN	TESLA ENERGY	SOLAR PANELS	NA	NA	\$75.00	NA	NA	NA	NA
					TOTAL =	\$7,147,793	\$50,827.63	\$11,000	\$22,000	\$43,328.45	\$0	

Monthly Inspection Report

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
October	93	120	186	262	131
November	80	94	171	236	
December	91	128	141	280	
January	69	113	205	267	
February	114	149	109	241	
March	146	146	153	243	
April	150	148	117	273	
May	104	186	214	192	
June	135	113	220	177	
July	140	168	279	202	
August	122	144	200	179	
September	91	114	238	168	
Year Total	1335	1623	2233	2720	131



INSPECTION LOG
OCTOBER 2019

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
20191014	5301 ENGLENOOK DR	ACC	ELECTRICAL ROUGH	10/7/2019	10/7/2019	TRUE	PORCH FOUNDATIONPIERS	ISS	1
20191024	7204 MEADOW GLEN DR	ACC	FOUNDATION	10/3/2019	10/3/2019	TRUE		ISS	1
20191015	5206 NORWICK DR	ACC	OTHER	10/16/2019		FALSE	FAIL 10.16	ISS	1
20191016	5301 NORWICK DR	ACC	BUILDING FINAL	10/9/2019	10/9/2019	TRUE		ISS	1
20191025	4403 SALISBURY DR	ACC	PLUMBING ROUGH	10/21/2019	10/21/2019	TRUE		ISS	1
20191022	4604 SALISBURY DR	ACC	BUILDING FINAL	10/22/2019	10/22/2019	TRUE		ISS	1
20191022	4604 SALISBURY DR	ACC	FRAMING	10/9/2019	10/9/2019	TRUE		ISS	1
20191011	4605 WHITESTONE DR	ACC	OTHER	10/1/2019	10/1/2019	TRUE		FINAL	1
20192006	5207 WESTFIELD DR	ELEC	FINAL	10/11/2019	10/11/2019	TRUE		FINAL	1
20192017	4101 COUNTRYSIDE DR	ELEC	FINAL	10/9/2019	10/9/2019	TRUE	GENERATOR	FINAL	1
20182006	4702 SHEFFIELD CT	ELEC	FINAL	10/9/2019	10/9/2019	TRUE		ISS	1
20190645	6000 ANDOVER DR	FENCE	FENCE FINAL	10/22/2019	10/22/2019	TRUE		FINAL	1
20190634	5212 CHEYENNE DR	FENCE	FENCE FINAL	10/8/2019	10/8/2019	TRUE		FINAL	1
20193024	6701 CHILTON CT	FSPR	FIRE HYDRO VISUAL	10/10/2019	10/10/2019	TRUE		ISS	1
20193029	6413 LUDLOW LN	FSPR	FIRE HYDRO VISUAL	10/30/2019	10/30/2019	TRUE		SUB	1
20193007	5009 KINGSTON CT	FSPR	FIRE FINAL	10/24/2019	10/24/2019	TRUE	FINAL WITH HOUSE	FINAL	1
20183031	6306 SOUTHRIDGE PKWY	FSPR	FIRE FINAL	10/3/2019	10/3/2019	TRUE		ISS	1
20193017	5303 WESTFIELD DR	FSPR	FIRE FINAL	10/23/2019	10/23/2019	TRUE	FINAL WITH HOUSE	FINAL	1
20194041	5009 CHESHIRE LN	IRR	BACKFLOW CERTIFICATE ON FILE	10/1/2019	10/1/2019	TRUE		FINAL	1
20194030	5006 KINGSTON CT	IRR	BACKFLOW CERTIFICATE ON FILE	10/11/2019	10/11/2019	TRUE		FINAL	1
20194085	5202 WESTFIELD DR	IRR	BACKFLOW CERTIFICATE ON FILE	10/28/2019	10/28/2019	TRUE		FINAL	1
20194056	5005 CHESHIRE LN	IRR	BACKFLOW CERTIFICATE ON FILE	10/31/2019	10/31/2019	TRUE		FINAL	1
20194072	5213 CHEYENNE DR	IRR	BACKFLOW CERTIFICATE ON FILE	10/25/2019	10/25/2019	TRUE		FINAL	1
20194048	5009 KINGSTON CT	IRR	BACKFLOW CERTIFICATE ON FILE	10/21/2019	10/21/2019	TRUE		FINAL	1
20194061	5206 KIRKDALE DR	IRR	BACKFLOW CERTIFICATE ON FILE	10/16/2019	10/16/2019	TRUE		FINAL	1
20194050	5007 LYNNWOOD DR	IRR	BACKFLOW CERTIFICATE ON FILE	10/16/2019	10/16/2019	TRUE		FINAL	1
20194075	4809 FULBROOK DR	IRR	OTHER	10/15/2019	10/15/2019	TRUE	FINAL WITH HOUSE	FINAL	1

INSPECTION LOG
OCTOBER 2019

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
20194083	5700 GREGORY LN	IRR	OTHER	10/2/2019	10/2/2019	TRUE	FINAL WITH HOUSE	ISS	1
20197041	4101 COUNTRYSIDE DR	PLUM	OTHER	10/9/2019	10/9/2019	TRUE	GENERATOR	FINAL	1
201910018	4613 BRYCE DR	POOL	PRE-PLASTER	10/3/2019	10/3/2019	TRUE		ISS	1
201910021	6604 ESTADOS DR	POOL	BELLY STEEL	10/28/2019	10/28/2019	TRUE		ISS	1
201910009	5700 GREGORY LN	POOL	POOL FINAL	10/22/2019		FALSE	FAILED 10/22/19	ISS	1
201910017	4603 MEADOW RIDGE	POOL	POOL FINAL	10/16/2019	10/16/2019	TRUE		ISS	1
201910017	4603 MEADOW RIDGE	POOL	PRE-PLASTER	10/2/2019	10/2/2019	TRUE		ISS	1
201910016	5206 NORWICK DR	POOL	PRE-PLASTER	10/1/2019	10/1/2019	TRUE		ISS	1
201910016	5206 NORWICK DR	POOL	FENCE FINAL	10/16/2019		FALSE		ISS	1
201910019	4403 SALISBURY DR	POOL	BELLY STEEL	10/8/2019	10/9/2019	TRUE	FAILED 10/08	ISS	2
201910019	4403 SALISBURY DR	POOL	GAS LINE TO HEATER	10/21/2019		TRUE		ISS	1
201980018	3907 DUBLIN RD	REMOD	FOUNDATION	10/8/2019	10/8/2019	TRUE		ISS	1
201980018	3907 DUBLIN RD	REMOD	PLUMBING ROUGH	10/10/2019	10/10/2019	TRUE		ISS	1
201980001	5206 EDGEWATER CT	REMOD	BUILDING FINAL	10/8/2019	10/8/2019	TRUE		ISS	1
201980013	6604 ERIN LN	REMOD	BUILDING FINAL	10/16/2019		FALSE	FAILED 10/16	ISS	1
201980017	2101 VIRGINIA PL	REMOD	MECHANICAL ROUGH	10/22/2019	10/23/2019	TRUE	failed 10/22	ISS	1
201980017	2101 VIRGINIA PL	REMOD	ELECTRICAL ROUGH	10/23/2019		TRUE		ISS	1
201980007	6300 WARWICK WAY	REMOD	OTHER	10/24/2019	10/24/2019	TRUE	gas	ISS	1
201980007	6300 WARWICK WAY	REMOD	OTHER	10/24/2019	10/14/2019	TRUE	wet well	ISS	1
201980020	4703 WINDMILL CREEK DR	REMOD	OTHER	10/28/2019	10/28/2019	TRUE	plumbing remodel	ISS	1
20189102	5403 BARRINGTON DR	SFR	METER RELEASE - ELECTRIC	10/17/2019	10/17/2019	TRUE		ISS	1
20199028	5205 BELVEDERE DR	SFR	METER RELEASE - ELECTRIC	10/25/2019	10/25/2019	TRUE		ISS	1
20199028	5205 BELVEDERE DR	SFR	METER RELEASE - GAS	10/25/2019	10/25/2019	TRUE		ISS	1
20199038	4611 BRYCE DR	SFR	WET WALL	10/23/2019	10/23/2019	TRUE		ISS	1
20199050	4700 BRYCE DR	SFR	FOUNDATION	10/7/2019	10/7/2019	TRUE		ISS	1
20199050	4700 BRYCE DR	SFR	T-POLE	10/3/2019	10/3/2019	TRUE		ISS	1
20199054	4702 BRYCE DR	SFR	FOUNDATION	10/2/2019	10/2/2019	TRUE		ISS	1

INSPECTION LOG
OCTOBER 2019

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
20199054	4702 BRYCE DR	SFR	PLUMBING TOP-OUT	10/15/2019	10/15/2019	TRUE		ISS	1
20199054	4702 BRYCE DR	SFR	T-POLE	10/24/2019	10/24/2019	TRUE		ISS	1
20199021	4703 BRYCE DR	SFR	DRIVEWAY APPROACH	10/15/2019	10/15/2019	TRUE		ISS	1
20199027	4802 BRYCE DR	SFR	DRIVEWAY APPROACH	10/21/2019	10/21/2019	TRUE		ISS	1
20189122	5001 CHESHIRE LN	SFR	BUILDING FINAL	10/8/2019	10/14/2019	TRUE	FAILED 10/8/19	FINAL	1
20199022	5003 CHESHIRE LN	SFR	PLUMBING TOP-OUT	10/2/2019	10/2/2019	TRUE		ISS	1
20199022	5003 CHESHIRE LN	SFR	ELECTRICAL ROUGH	10/2/2019	10/2/2019	TRUE		ISS	1
20199022	5003 CHESHIRE LN	SFR	MECHANICAL ROUGH	10/2/2019	10/2/2019	TRUE		ISS	1
20199022	5003 CHESHIRE LN	SFR	FRAMING	10/2/2019	10/2/2019	TRUE		ISS	1
20199004	5005 CHESHIRE LN	SFR	BUILDING FINAL	10/25/2019		FALSE	FAILED 10/25 & 10/31	ISS	1
20199004	5005 CHESHIRE LN	SFR	SURVEY PLAT	10/25/2019	10/25/2019	TRUE		ISS	1
20199063	5101 CHESHIRE LN	SFR	T-POLE	10/22/2019	10/22/2019	TRUE		ISS	1
20199009	5213 CHEYENNE DR	SFR	BUILDING FINAL	10/23/2019	10/25/2019	TRUE	FAILED 10/23	FINAL	1
20199009	5213 CHEYENNE DR	SFR	SURVEY PLAT	10/25/2019	10/25/2019	TRUE		FINAL	1
20199039	6701 CHILTON CT	SFR	PLUMBING TOP-OUT	10/3/2019	10/10/2019	TRUE	FAILED 10/3 & 10/9	ISS	1
20199039	6701 CHILTON CT	SFR	FRAMING	10/3/2019	10/10/2019	TRUE	FAILED 10/3 & 10/9	ISS	1
20199039	6701 CHILTON CT	SFR	ELECTRICAL ROUGH	10/9/2019	10/10/2019	TRUE	FAILED 10/9	ISS	1
20199039	6701 CHILTON CT	SFR	MECHANICAL ROUGH	10/9/2019	10/10/2019	TRUE	FAILED 10/9	ISS	1
20199052	4607 DONNALN	SFR	T-POLE	10/2/2019	10/2/2019	TRUE		ISS	1
20199047	3610 DUBLIN RD	SFR	PLUMBING ROUGH	10/8/2019	10/8/2019	TRUE		ISS	1
20199047	3610 DUBLIN RD	SFR	FORM SURVEY	10/8/2019	10/8/2019	TRUE		ISS	1
20199047	3610 DUBLIN RD	SFR	FOUNDATION	10/8/2019	10/8/2019	TRUE		ISS	1
20199037	6504 ERIN LN	SFR	METER RELEASE - ELECTRIC	10/15/2019	10/15/2019	TRUE		ISS	1
20199037	6504 ERIN LN	SFR	METER RELEASE - GAS	10/15/2019	10/15/2019	TRUE		ISS	1
20199030	6705 ERIN LN	SFR	METER RELEASE - ELECTRIC	10/3/2019	10/3/2019	TRUE		ISS	1
20199030	6705 ERIN LN	SFR	METER RELEASE - GAS	10/3/2019	10/3/2019	TRUE		ISS	1

INSPECTION LOG
OCTOBER 2019

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
20199030	6705 ERIN LN	SFR	DRIVEWAY APPROACH	10/15/2019	10/15/2019	TRUE		ISS	1
20199044	6803 ERIN LN	SFR	PLUMBING TOP-OUT	10/23/2019	10/25/2019	TRUE	FAILED 10/23	ISS	1
20199044	6803 ERIN LN	SFR	ELECTRICAL ROUGH	10/23/2019	10/25/2019	TRUE	FAILED 10/23	ISS	1
20199044	6803 ERIN LN	SFR	MECHANICAL ROUGH	10/23/2019	10/25/2019	TRUE	FAILED 10/23	ISS	1
20199044	6803 ERIN LN	SFR	FRAMING	10/23/2019	10/25/2019	TRUE	FAILED 10/23	ISS	1
20199042	5204 BELVEDERE DR	SFR	FOUNDATION	10/10/2019	10/10/2019	TRUE	FAILED 10/9	ISS	1
20199008	4809 FULBROOK DR	SFR	BUILDING FINAL	10/8/2019	10/15/2019	TRUE	FAILED 10/8	FINAL	1
20199008	4809 FULBROOK DR	SFR	SURVEY PLAT	10/15/2019	10/15/2019	TRUE		FINAL	1
20199034	6308 HOLBROOK CIR	SFR	DRIVEWAY APPROACH	10/1/2019	10/1/2019	TRUE		ISS	1
20189106	5009 KINGSTON CT	SFR	SURVEY PLAT	10/24/2019	10/24/2019	TRUE		FINAL	1
20199048	5010 KINGSTON CT	SFR	PLUMBING ROUGH	10/8/2019	10/8/2019	TRUE		ISS	1
20199048	5010 KINGSTON CT	SFR	FORM SURVEY	10/8/2019	10/8/2019	TRUE		ISS	1
20199048	5010 KINGSTON CT	SFR	FOUNDATION	10/21/2019	10/21/2019	TRUE		ISS	1
20199058	5103 KINGSTON CT	SFR	T-POLE	10/7/2019	10/7/2019	TRUE		ISS	1
20199058	5103 KINGSTON CT	SFR	PLUMBING ROUGH	10/22/2019	10/22/2019	TRUE		ISS	1
20199001	5206 KIRKDALE DR	SFR	BUILDING FINAL	10/15/2019	10/16/2019	TRUE	FAILED 10/15	FINAL	1
20199001	5206 KIRKDALE DR	SFR	SURVEY PLAT	10/6/2019	10/6/2019	TRUE		FINAL	1
20199051	5213 KIRKDALE DR	SFR	PLUMBING ROUGH	10/8/2019	10/8/2019	TRUE		ISS	1
20199051	5213 KIRKDALE DR	SFR	FORM SURVEY	10/8/2019	10/8/2019	TRUE		ISS	1
20199036	6413 LUDLOW LN	SFR	PLUMBING TOP-OUT	10/28/2019	10/30/2019	TRUE	FAILED 10/28	ISS	1
20199036	6413 LUDLOW LN	SFR	ELECTRICAL ROUGH	10/28/2019	10/30/2019	TRUE	FAILED 10/28	ISS	1
20199036	6413 LUDLOW LN	SFR	MECHANICAL ROUGH	10/28/2019	10/30/2019	TRUE	FAILED 10/28	ISS	1
20199036	6413 LUDLOW LN	SFR	FRAMING	10/28/2019	10/30/2019	TRUE	FAILED 10/28	ISS	1
20189105	5000 LYNWOOD DR	SFR	METER RELEASE - ELECTRIC	10/30/2019	10/30/2019	TRUE	FAILED 10/24 10/25	ISS	1
20189112	5007 LYNWOOD DR	SFR	BUILDING FINAL	10/16/2019	10/16/2019	FALSE		ISS	1
20199025	5200 MIDDLETON DR	SFR	DRIVEWAY APPROACH	10/22/2019	10/22/2019	TRUE	FAILED 10/14 10/18	ISS	1
20189125	5405 MIDDLETON DR	SFR	BUILDING FINAL	10/23/2019	10/23/2019	TRUE	FAILED 10/21 PASS BACKFLOW 10/23	ISS	1
20199059	5100 ROSEMONT CT	SFR	CULVERT	10/9/2019	10/9/2019	TRUE		ISS	1

INSPECTION LOG
OCTOBER 2019

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
20199059	5100 ROSEMONT CT	SFR	T-POLE	10/9/2019	10/9/2019	TRUE		ISS	1
20199059	5100 ROSEMONT CT	SFR	T-POLE	10/9/2019	10/9/2019	TRUE		ISS	1
20199059	5100 ROSEMONT CT	SFR	PLUMBING ROUGH	10/23/2019	10/23/2019	TRUE		ISS	1
20199059	5100 ROSEMONT CT	SFR	PLUMBING ROUGH	10/22/2019	10/23/2019	TRUE	FAILED 10/22	ISS	1
20199035	5113 ROSEMONT CT	SFR	PLUMBING TOP-OUT	10/10/2019	10/10/2019	TRUE	FAILED 10/4	ISS	1
20189066	6306 SOUTHRIDGE PKWY	SFR	BUILDING FINAL	10/17/2019	10/18/2019	TRUE	FAILED 10/14&17	FINAL	1
20189066	6306 SOUTHRIDGE PKWY	SFR	BUILDING FINAL	10/18/2019	10/18/2019	TRUE	BACKFLOW	FINAL	1
20199055	6606 STAFFORD DR	SFR	T-POLE	10/23/2019	10/23/2019	TRUE		ISS	1
20199045	6308 WARWICK WAY	SFR	PLUMBING ROUGH	10/9/2019	10/9/2019	TRUE		ISS	1
20199045	6308 WARWICK WAY	SFR	FOUNDATION	10/23/2019	10/23/2019	TRUE		ISS	1
20199049	6316 WARWICK WAY	SFR	PLUMBING ROUGH	10/15/2019	10/15/2019	TRUE		ISS	1
20199049	6316 WARWICK WAY	SFR	FOUNDATION	10/23/2019	10/23/2019	TRUE		ISS	1
20199024	5202 WESTFIELD DR	SFR	OTHER	10/28/2019	10/28/2019	TRUE		FINAL	1
20199024	5202 WESTFIELD DR	SFR	METER RELEASE - ELECTRIC	10/9/2019	10/9/2019	TRUE		FINAL	1
20199016	5305 WESTFIELD DR	SFR	BUILDING FINAL	10/18/2019	10/18/2019	TRUE		FINAL	1
20189109	5407 WESTFIELD DR	SFR	BUILDING FINAL	10/14/2019	10/14/2019	TRUE		FINAL	1
20189109	5407 WESTFIELD DR	SFR	METER RELEASE - GAS	10/4/2019	10/4/2019	TRUE		FINAL	1
20199023	4503 WHITESTONE DR	SFR	DRIVEWAY APPROACH	10/8/2019	10/8/2019	TRUE	FAILED 10/4	ISS	1
20199023	4503 WHITESTONE DR	SFR	METER RELEASE - ELECTRIC	10/25/2019	10/25/2019	TRUE		ISS	1
20199018	7304 FOREST BEND DR	SOLAR	FINAL	10/17/2019	10/17/2019	TRUE		FINAL	1
20189053	5700 GREGORY LN	SFR	BUILDING FINAL	9/30/2019	10/2/2019	TRUE	FAILED 9/30	FINAL	1
20189106	5009 KINGSTON CT	SFR	BUILDING FINAL	9/25/2019	10/24/2019	TRUE	FAILED 9/25, 10/21 & 10/22	FINAL	1
								Total	131

CODE ENFORCEMENT REPORT
2019-2020

Violation Description	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	YTD Totals
High Grass	36												36
Home Occupation													0
Illegal Dumping													0
Illegal Structure													0
Illegal Vehicle													0
Junked Vehicles													0
Lot Maintenance	5												5
Trash and Debris	7												7
ITEM TOTALS	48	0	48										

Officer Actions	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	YTD Totals
Verbal Warnings	14												14
Door Hangers Issued													0
Complied/Resolved	12												12
10 Day Notice (Letters Mailed)	34												34
Extension Granted													0
Complied/Resolved													0
Citations Issued													0
Stop Work Order													0
Misc													0
ITEM TOTALS	60	0	60										

Total Fee	Other Fee	Inspection	Contractor	Plan Review	Permit Fee	Value	Project Description	Project Type	Date Number	Address
\$500.00	\$0.00	\$0.00			\$500.00	\$60,000.00	RIVERBEND POOL	SWIMMING	11/13/2019	6005 TAMSWORTH CT
\$500.00	\$0.00	\$0.00			\$500.00	\$90,000.00	SHAN POOLS-	SWIMMING	11/17/2019	6501 STAFFORD DR
\$500.00	\$0.00	\$0.00			\$500.00	\$60,000.00	GOLD MEDAL	SWIMMING	11/12/2019	4802 BRYCE DR
\$500.00	\$0.00	\$0.00			\$500.00	\$110,000.00	J & S POOLS &	SWIMMING	11/13/2019	6301 HOLBROOK CIR
\$175.00	\$0.00	\$0.00			\$8,000.00	\$175.00	SHAN POOLS-	ACCESSORY/	11/13/2019	6501 STAFFORD DR
\$250.00	\$0.00	\$0.00			\$1,500.00	\$250.00	GOLD MEDAL	ACCESSORY/	11/14/2019	4802 BRYCE DR
\$250.00	\$0.00	\$0.00			\$13,400.00	\$250.00	GOLD MEDAL	ACCESSORY/	11/14/2019	4802 BRYCE DR
\$100.00	\$0.00	\$0.00			\$100.00	\$100.00	GOLD MEDAL	ACCESSORY/	11/25/2019	4906 ST LAWRENCE CT
\$75.00	\$0.00	\$0.00			\$75.00	\$75.00	ABR ELECTRIC-	ELECTRICAL	11/4/2019	7202 MEADOW GLEN DR
\$75.00	\$0.00	\$0.00			\$75.00	\$75.00	KEISER ELECTRIC-	ELECTRICAL	11/7/2019	7701 WINDOMERE DR
\$150.00	\$0.00	\$0.00			\$75.00	\$75.00	MILESTONE-	ELECTRICAL	11/7/2019	5704 GREGORY LANE
\$75.00	\$0.00	\$0.00			\$75.00	\$75.00	R.B.Elec-Elec.Permi	ELECTRICAL	11/20/2019	5205 BERMICK LN
\$75.00	\$0.00	\$0.00			\$75.00	\$75.00	ELEVATION SOLAR-	IRRIGATION	11/8/2019	4506 PECAN BEND
\$75.00	\$0.00	\$0.00			\$1,200.00	\$75.00	LAWN LIQUID IRR-	IRRIGATION	11/11/2019	6504 ERIN LN
\$75.00	\$0.00	\$0.00			\$3,000.00	\$75.00	LAND PRO	IRRIGATION	11/11/2019	5200 MIDDLETON DR
\$75.00	\$0.00	\$0.00			\$1,200.00	\$75.00	LAWN LIQUID	IRRIGATION	11/11/2019	5302 BARRINGTON DR
\$75.00	\$0.00	\$0.00			\$3,000.00	\$75.00	Land Pro Creations-	IRRIGATION	11/21/2019	5206 Belvedere Dr.
\$75.00	\$0.00	\$0.00			\$2,000.00	\$75.00	LAND PRO	IRRIGATION	11/22/2019	5208 WESTFIELD DR
\$75.00	\$0.00	\$0.00			\$2,000.00	\$75.00	SHANE BURKE	IRRIGATION	11/26/2019	5000 LYNNWOOD DR
\$75.00	\$0.00	\$0.00			\$4,000.00	\$75.00	Harris Air Services	MECHANICAL	11/27/2019	5007 DUBLIN CREEK LN
\$75.00	\$0.00	\$0.00			\$4,000.00	\$75.00	KUNT SCHIK.FENCE	FENCE	11/25/2019	6604 ESTADOS DR
\$75.00	\$0.00	\$0.00			\$250.00	\$75.00	Reed Fence & Deck-	FENCE	11/12/2019	6313 HOLBROOK DR
\$75.00	\$0.00	\$0.00			\$250.00	\$75.00	LEVY & SON 50G	FENCE	11/12/2019	4903 RAVENSTHORPE DR
\$75.00	\$0.00	\$0.00			\$250.00	\$75.00	Legacy Plumbing	PLUMBING	11/20/2019	4209 Willow Ridge Drive
\$75.00	\$0.00	\$0.00			\$250.00	\$75.00	Aztec Plumbing- gas	PLUMBING	11/26/2019	5205 BERMICK LANE
\$250.00	\$0.00	\$0.00			\$15,972.00	\$250.00	TRIDENT GENERAL	REMODEL/AD	11/7/2019	6803 CHESWICK CT
\$250.00	\$0.00	\$0.00			\$300,000.00	\$550.40	MADRID CUSTOM	REMODEL/AD	11/12/2019	5207 MIDDLETON DR
\$3,435.41	\$0.00	\$0.00			\$8,500.00	\$250.00	GOLD MEDAL	REMODEL/AD	11/12/2019	4802 BRYCE DR
\$12,867.70	\$0.00	\$0.00			\$3,435.41	\$0.00	VINEYARD HOMES-	SINGLE	11/22/2019	5508 GREGORY LN
\$5,938.95	\$0.00	\$0.00			\$1,000.00	\$0.00	GRAND HOMES-NEW	SINGLE	11/11/2019	5300 MIDDLETON DR
\$5,938.95	\$0.00	\$0.00			\$5,928.75	\$0.00	GRAND HOMES-NEW	SINGLE	11/11/2019	4500 WHITESTONE DR
\$5,938.95	\$0.00	\$0.00			\$569,280.00	\$0.00	\$3,748.70	SINGLE	11/6/2019	5201 WESTFIELD DR
\$5,938.95	\$0.00	\$0.00			\$992,654.00	\$0.00	\$5,229.60	SINGLE	11/21/2019	4702 DONNA LN
\$5,938.95	\$0.00	\$0.00			\$771,390.00	\$0.00	\$3,643.09	SINGLE	11/21/2019	5305 KIRKDALE DR
\$5,938.95	\$0.00	\$0.00			\$324,225.00	\$0.00	\$3,728.05	SINGLE	11/21/2019	5011 LYNNWOOD DR
\$5,938.95	\$0.00	\$0.00			\$349,690.00	\$0.00	\$4,001.22	SINGLE	11/25/2019	5206 Belvedere Dr.
\$5,938.95	\$0.00	\$0.00			\$3,707.99	\$0.00	\$3,707.99	SINGLE	11/26/2019	5308 Cheyenne Drive
\$4,626,411.00	\$0.00	\$0.00			\$2,000.00	\$0.00				
\$38,523.21	\$0.00	\$0.00			\$2,000.00	\$0.00				
\$88,109.81	\$47,511.60	\$0.00			\$2,000.00	\$0.00				

Inspections Summary

for 11/1/2019 to 11/30/2019

Type	Number	Inspection	Passed	Completion Date	Inspector
ACCESSORY/OUT	20191013	BUILDING FINAL	<input checked="" type="checkbox"/>	11/12/2019	Dillon Morrissette
	20191023	FOUNDATION	<input checked="" type="checkbox"/>	11/6/2019	Dillon Morrissette
ELECTRICAL	20192015	BUILDING FINAL	<input checked="" type="checkbox"/>	11/5/2019	Dillon Morrissette
	20192022	ELECTRICAL ROUGH	<input checked="" type="checkbox"/>	11/13/2019	Dillon Morrissette
IRRIGATION	20194091	BACKFLOW CERTIFICATE ON	<input checked="" type="checkbox"/>	11/25/2019	Dillon Morrissette
	20194094	BACKFLOW CERTIFICATE ON	<input checked="" type="checkbox"/>	11/25/2019	Dillon Morrissette
MECHANICAL	20195042	CONDENSER & COIL	<input checked="" type="checkbox"/>	11/15/2019	Dillon Morrissette
MISCELLANEOUS	20196027	DRIVEWAY/CULVERT	<input checked="" type="checkbox"/>	11/26/2019	Dillon Morrissette
PLUMBING	20197046	WATER HEATER	<input checked="" type="checkbox"/>	11/7/2019	Dillon Morrissette
	20197048	WATER HEATER	<input checked="" type="checkbox"/>	11/12/2019	Dillon Morrissette
	20197050	WATER HEATER	<input checked="" type="checkbox"/>	11/7/2019	Dillon Morrissette
	20197051	WATER HEATER	<input checked="" type="checkbox"/>	11/13/2019	Dillon Morrissette
REMODEL/ADDITI	201980007	METER RELEASE - ELECTRIC	<input checked="" type="checkbox"/>	11/6/2019	Dillon Morrissette
	201980016	BUILDING FINAL	<input checked="" type="checkbox"/>	11/20/2019	Dillon Morrissette
	201980019	FOUNDATION	<input checked="" type="checkbox"/>	11/12/2019	Dillon Morrissette
	201980020	OTHER Remodel	<input checked="" type="checkbox"/>	11/20/2019	Dillon Morrissette
SINGLE FAMILY R	201980027	ELECTRICAL ROUGH	<input checked="" type="checkbox"/>	11/18/2019	Dillon Morrissette
	20159031	DRIVEWAY APPROACH	<input checked="" type="checkbox"/>	11/26/2019	Dillon Morrissette
	20189102	METER RELEASE - GAS	<input checked="" type="checkbox"/>	11/11/2019	Dillon Morrissette
	20189107	BUILDING FINAL FAILED 11/5 &11/11	<input checked="" type="checkbox"/>	11/15/2019	Dillon Morrissette
	20189108	BUILDING FINAL	<input checked="" type="checkbox"/>	11/27/2019	Dillon Morrissette
	20189110	METER RELEASE - GAS	<input checked="" type="checkbox"/>	11/11/2019	Dillon Morrissette
	20199004	BUILDING FINAL	<input checked="" type="checkbox"/>	11/5/2019	Dillon Morrissette
	20199006	BUILDING FINAL	<input checked="" type="checkbox"/>	11/5/2019	Dillon Morrissette
	20199011	BUILDING FINAL	<input checked="" type="checkbox"/>	11/13/2019	Dillon Morrissette
	20199014	BUILDING FINAL	<input checked="" type="checkbox"/>	11/1/2019	Dillon Morrissette
	20199018	BUILDING FINAL FAILED 11/7	<input checked="" type="checkbox"/>	11/11/2019	Dillon Morrissette
	20199019	BUILDING FINAL	<input checked="" type="checkbox"/>	11/20/2019	Dillon Morrissette
	20199022	DRIVEWAY APPROACH	<input checked="" type="checkbox"/>	11/6/2019	Dillon Morrissette
	20199023	BUILDING FINAL	<input checked="" type="checkbox"/>	11/27/2019	Dillon Morrissette
	20199027	BUILDING FINAL	<input checked="" type="checkbox"/>	11/20/2019	Dillon Morrissette
	20199028	BUILDING FINAL	<input checked="" type="checkbox"/>	11/27/2019	Dillon Morrissette
		OTHER	<input checked="" type="checkbox"/>	11/5/2019	Dillon Morrissette
	20199029	METER RELEASE - GAS	<input checked="" type="checkbox"/>	11/7/2019	Dillon Morrissette
	20199030	BUILDING FINAL	<input checked="" type="checkbox"/>	11/25/2019	Dillon Morrissette
	20199031	DRIVEWAY APPROACH	<input checked="" type="checkbox"/>	11/22/2019	Dillon Morrissette
		DRIVEWAY APPROACH	<input checked="" type="checkbox"/>	11/13/2019	Dillon Morrissette
	20199034	METER RELEASE - ELECTRIC	<input checked="" type="checkbox"/>	11/1/2019	Dillon Morrissette
	20199037	DRIVEWAY APPROACH	<input checked="" type="checkbox"/>	11/21/2019	Dillon Morrissette
	20199038	METER RELEASE - ELECTRIC	<input checked="" type="checkbox"/>	11/4/2019	Dillon Morrissette
	20199040	PLUMBING TOP-OUT	<input checked="" type="checkbox"/>	11/6/2019	Dillon Morrissette
	20199042	PLUMBING TOP-OUT MECHANICAL ROUGH FRAMING OTHER	<input checked="" type="checkbox"/>	11/27/2019	Dillon Morrissette
	20199043	PLUMBING TOP-OUT	<input checked="" type="checkbox"/>	11/6/2019	Dillon Morrissette
	20199044	WET WALL	<input checked="" type="checkbox"/>	11/20/2019	Dillon Morrissette
	20199050	ELECTRICAL ROUGH	<input checked="" type="checkbox"/>	11/11/2019	Dillon Morrissette

Inspections Summary

for 11/1/2019 to 11/30/2019

Type	Number	Inspection	Passed	Completion Date	Inspector
SINGLE FAMILY R	20199052	FOUNDATION	<input checked="" type="checkbox"/>	11/13/2019	Dillon Morrissette
		PLUMBING ROUGH	<input checked="" type="checkbox"/>	11/1/2019	Dillon Morrissette
	20199055	PLUMBING ROUGH	<input checked="" type="checkbox"/>	11/18/2019	Dillon Morrissette
		FOUNDATION	<input checked="" type="checkbox"/>	11/26/2019	Dillon Morrissette
	20199057	T-POLE	<input checked="" type="checkbox"/>	11/12/2019	Dillon Morrissette
	20199058	FOUNDATION	<input checked="" type="checkbox"/>	11/4/2019	Dillon Morrissette
	20199059	FOUNDATION	<input checked="" type="checkbox"/>	11/7/2019	Dillon Morrissette
	20199061	T-POLE	<input checked="" type="checkbox"/>	11/6/2019	Dillon Morrissette
	20199062	T-POLE	<input checked="" type="checkbox"/>	11/22/2019	Dillon Morrissette
		PLUMBING ROUGH	<input checked="" type="checkbox"/>	11/22/2019	Dillon Morrissette
	20199063	PLUMBING ROUGH	<input checked="" type="checkbox"/>	11/15/2019	Dillon Morrissette
	20199065	T-POLE	<input checked="" type="checkbox"/>	11/11/2019	Dillon Morrissette
		PLUMBING ROUGH	<input checked="" type="checkbox"/>	11/21/2019	Dillon Morrissette
	20199066	PLUMBING ROUGH	<input checked="" type="checkbox"/>	11/25/2019	Dillon Morrissette
	20199068	T-POLE	<input checked="" type="checkbox"/>	11/13/2019	Dillon Morrissette
		OTHER	<input checked="" type="checkbox"/>	11/13/2019	Dillon Morrissette
	20199070	T-POLE	<input checked="" type="checkbox"/>	11/25/2019	Dillon Morrissette
	20199072	T-POLE	<input checked="" type="checkbox"/>	11/25/2019	Dillon Morrissette
SWIMMING POOL	201910009	POOL FINAL FAILED 10/22/19	<input checked="" type="checkbox"/>	11/11/2019	Dillon Morrissette
	201910016	POOL FINAL	<input checked="" type="checkbox"/>	11/15/2019	Dillon Morrissette
	201910018	POOL FINAL	<input checked="" type="checkbox"/>	11/15/2019	Dillon Morrissette
	201910019	UNDERGROUND ELECTRICAL	<input checked="" type="checkbox"/>	11/12/2019	Dillon Morrissette
	201910021	DECK STEEL	<input checked="" type="checkbox"/>	11/15/2019	Dillon Morrissette
		UNDERGROUND ELECTRICAL	<input checked="" type="checkbox"/>	11/21/2019	Dillon Morrissette
	201910023	UNDERGROUND ELECTRICAL	<input checked="" type="checkbox"/>	11/14/2019	Dillon Morrissette
		DECK STEEL	<input checked="" type="checkbox"/>	11/20/2019	Dillon Morrissette
		GAS LINE TO HEATER	<input checked="" type="checkbox"/>	11/15/2019	Dillon Morrissette
		BELLY STEEL	<input checked="" type="checkbox"/>	11/14/2019	Dillon Morrissette
	201910026	BELLY STEEL	<input checked="" type="checkbox"/>	11/15/2019	Dillon Morrissette

City of Parker Municipal Court Report

	Nov, 2018	Dec, 2018	Jan, 2019	Feb, 2019	March, 2019	April, 2019	May, 2019	June, 2019	July, 2019	Aug, 2019	Sept, 2019	Oct, 2019	Nov, 2019
New Cases Filed	96	63	149	111	146	123	128	150	135	133	128	107	158
Traffic	84	46	109	97	123	98	109	113	107	99	103	85	119
Non-Traffic	12	17	40	14	23	25	19	37	28	34	25	22	39
Total Pending Cases	1371	1358	1424	1427	1467	1523	1530	1543	1558	1568	1587	1558	1621
Traffic	1023	1008	1053	1061	1102	1151	1162	1169	1176	1176	1194	1170	1213
Non-Traffic	348	350	371	366	365	372	368	374	382	392	393	388	408
Uncontested Dispositions	45	40	37	52	69	38	57	70	51	57	55	75	50
Compliance Dismissals:													
After Driving Safety Course	21	16	14	16	16	9	28	31	37	19	24	24	20
After Deferred Disposition	30	18	26	31	13	16	30	35	31	45	27	35	20
After proof of Insurance	5	1	2	4	6	3	5	2	2	1	3	1	3
Other Dismissals	2	3	4	0	2	1	1	1	2	1	0	4	2
Total Cases Disposed	103	78	83	108	106	67	121	139	123	123	109	139	95
Show Cause Hearings Held	21	18	13	17	7	11	11	13	9	16	22	14	5
Trials	0	0	0	0	0	0	0	0	0	0	0	0	0
Arrest Warrants Issued	32	0	0	0	1	13	0	0	0	26	58	0	4
Warrants Cleared	9	4	5	8	6	4	3	2	0	6	2	28	6
Total Outstanding Warrants	567	563	558	550	545	554	551	549	549	569	625	597	595
Fines, Court Costs & Other Amounts Collected:													
Retained by City	\$10,519.00	\$7,593.00	\$7,510.00	\$12,004.00	\$13,877.00	\$8,790.00	\$10,862.00	\$11,674.00	\$11,741.00	\$11,916.00	\$11,908.00	\$ 9,808.00	\$ 11,190.00
Remitted to State	\$7,499.00	\$4,819.00	\$4,880.00	\$8,579.00	\$10,611.00	\$7,582.00	\$7,935.00	\$8,836.00	\$9,603.00	\$8,419.00	\$ 9,293.00	\$ 8,628.00	\$ 9,727.00
Total	\$18,018.00	\$12,412.00	\$12,390.00	\$20,583.00	\$24,488.00	\$16,372.00	\$18,797.00	\$19,824.00	\$21,277.00	\$20,160.00	\$21,209.00	\$18,436.00	\$ 20,917.00

Definitions:

Show Cause Hearing - A court hearing that is held for a defendant who has been granted a Driving Safety Course or Deferred Disposition to Show Cause for Non-Compliance
All Cases heard in Municipal Court are Class C Misdemeanors Only

PARKER POLICE DEPARTMENT
REPORT OF MONTHLY STATISTICS YEAR TO DATE

November 2019	THIS MONTH	YTD 2019
Total Incidents	1193	9605
Calls for Service	94	1061
House Watch	406	3337
Other Service Response Incidents	693	5207
Reported Incidents - Group A	6	78
Arson	0	0
Assault	0	7
Bribery	0	0
Burglary/Breaking and Entering	2	7
Counterfeiting/Forgery	0	4
Destruction/Damage/Vandalism of Property	1	8
Drug/Narcotic Offenses	1	16
Embezzlement	0	0
Extortion/Blackmail	0	0
Fraud	0	11
Gambling	0	0
Homicide	0	0
Human Trafficking	0	0
Kidnapping/Abduction	0	0
Larceny/Theft	1	18
Motor Vehicle Theft	0	0
Pornography/Obscene Material	0	1
Prostitution	0	0
Robbery	0	0
Sex Offenses	0	2
Sex Offenses, Nonforcible	1	2
Stolen Property	0	2
Weapon Law Violations	0	0
Group B Offenses	0	17
Bad Checks	0	0
Curfew/Loitering/Vagrancy Violations	0	0
Disorderly Conduct	0	0
Driving Under the Influence	0	3
Drunkenness	0	1
Family Offenses, Nonviolent	0	0
Liquor Violations	0	0
Peeping Tom	0	0
Runaway	0	2
Trespass of Real Property	0	3
All Other Offenses	0	8
Incident Reports - Non-Offenses	4	44
Incident Reports	4	38
Mental Health	0	6

Adult Arrests	0	25	
Males	0	19	
Females	0	6	
Juvenile Detentions	0	0	
Males	0	0	
Females	0	0	
Traffic Enforcement	231	2013	
Citations	152	1410	
Warnings	79	603	
Accidents	2	61	
Injury	0	12	
Non-Injury	2	48	
FLID	0	1	
Investigations	44	670	
Cases Assigned	10	145	
Clearances	8	72	
Cases Filed with DA	3	38	
Follow-Ups	22	391	
Leads Online	1	24	
Alarm Activations	19	194	
Residential	19	182	
Chargeable	13	140	
Non-Chargeable	6	42	
Business	0	12	
Chargeable	0	4	
Non-Chargeable	0	8	
Outside Agency Activities	13	167	
Murphy PD	6	110	
Collin County SO	4	26	
Wylie PD	2	6	
Allen PD	0	5	
Other	1	20	
Staff	Sworn	Civilian	Reserve
Authorized	11	1	2
Current Strength	9	1	1
In Training	0	0	0
Openings	2	0	0
% Staffed	82%	100%	50%
Reserve Hours	20	194.5	

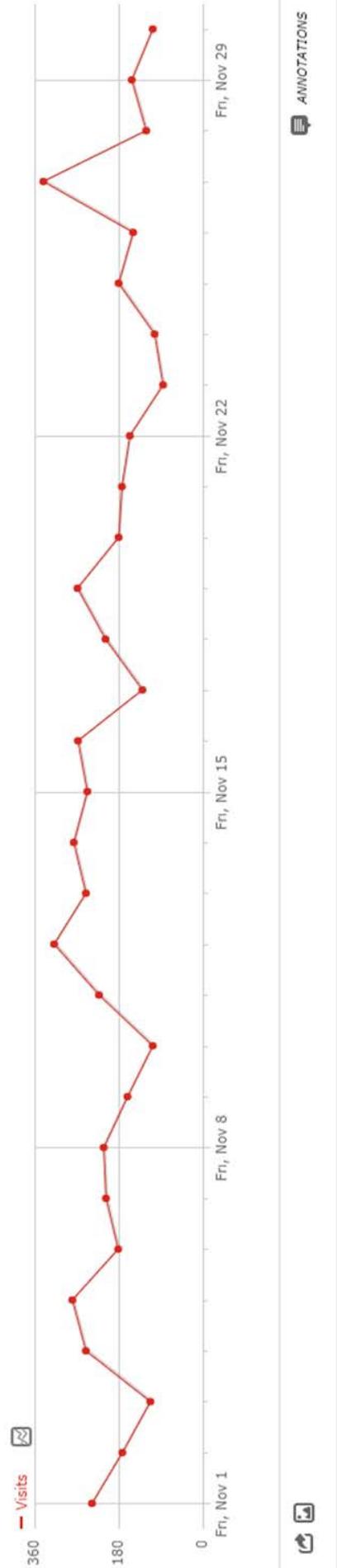
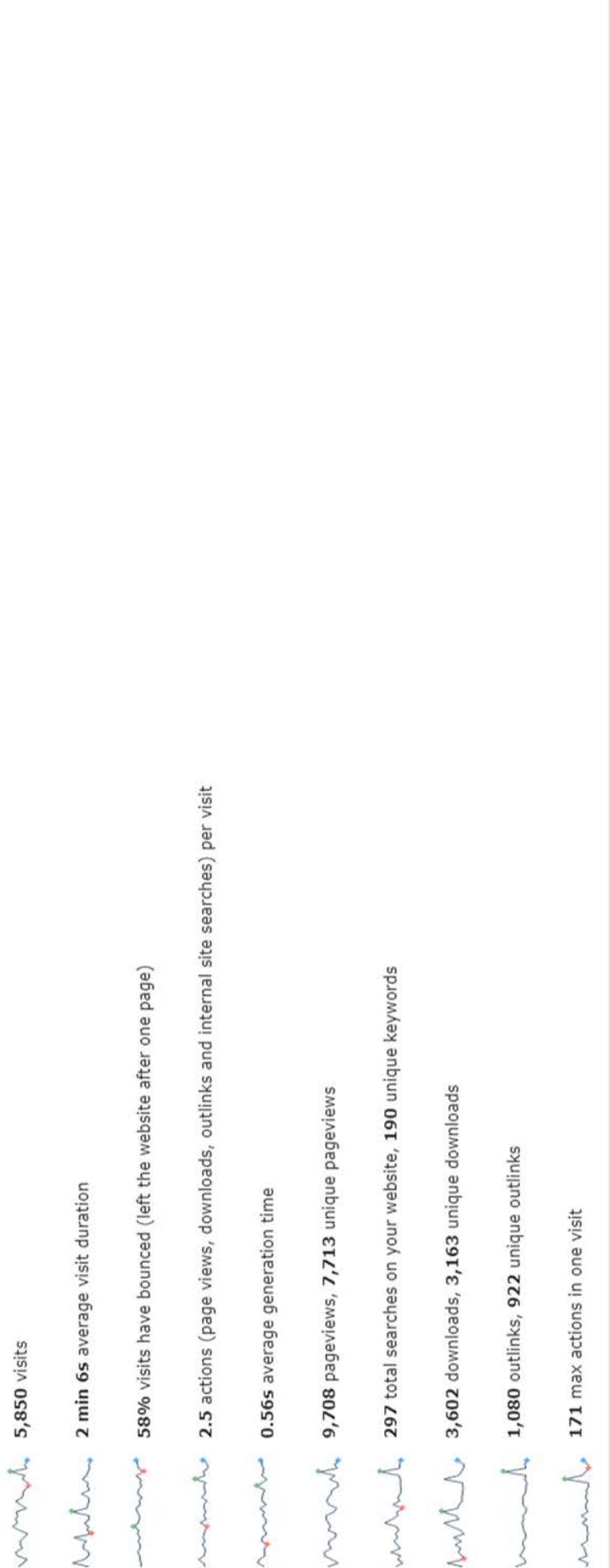
PIWIKPRO

Parker, TX

Date Range: November 2019

Monthly Web Report

Visits Overview (with graph)

Evolution over the period**Report**

Site Search Keywords

Keyword	Searches	Search Results Pages	% Search Exits
Bulk Trash	7	1.3	%14
Burn Ban	0	0	%0
True	4	1	%100
Water	1	1	%0
Code of Ordinances	4	1.3	%75
Internet Services	0	0	%0
Trash	4	1.3	%0
Address	0	0	%0
Brush	1	1	%0
Bulk	1	2	%0
Burn	0	0	%0
Chickens	0	0	%0
City Administrator	1	1	%0
Contract	0	0	%0
Electricity	0	0	%0
Fire	0	0	%0
Police	1	1	%0
Garbage	0	0	%0
Hydrant Meter Application	0	0	%0
Job Postings	0	0	%0
Jobs	1	1	%0
Map	0	0	%0
Newsletter	0	0	%0

Referrer Type

Overview	 VISITS
REFERRER TYPE	
Direct Entry	4,061
⊕ Search Engines	1,717
⊕ Websites	72

Visitor Location (Country)		▼ VISITS
COUNTRY		
 United States		4,778
 Singapore		416
 Philippines		115
 South Korea		107
 Germany		80
 China		76
 India		55
 Israel		46
 Russia		21
 Canada		16
 Pakistan		11
 South Africa		10
 Netherlands		9
 France		7
 Kenya		7
 Nigeria		7
 Sri Lanka		5
 Czech Republic		4
 Ghana		4
 Saudi Arabia		4
 Australia		3
 Belgium		3
 Denmark		3
 Egypt		3

Device Type

Device type		VISITS
TYPE ▾		
	Unknown	196
 Tv		-
 Tablet		232
 Smartphone		2,257
	Smart display	-
	Portable media player	-
	Phablet	8
 Feature phone		1
 Desktop		3,155
 Console		1
 Car browser		-
 Camera		-



We'll handle it from here.™

Quarterly Report

City of Parker



July 2019 – September 2019 3 Quarterly Report

Rick Bernas

REPUBLIC SERVICES OF PLANO



YTD tons 2019



PARKER		1st Qtr 2019	2nd Qtr 2019	3rd Qtr 2019		
Solid Waste	440	455	488			
Recycle	132	138	152			
Bulk/Brush	157	201	286			
TOTALS	729	794	926			



Drive By's 2019



Drive by's / all services

2nd - qtr:

Homes: 1,332

17,316 – trash
17,316 – recycle

17,316 – recycle

3,996 – bulk

38,628 – drive by's



4th Quarter goals:

.Finalize costs on possible bulk schedule change and process





REPUBLIC
SERVICES, INC.[™]

ALLIED WASTE
INDUSTRIES

TWO INDUSTRY INNOVATORS ARE NOW ONE ENVIRONMENTAL LEADER.

Thank You
CITY OF PARKER





Council Agenda Item

Item 4
C'Sec Use Only

Budget Account Code:	Meeting Date: December 17, 2019
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Olson P&R Chair Barron
Estimated Cost:	Date Prepared: December 6, 2019
Exhibits:	<u>Proposed Resolution</u>

AGENDA SUBJECT

DISCUSSION/CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2019-624, ALLOWING PARKER'S PARKS AND RECREATION (P&R) COMMISSION TO PARTICIPATE IN THE KEEP TEXAS BEAUTIFUL PROGRAM; APPROVING THE PARTICIPATION COST OF \$150; AND SUPPORTING PROGRAM FUNDING. [PETTLE/OLSON/BARRON]

SUMMARY

The Parks and Recreation (P&R) Commission has recommended City Council consider participating in the Keep Texas Beautiful Program at a cost of \$150. The P&R Commission would be responsible for the program. The Commission has moved forward with the free training to get re-certified.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
Acting City Administrator:	<i>Luke B. Olson</i>	Date:	12/13/2019

CITY OF PARKER
RESOLUTION NO. 2019-624
(Keep Texas Beautiful)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER,
COLLIN COUNTY, TEXAS, ALLOWING PARKER'S PARKS AND
RECREATION (P&R) COMMISSION TO PARTICIPATE IN THE KEEP
TEXAS BEAUTIFUL PROGRAM; APPROVING THE PARTICIPATION
COST OF \$150; AND SUPPORTING PROGRAM FUNDING.**

WHEREAS, Keep Texas Beautiful (KTB) is a network of dedicated Texans working together to make our state the best place to live, work and play; and,

WHEREAS, KTB equips local partners and affiliates with the tools they need to build vibrant, engaged communities; and

WHEREAS, founded in 1967, Keep Texas Beautiful has more than 50 years of experience deploying resources for local clean-up, recycling, and youth engagement efforts; and,

WHEREAS, the City Council finds that it would be beneficial to the residents of the City of Parker for the Parks and Recreation Commission to participate in the KTB program; and

NOW THEREFORE, be it resolved by the City Council of the City of Parker, Collin County, Texas, as follows:

1. The Parks and Recreation Commission is hereby authorized by the City Council to participate in the Keep Texas Beautiful program.
2. Funding of \$150.00 is approved.
3. This Resolution is effective immediately upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Parker, Collin County, Texas, on this the 17th day of December, 2019.

CITY OF PARKER:

Lee Pettle, Mayor

ATTEST:

Patti Scott Grey, City Secretary

APPROVED AS TO FORM:

Brandon S. Shelby, City Attorney

Proposed



Council Agenda Item

Item 5
C'Sec Use Only

Budget Account Code:	Meeting Date: December 17, 2019
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Olson City Attorney Shelby
Estimated Cost:	Date Prepared: December 9, 2019
Exhibits:	<ul style="list-style-type: none">1. Proposed Resolution2. Letter from Rowlett Mayor Tammy Dana-Bashian, dated Nov. 25, 20193. Sample Resolution4. PowerPoint, dated Nov. 18, 2019

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2019-625, APPROVING A DESIRE TO JOIN A COALITION OF NON-MEMBER CUSTOMER ENTITIES OF THE NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD); AND PROVIDING AN EFFECTIVE DATE. [OLSON/SHELBY]

SUMMARY

Please review the information provided for an invitation to join a coalition of the non-member customer entities of the North Texas Municipal Water District (NTMWD).

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
Acting City Administrator:	<i>Luke B. Olson</i>	Date:	12/13/2019

RESOLUTION NO. 2019-625
(*NTMWD Non-Member Coalition*)

**A RESOLUTION OF THE CITY OF PARKER, TEXAS, APPROVING A DESIRE
TO JOIN A COALITION OF NON-MEMBER CUSTOMER ENTITIES OF THE
NORTH TEXAS MUNICIPAL WATER DISTRICT; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the North Texas Municipal Water District is a utility district consisting of 13 member cities, and 34 "non-member customer entities" made up of 14 customer cities and 20 special utility districts; and

WHEREAS, the City of Parker, Texas is one of the 34 non-member customer entities of the North Texas Municipal Water District; and

WHEREAS, the North Texas Municipal Water District is the only realistic source of water for thousands of users in the non-member customer entities populations; and

WHEREAS, non-member customer entities share common concerns that include 1) a lack of any voice or participation in decisions made by the North Texas Municipal Water District that affect our residents and businesses, 2) outdated contractual provisions that disincentivize water conservation, and 3) rates that are higher than member cities.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
PARKER, TEXAS:**

Section 1: That the City of Parker, Texas shares the same concerns as other non-member customer entities of the North Texas Municipal Water District as follows:

- The contractual "Take-or-Pay" rate structure is outdated and disincentivizes water conservation while forcing non-member customer entities to pay for water they do not use;
- The lack of representation and communication in decisions made by the North Texas Municipal Water District reduces transparency and is detrimental to the governance of non-member customer entities residents and businesses;
- The prohibition preventing non-member customer entities to become a member city; and
- A discriminatory water rate methodology that charges non-member customer entities more than member cities.

Section 2: That the City of Parker, Texas expresses its desire to join with other non-member customer entities to form a coalition that will identify and evaluate issues common to our organizations and give voice to our residents and businesses.

Section 3: This resolution shall become effective immediately upon its passage

PASSED AND APPROVED by the City Council of the City of Parker, Collin County, Texas on this the 17th day of December, 2019.

CITY OF PARKER:

Lee Pettle, Mayor

ATTEST:

Patti Scott Grey, City Secretary

APPROVED AS TO FORM:

Brandon Shelby, City Attorney

Mayor ~ Tammy Dana-Bashian
Mayor Pro Tem ~ Martha Brown
Deputy Mayor Pro Tem ~
Matt Grubisich
City Council ~
Robert Blake Margolis
Brownie Sherrill
Whitney P. Laning
Pamela Bell
City Manager ~ Brian Funderburk



City of Rowlett ~ www.rowlett.com
4000 Main Street Rowlett, TX 75088
Phone ~ 972.412.6100 Fax ~ 972.412.6118

*A well-planned lakeside community
of quality neighborhoods,
distinctive amenities,
diverse employment, and
cultural charm.*
THE place to live, work and play.

November 25, 2019

City of Parker
5700 E Parker Road
Parker, Texas 75002

Re: Invitation to join a coalition of the non-member customer entities of the North Texas Municipal Water District

My name is Tammy Dana-Bashian and I am the Mayor of the City of Rowlett, Texas. I would like to invite you to join a coalition of the non-member customer entities of the North Texas Municipal Water District (NTMWD).

The City of Rowlett is one of 34 non-member entities of the NTMWD. The entire NTMWD is made up of 13 member cities, and 14 customer cities and 20 special utility districts. You are one of those 34 non-member customer entities.

Non-member customer entities share common concerns that include 1) a lack of any voice or participation in decisions made by the NTMWD that affect our residents and businesses, 2) outdated contractual provisions that disincentivize water conservation, and 3) rates that are higher than member cities.

On November 18, 2019, the City of Rowlett hosted a meeting of 11 of the 14 customer cities. Based on this discussion, there is interest to form a coalition among the non-member customer entities and we would like you to consider joining. The group requested a draft resolution expressing interest to create such a coalition and further recommended that the offer be made to all non-member customer entities. I have attached the draft resolution which expresses a desire to join the coalition. I have also included a copy of the powerpoint presented at this meeting.

We also want you to know that we notified the NTMWD of the November 18th meeting. It is our intent to be transparent while still providing the latitude for the non-member customer entities to decide how this coalition will form and what its focus will be.

The initial steps are as follows:

1. Circulate the invitation and draft resolution among all 34 non-member customer entities
2. Share the presentation discussed at the November 18th meeting with the non-member customer entities



3. Non-member customer entities desiring to join should adopt the draft resolution in December or January
4. Goal is to have the first meeting in February 2020 who will then determine the actual structure and mission of the coalition

The initial resolution expressing interest to form the coalition doesn't have to be exact. Each entity may wish to modify the language to meet their needs with the basic purpose to form a group of interested non-member customer entities to come together to resolve common concerns and to work as a group with our common water provider. Once the group makes a recommendation for the actual structure and mission, we would have a more firm, enabling resolution for the group to adopt.

Please provide a point of contact for future communications regarding this matter. We would like a contact name, email and phone number. We would also appreciate any updates from your point of contact on action to have or anticipate having in regard to joining the coalition that we can share with the entire group. You can communicate the point of contact or reach out to us if you have any questions about the resolution, presentation, or the meeting. My cell number is 469-203-9750 and my email is tdana-bashian@rowlett.com. Or you can contact my City Manager, Brian Funderburk at 972-948-8150 or by email at bfunderburk@rowlett.com. Brian and I would be glad to meet with you or talk by phone at your choice. Thanks.



Tammy Dana-Bashian
Mayor

A RESOLUTION OF THE [NAME YOUR ORGANIZATION], APPROVING A DESIRE TO JOIN A COALITION OF NON-MEMBER CUSTOMER ENTITIES OF THE NORTH TEXAS MUNICIPAL WATER DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Texas Municipal Water District is a utility district consisting of 13 member cities, and 34 “non-member customer entities” made up of 14 customer cities and 20 special utility districts; and

WHEREAS, the *[name your organization]* is one of the 34 non-member customer entities of the North Texas Municipal Water District; and

WHEREAS, the North Texas Municipal Water District is the only realistic source of water for thousands of users in the non-member customer entities populations; and

WHEREAS, non-member customer entities share common concerns that include 1) a lack of any voice or participation in decisions made by the North Texas Municipal Water District that affect our residents and businesses, 2) outdated contractual provisions that disincentivize water conservation, and 3) rates that are higher than member cities.

NOW THEREFORE BE IT RESOLVED BY THE [NAME YOUR ORGANIZATION]:

Section 1: That the *[name your organization]* shares the same concerns as other non-member customer entities of the North Texas Municipal Water District as follows:

- The contractual “Take-or-Pay” rate structure is outdated and disincentivizes water conservation while forcing non-member customer entities to pay for water they do not use;
- The lack of representation and communication in decisions made by the North Texas Municipal Water District reduces transparency and is detrimental to the governance of non-member customer entities residents and businesses;
- The prohibition preventing non-member customer entities to become a member city; and
- A discriminatory water rate methodology that charges non-member customer entities more than member cities.

Section 2: That the *[name your organization]* expresses its desire to join with other non-member customer entities to form a coalition that will identify and evaluate issues common to our organizations and give voice to our residents and businesses.

Section 3: This resolution shall become effective immediately upon its passage.

NTMWD Customer Cities Luncheon

Rowlett Community Center

November 18, 2019



Agenda

Gather

Introductions and opening comments – Rowlett Mayor, Tammy Dana-Bashian

Serve Lunch

Program – Rowlett City Manager, Brian Funderburk

- Brief history of the North Texas Municipal Water District (NTMWD)
- NTMWD water supply strategy
- Rate increases
- Member and Customer Cities usage
- Cost of unused water under take or pay provision
- PUC action
- Summary of Customer Cities issues

Discussion and wrap-up – Rowlett Mayor, Tammy Dana-Bashian

Next Steps



The City of Rowlett would like to invite the Mayors, City Managers and/or designees of the customer cities of the North Texas Municipal Water District (NTMWD) to a luncheon meeting. The purpose of the meeting is to determine if there is a common ground to establish a consolidated approach or position on issues and concerns mutually affecting NTMWD customer cities. Topics could include representation on the NTMWD Board, take-or-pay, water conservation, etc. In the interest of transparency, NTMWD staff will be notified of this meeting.

Date: Monday, November 25, 2019

Time: 11:45am – 1:30pm

Location: Rowlett Community Centre – Room A, 5300 Main Street, Rowlett, Texas 75088

Please RSVP by Wednesday, November 13 to Evette Whitehead, Executive Assistant to the City Manager, Evette.Whitehead@rowletttx.gov or 972-412-6113. Questions, please contact Rowlett City Manager, Brian Funderburk at Brian.Funderburk@rowletttx.gov or 972-803-4436.

We look forward to seeing you!

Rowlett



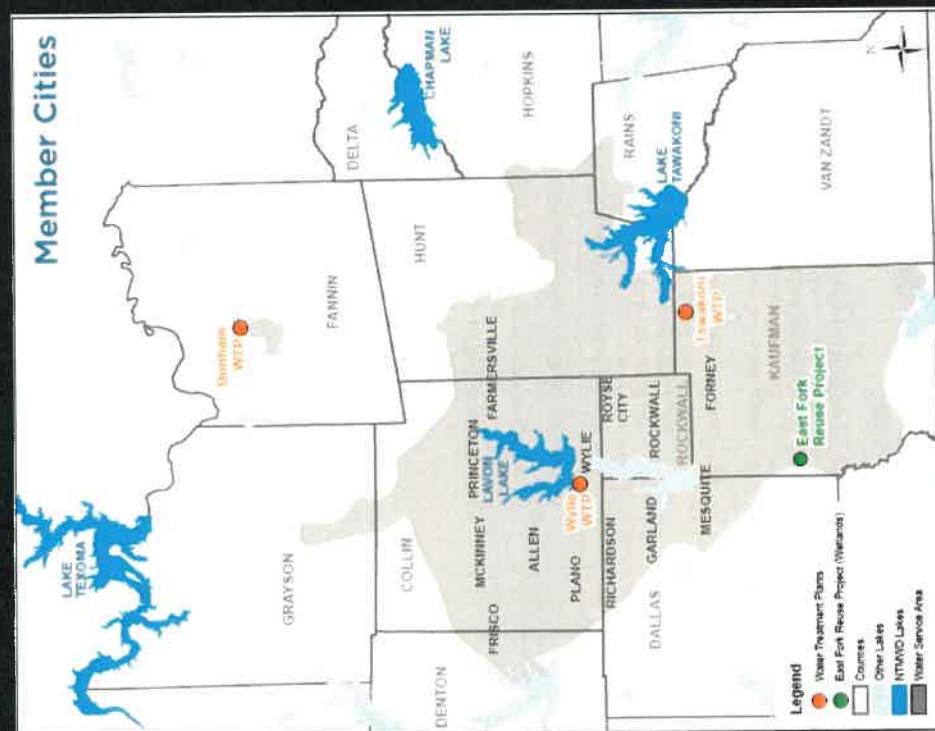
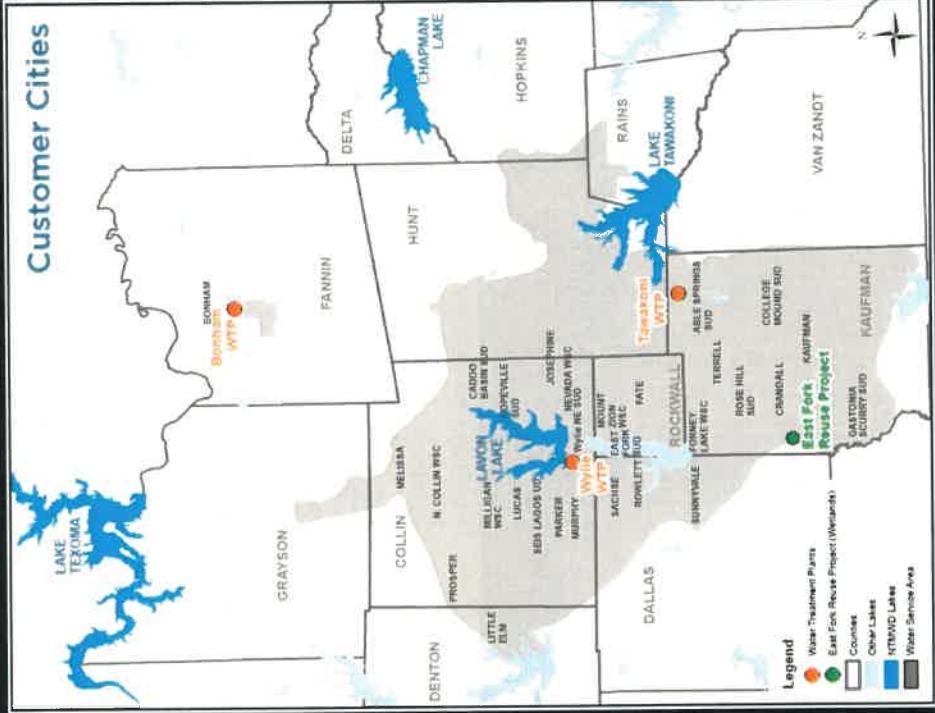
Brief History

OUR KEY MILESTONES INCLUDE:

1945	U.S. Congress authorizes construction of Laron Lake
1946	Tri-County Laron Reservoir Association convenes
1948	Laron Lake construction begins
1951	North Texas Municipal Water District created as a special district of the state 10 cities (Farmersville, Forney, Garland, McKinney, Mesquite, Plano, Princeton, Rockwall, Royse City and Wylie) became the original Member Cities.
1954	NTMWD creates regional water system (pop. 32,000)
1956	First treated water plant begins operations
1966	Obtains Water Rights permit for Cooper Lake
1968	USACE begins construction on Cooper Lake
1972	NTMWD creates regional wastewater system
1973	City of Richardson becomes 11th Member City
1975	Laron Lake dam raised to store more water (pop. 200,000)
1980	NTMWD creates regional solid waste system
1982	Maxwell Creek Landfill opens
1986	Water rights permit for Lake Texoma obtained
1987	Wilson Creek regional wastewater treatment plant begins operations
1990	72" Texoma pipeline construction begins
1991	Cooper Lake dam completed after injunction causes 15 year delay
1994	Total population served = approx. 800,000
1998	City of Allen becomes 12th Member City
1998	Cooper Lake renamed Jim Chapman Lake by act of Congress
2001	Lake Tawakoni Water Treatment plant begins operations; drought plan initiated (hottest year on record)
2004	121 Regional Disposal Facility opens in Melissa
2006	Began permitting process to build the Bois d'Arc Lake to meet future water needs
2008	East Fork Reuse Project in operation using 1,840-acre manmade wetlands
2009	Zebra Mussels detected in Lake Texoma; 28% of water supply lost
2011	Lake Tawakoni Water Treatment plant begins operations; drought plan initiated (hottest year on record)
2013	Ozone disinfection facilities begin service
2014	Texoma to Wylie WTP pipeline complete, restoring access to Lake Texoma – 28% of water supply
2015	Water rights permit for Lower Bois d'Arc Creek Reservoir obtained (pop. 1.6 million)
2018	Construction begins on first new major reservoir in Texas, Bois d'Arc Lake, in nearly three decades

- NTMWD was created in 1951 with 32,000 customers
- Today, NTMWD serves 1.7 million
- 13 member cities
- 14 customer cities + various districts
- In 2019, NTMWD delivered nearly 100 billion gallons of water

NTMWD Member and Customer Cities



NTMWD Member and Customer Cities

Member Cities

Allen (1998)
Farmersville
Forney
Frisco (2001)
Garland
McKinney
Mesquite
Plano
Princeton
Richardson (1973)
Rockwall
Royse City
Wylie

(Latest cities to become members. The original ten member cities founded the district in 1951)

Customer Cities

Fairview
Fate
Josephine
Kaufman
Little Elm
Lucas
Melissa
Murphy
Parker
Prosper
Rowlett
Sachse
Sunnyvale
Terrell
+ 20 special districts



NTMWD Water Supply Strategy – Future Sources



WATER SUPPLY PLANNING: FUTURE SOURCES

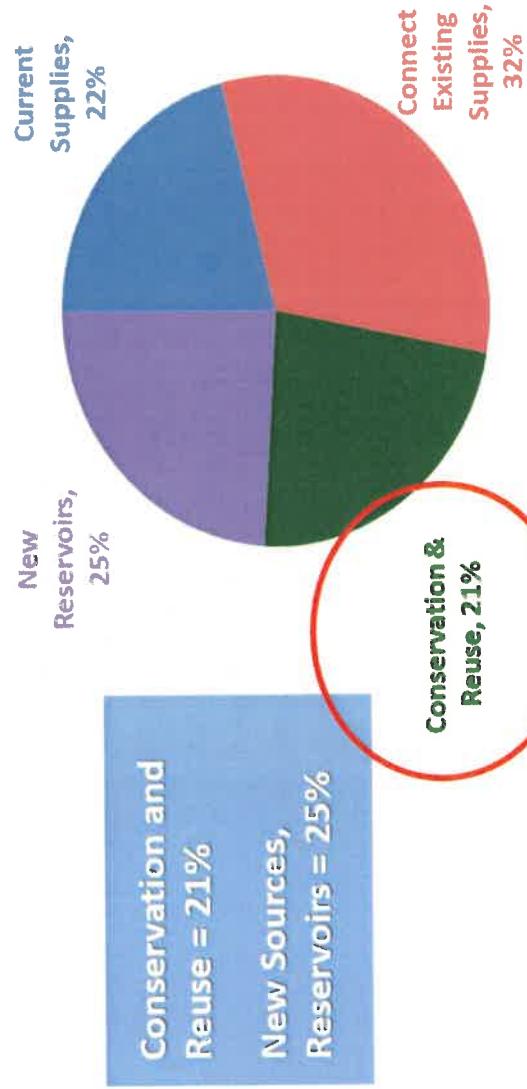
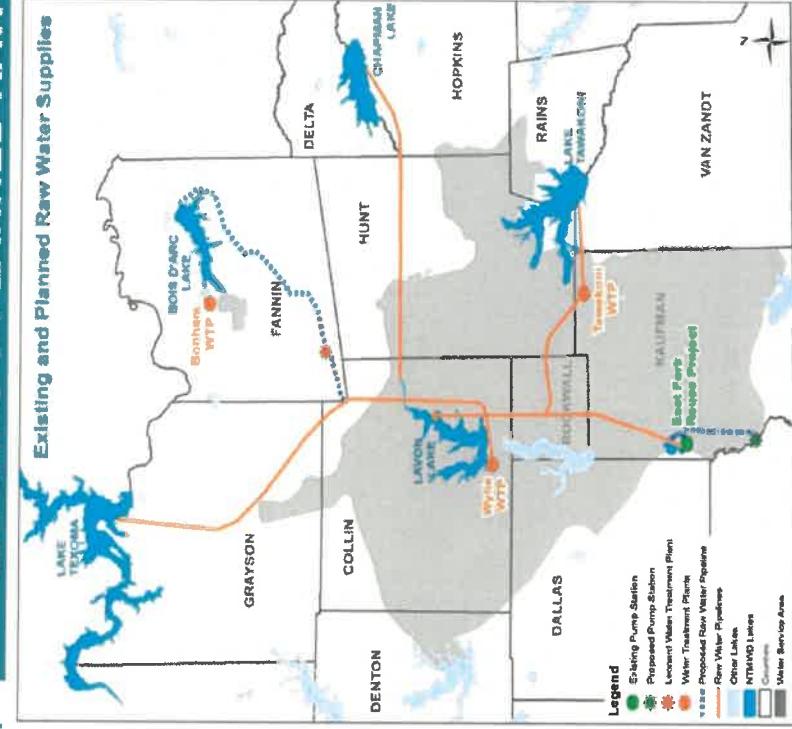


Chart represents NTMWD supplies in 2060
Source: 2016 Region C Water Plan

NTMWD strategy is to use
“conservation and reuse” to
make up the equivalency of
another water source.

NTMWD Water Supply Strategy – Existing and Planned Raw Water Supplies

EXISTING & PLANNED RAW WATER SUPPLIES



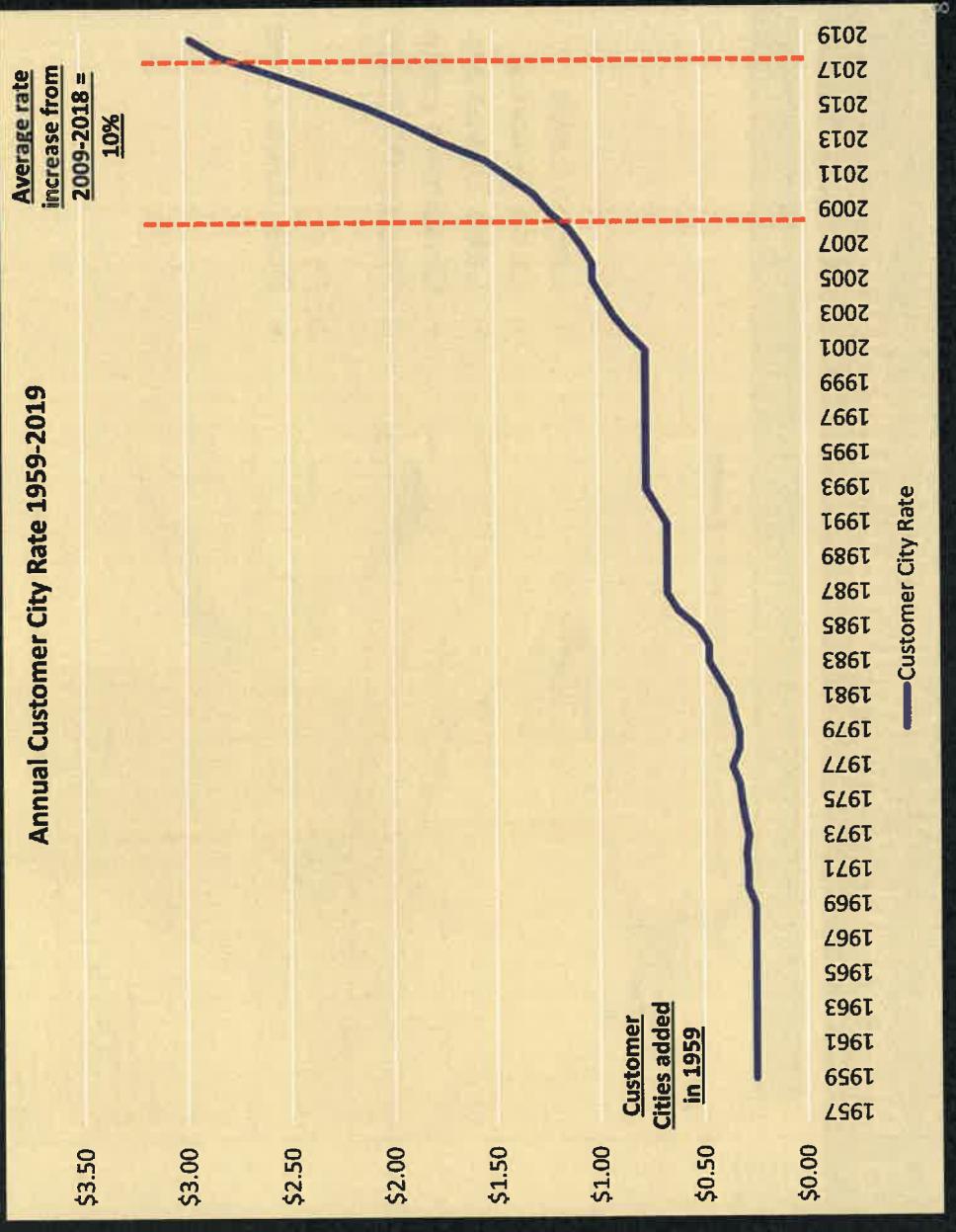
In addition to conservation and reuse, the NTMWD has five existing water reservoirs and one reservoir in progress.



Rate Increases - Historical

Customer Cities were added in 1959.

Average rate increase between 1959-2008 = 3%



Average rate increase between 2009-2018 = 10%

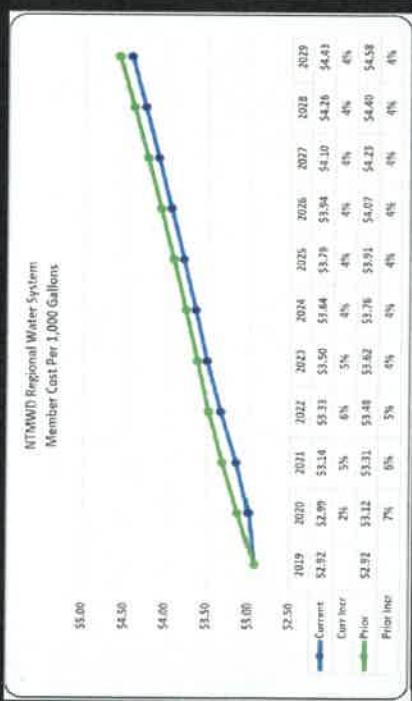
Rate Increases - 2019



The slide on the bottom came from the 10-25-19 meeting.

Increases in 2019 and beyond are now projected at a more modest 4%-6%.

Capital funding now makes up 62.5% of the total rate.



2.4% Increase to Wholesale Water Rate

By adjusting the way NTMWD develops its budget to reflect actual annual system-wide water demands (operations funding) and more certainty for the capital program (capital funding), the District's total revenue requirement for FY20 results in a 7-cent rate increase - lower than previous projections.

Increases in 2019 and beyond are now projected at a more modest 4%-6%.



WATER SYSTEM

Who Benefits



Projects Needed



Staff Required*



	FY19	FY20	Change
Variable O&M (i.e. chemicals, power, etc.)	\$.42	\$.44	\$.02
Fixed O&M (i.e. personnel, maintenance, etc.)	\$.71	\$.68	(\$.03)
Capital	\$ 1.79	\$ 1.87	\$.08
Total (per 1,000 gal.)	\$ 2.92	\$ 2.99	\$.07*

*Customer Costs/Estimate rate + 4.05

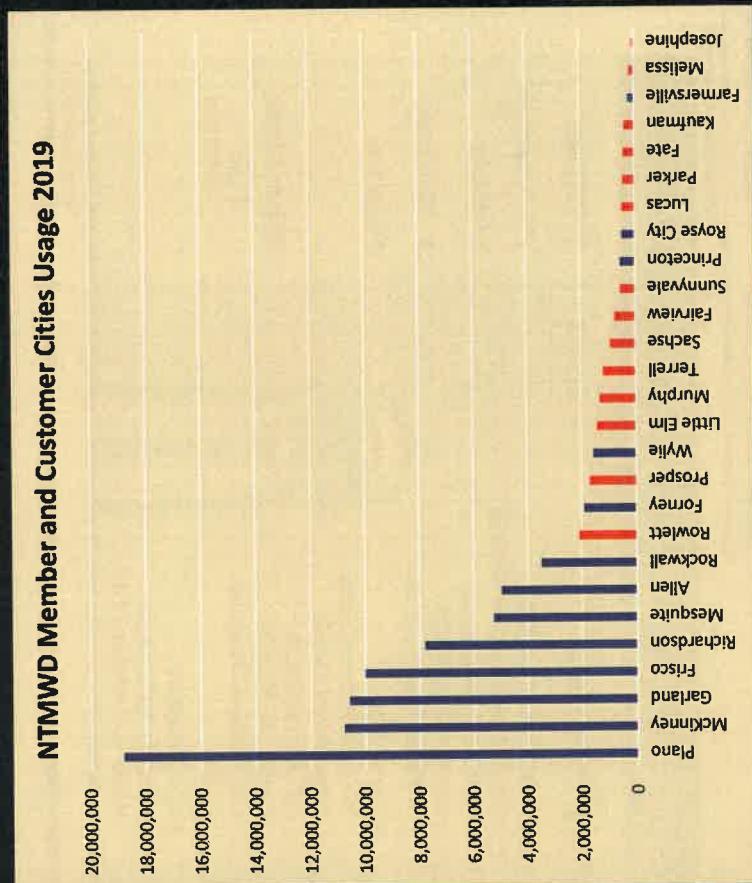
*does not include support staff

FY20 MEMBER CITY WHOLESALE WATER RATE

	FY19	FY20	Change
Variable O&M (i.e. chemicals, power, etc.)	\$.42	\$.44	\$.02
Fixed O&M (i.e. personnel, maintenance, etc.)	\$.71	\$.68	(\$.03)
Capital	\$ 1.79	\$ 1.87	\$.08
Total (per 1,000 gal.)	\$ 2.92	\$ 2.99	\$.07*

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NTMWD Member and Customer Cities Usage



<u>Entities</u>	<u>WY2019 (billion gallons)</u>	<u>WY2019 % of Total</u>	<u>WY2010 (billion gallons)</u>	<u>WY2010 % of Total</u>
Member Cities	76.3	82.3%	74.6	84.6%
Customer Cities	11.8	12.7%	10.2	11.6%
Other	4.6	5.0%	3.4	3.8%
Total	92.7	100.0%	88.2	100.0%

Note: data based on water year.

Interesting Fact # 1: Customer cities usage has increased from 11.6% to 12.7% since 2010, growing faster than member cities.

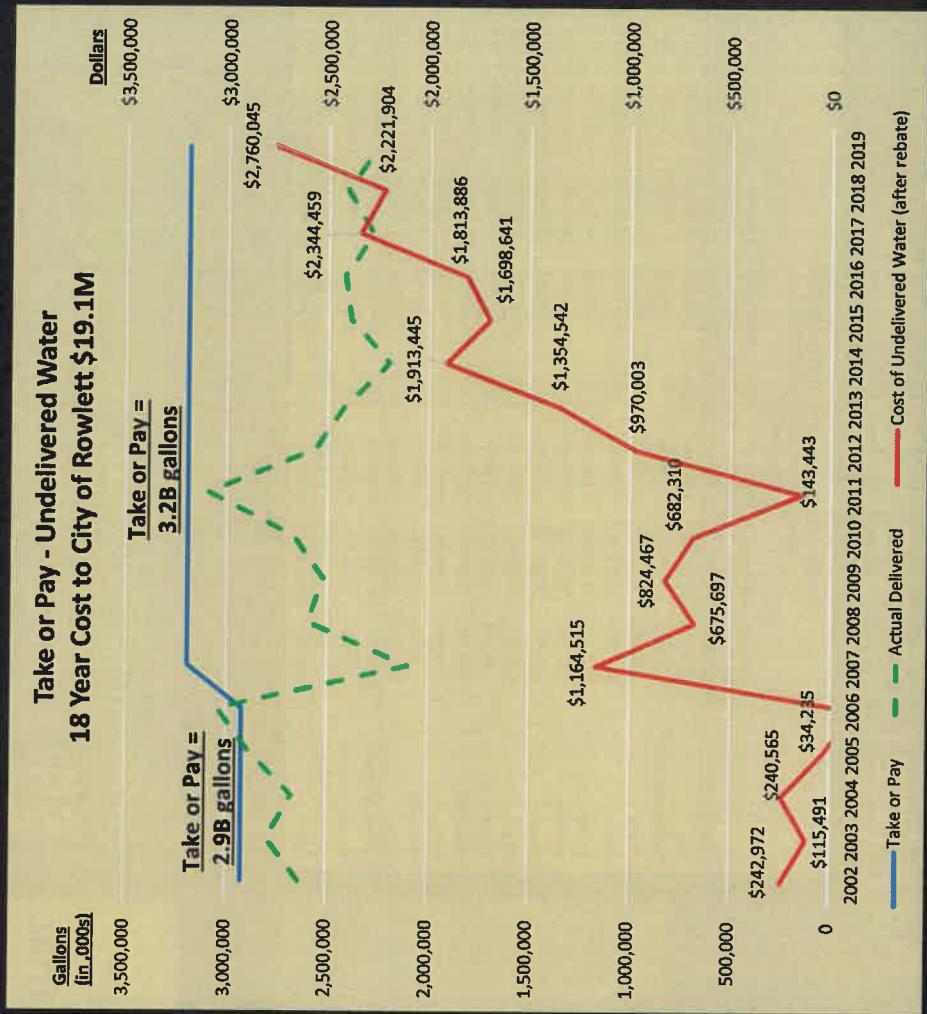
Interesting Fact #2: Customer cities paid **\$44.5** million for water in 2019 compared to \$16.0 million in 2010.

Rowlett History of Take or Pay – 2002-2019

Rowlett is a customer city of the North Texas Municipal Water District. Like many such wholesalers, the District has a “take-or-pay” provision in the contract that requires the purchase of a minimum amount of water based on the highest annual usage.

For Rowlett, this amount is 3.2B gallons which was set after the drought of 2006.

Over the past 18 years, Rowlett has paid \$19.1 million for water it did not sell under the “take-or-pay” agreement with NTMWD.



Note: cost of undelivered water (after rebate) is based on fiscal year not water year.

NTMWD Member and Customer Cities Cost of Unused Water under Take or Pay (net of rebate) - 2019

Entities	WY2019 (billion gallons)	WY2019 Cost (millions)	WY2010 (billion gallons)	WY2010 Cost (millions)
Member Cities	21.5	\$60.4	18.2	\$21.1
Customer Cities	3.2	\$9.1	2.2	\$2.5
Total	24.7	\$69.5	20.4	\$23.6

Note: data based on water year.

NORTH TEXAS MUNICIPAL WATER DISTRICT WATER CONSUMPTION REPORT July 2019										
Member Cities	Water Used Jul 19 1000 Gallons	Daily Avg Jul 19 1000 Days	Total 18-19 Aug - Jul 1000 Gallons	% of Annual	Water Used Jul 18 1000 Gallons	Daily Avg Jul 18 1000 Days	Total 17-18 Aug - Jul 1000 Gallons	% of Annual	17-18 Maximum 1000 Gallons	
Allen	659,015	21,687,167	4,954,742	82.4	852,980	26,030,625	5,814,140	86.7		
Farmersville	21,810	727,000	216,295	77.1	28,084	908,875	203,755	72.6		
Forney	243,456	8,115,200	1,008,486	97.6	289,363	9,042,594	1,856,185	105.8		
Frisco	1,377,750	45,925,333	5,989,380	90.9	1,671,140	52,223,125	10,986,490	107.4		
Garland	1,219,373	40,645,767	10,985,144	77.2	1,303,419	40,731,844	11,008,106	80.6		
McKinney	1,065,014	35,590,467	10,685,172	90.0	1,080,955	50,967,261	11,983,029	111.2		
Mesquite	556,752	18,558,400	3,248,168	63.2	639,692	19,959,125	5,631,061	67.9		
Plano	2,367,627	78,920,900	18,615,029	70.4	3,084,231	96,382,219	21,803,047	81.6		
Princeton	60,163	2,005,433	524,581	98.0	71,887	2,248,469	535,076	110.1		
Richardson	986,450	32,215,000	7,791,509	70.7	1,146,892	35,840,375	8,735,676	79.3		
Rockwall	528,497	17,616,567	3,490,058	88.3	583,106	18,222,063	3,837,222	115.2		
Royse City	63,919	2,130,633	473,233	95.9	56,750	1,773,438	483,325	110.1		
Wylie	196,087	6,536,233	1,556,897	83.1	246,578	7,705,500	1,774,257	94.5		
Subtotal Members	9,325,923	370,864,160	73,925,794	79.0	11,585,073	382,033,533	84,798,366	89.2		
Subtotal Customers	2,184,584	72,153,131	16,359,329	80.5	2,512,987	78,530,863	18,471,203	94.6		
Individual Meters	220	7,333	2,833	-----	267	8,344	2,929	-----		
Total	11,490,737	393,024,564	92,691,956	78.5	14,098,327	440,572,740	103,275,501	90.2		

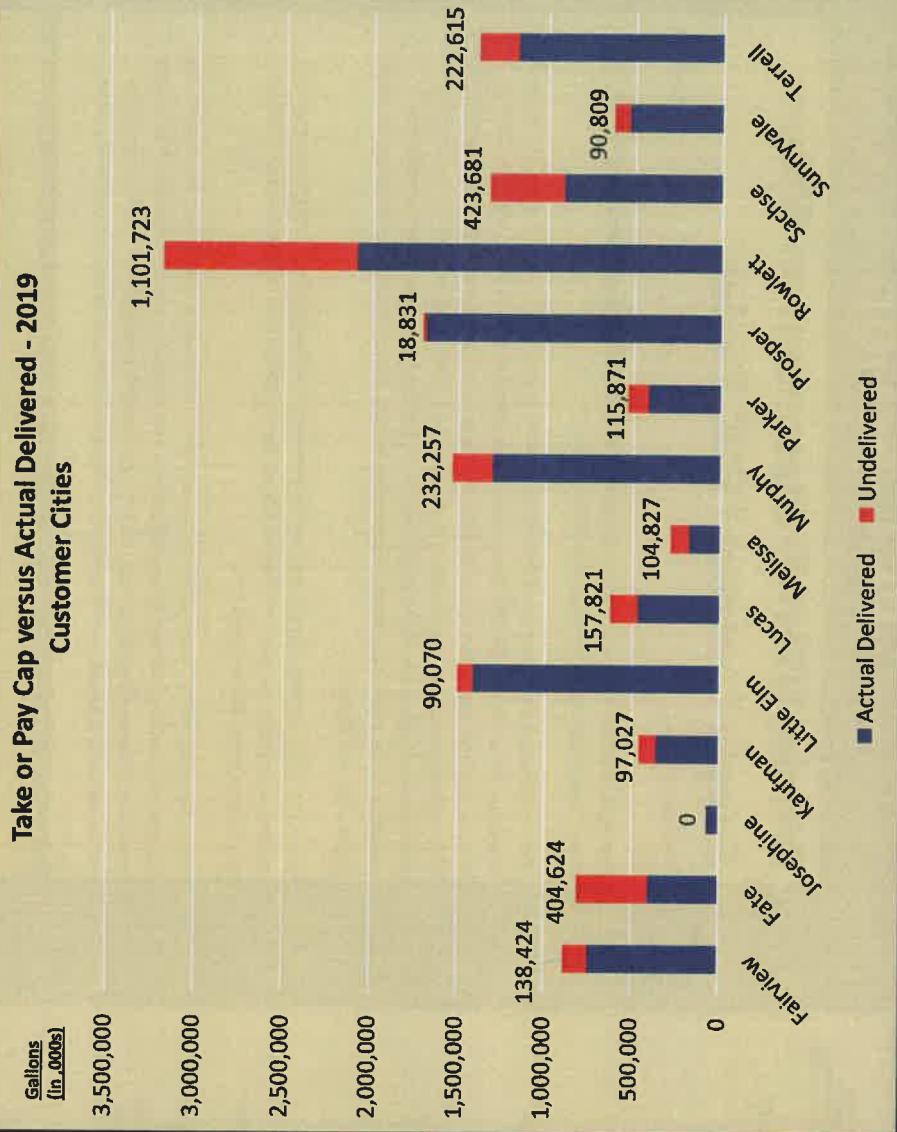
Interesting Fact #1: in 2019, Customer Cities contracted for 3.2 billion gallons that they did not sell.

Interesting Fact #2: Customer Cities paid **\$9.1** million for unused water in 2019 compared to \$2.5 million in 2010.

NTMWD Member and Customer Cities Cost of Unused Water under Take or Pay (net of rebate) - 2019

On average, customer cities did not use 21% of their contract capacity in 2019. Each city's individual capacity is depicted on the slide to the right.

Every city is different but it is clear that take or pay creates winners and losers depending upon where a city is during their particular life cycle. Take-or-pay causes loser cities to maintain artificially high water rates to compensate for cap conditions created during drought.



PUC Action

Official NTMWD Statement on Water Supply Contract | PUC Review

December 14, 2016

Blog News

Tom Kuta, NTMWD Executive Director Response to News Conference by Four Member Cities on Water Supply Contract and Wholesale Water Rates

"We are disappointed these four Cities announced this action. For the past year, the North Texas Municipal Water District (NTMWD) has been holding meetings with its 13 Member Cities to discuss potential alternatives for allocating the regional water system costs. The District's Board of Directors is made up of appointees from all 13 Cities. We recognize the concerns of the four cities (Garland, Mesquite, Plano and Richardson), but the District must also consider the positions of the other nine (Allen, Farmersville, Forney, Frisco, McKinney, Princeton, Rockwall, Royse City, and Wylie).

While the 13 Cities have not yet reached agreement on a change, the District hasn't given up seeking a potential solution. We believe the matter would be best resolved by the District working with the 13 Member Cities.

We serve some of the fastest-growing communities in the nation and remain focused on our mission of providing the highest quality water in the most cost effective manner. While water service costs have increased across the U.S., the District's wholesale cost for treated water delivered to the Cities we serve is one of the lowest in the state at only a quarter of a penny per gallon."

"...the North Texas Municipal Water District's current rate methodology is outdated and does not incentivize water conservation" – Plano City Manager Bruce D. Glasscock

14



December 14, 2016

For Immediate Release

FOUR CITIES UNITE TO REQUEST WATER RATE RELIEF

Garland, Mesquite, Plano and Richardson have paid \$178 million for unused water under outdated rate methodology

Dec. 14, 2016 (Garland, Texas) – The Mayors of Garland, Mesquite, Plano and Richardson, in an unprecedented move, today announced that their cities are asking the Public Utility Commission (PUC) to conduct a review of their water rates with the North Texas Municipal Water District (NTMWD). The cities are taking this action because the rates set by the NTMWD under their six-decade old water supply contract are discriminatory, are inconsistent with water conservation and are not in the public interest. As a result, the four cities have paid a total of \$178 million for water they did not use.

"We are losing tens of millions of dollars at the expense of our taxpayers because the North Texas Municipal Water District's current rate methodology is outdated and does not incentivize water conservation," said Plano City Manager Bruce D. Glasscock. "Member cities pay according to a 'take or pay' system that is based on our greatest single year of use. This level cannot be reduced, regardless of whether or not the city uses the entire amount of water it is paying for."

For Garland, Mesquite, Plano and Richardson, the greatest use took place during a time when water conservation was not anticipated. Years of drought and the successful adoption of water conservation strategies have changed the amount and way water is used; and it is unlikely the cities will ever again use the minimums that were set by their greatest annual usage.

"We filed this water rate review to seek a rate methodology that is equitable, encourages conservation and serves the region's long-term interest," Glasscock said.

The NTMWD is composed of 13 NTMWD member cities and includes approximately 34 NTMWD customer cities. The customer cities have individual contracts with the NTMWD and some of their effective rates are lower than some of the member cities. At the same time, the cost of water is rising as the NTMWD has raised water rates 69.8 percent since fiscal year 2012. Additionally, it plans to raise rates by approximately 10 percent per year for the next seven years.





PUC Action – McKinney FAQ

North Texas Municipal Water District

Frequently Asked Questions About the North Texas Municipal Water District
Posted December 2016

- What is the North Texas Municipal Water District (NTMWD)?
The North Texas Municipal Water District formed approximately 65 years ago in response to concerns of diminishing groundwater in the region. Ten original member cities, including the City of McKinney, formed the district to provide potable water to its citizens in lieu of each city constructing and operating its own water and wastewater treatment plants.
- Who are the member cities of the NTMWD?
The original 10 member cities are Farmersville, Forney, Garland, McKinney, Mesquite, Princeton, Plano, Rockwall, Royse City and Wylie. Subsequently, Richardson, Allen and Frisco joined the District as member cities.
- What are contract cities?
Contract cities receive water and/or wastewater services from the NTMWD. These cities are not bound by the written agreement governing member cities, and contract cities have a separate agreement with the NTMWD.
- What are the differences between a contract city and member city?
The primary difference between contract cities and member cities is their rate structure. Contract cities pay five cents more per 1,000 gallons of treated water than member cities and are not subject to an annual minimum usage charge.

5. What is Take or Pay?

Take or Pay is the commonly used phrase for a contract provision in the member cities' contract requiring a member city to pay annually for the amount of water which is the greater of: a) its highest historic annual usage or b) its current annual usage. The intent of this contract provision is to ensure a guaranteed revenue stream to the district to provide financial stability. In effect, once a city establishes its highest historic annual usage, it continues to pay at that rate irrespective of lower usage in subsequent years. In other words, if the city does not "take" or use the water, it must still "pay" for that amount of water represented by its highest historic annual usage.

6. What is the Public Utilities Commission?

The Public Utility Commission (PUC) of Texas is a state agency that regulates the state's electric, telecommunication and water and sewer utilities, implements respective legislation, and offers customer assistance in resolving consumer complaints.

7. Why are Plano, Garland, Richardson and Mesquite concerned with the current agreement between the member cities and the NTMWD?
Four member cities have filed a petition with the PUC to review the current rate structure contained in the member city agreement with NTMWD. These cities assert these rates are "against the public interest" and inconsistent with conservation. These cities further allege they are paying for substantial amounts of water they are not using but must continue to purchase under the current Take or Pay provision in the member city agreement.

8. Why isn't McKinney joining these cities to fight water rates as well?

It is important to point out the four cities are not fighting residential / commercial customer water rates. Rather, they are appealing to the PUC to determine whether the current Take or Pay provision in the member city agreement is a fair way to spread the costs of operating NTMWD's regional water system. Effectively, the Take or Pay methodology requires cities to pay for their highest year of water consumption, regardless of whether they use it in subsequent years. The water rates charged to the cities are a function of capital investment needed to grow the regional water system to meet the demands due to rapid growth in our region, as well as for system maintenance, repair and replacement of equipment, pumping and water treatment. As a member city of the NTMWD, McKinney keeps a close eye on the water rates charged to it by NTMWD and the underlying costs associated with them.

9. Then what is the real issue?

The purpose of the Take or Pay methodology, adopted many years ago, is ostensibly to spread the capital costs among all cities, regardless of where a given city is in its growth cycle. For growing cities, the capital costs – much of which may be attributed to their growth – are spread among all the members. For mature cities, the benefit of capital improvement has less perceived value. Moreover, Plano, Garland, Richardson and Mesquite contend their new water conservation efforts have permanently changed their usage and the current methodology is no longer well-suited to their usage patterns.

10. What can the PUC do about the agreement between the member cities and the NTMWD?
With the filing made by the four cities, the PUC will initially rule on whether it has the legal authority to review and determine the current rate structure under the member cities' agreement. If it has the legal authority to hear the case, the PUC will make a determination as to how to best adjudicate the contract and utility rate issues raised by the four cities under Texas law.

11. How is McKinney planning on responding to this filing with the PUC?

McKinney has been actively involved in recent meetings with the NTMWD and all member cities to resolve the issues being raised by the four member cities. Unfortunately, those meetings did not produce results satisfactory to all member parties. McKinney is currently reviewing all options available and will be deciding on a course of action in the near future.

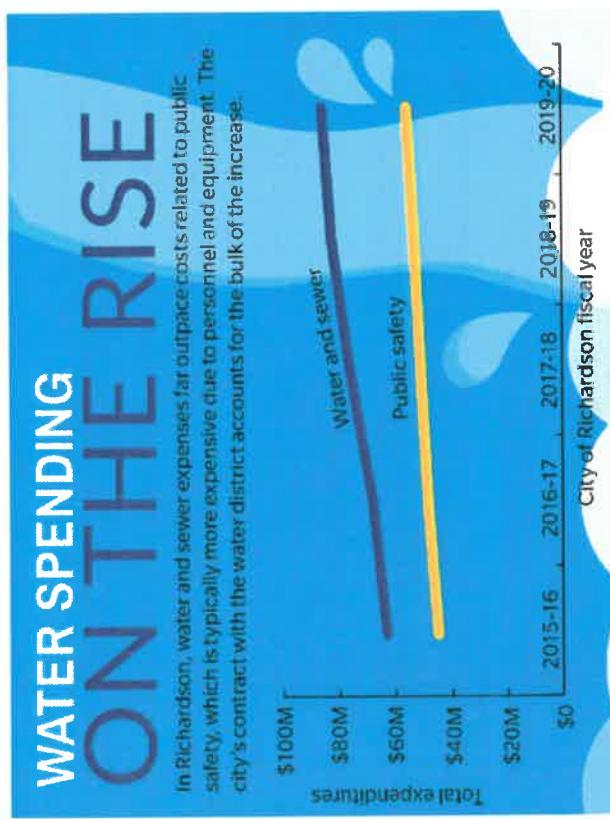
Critical legal argument – the four member cities filing the PUC action argue that the NTMWD rates are "against the public interest and inconsistent with conservation".

The real issue is how to spread the capital costs among all cities, regardless of where a given city is in its growth cycle. "Any" take-or-pay change creates winners and losers among the member cities. Therefore, the willingness of the losers to vote for a change is counterproductive when each entity represents a different set of taxpayers.

PUC Action – Richardson Article



Richardson city officials seek new deal as water rates increase



By Olivia Luebbering | 12:00 PM Oct. 25, 2019 CDT



Richardson is making the issue political.

The city of Richardson is working with three nearby cities to amend a contract that requires residents to pay tens of millions of dollars for water they do not use.

A city spokesperson said in a statement that Richardson is participating in settlement discussions regarding its contract with the North Texas Municipal Water District.

The city declined to comment on the details of the discussions because of a confidentiality agreement between the parties.

Richardson—along with the cities of Mesquite, Plano and Garland—mounted a challenge to the structure of the contract in late 2016. The state's Public Utility Commission has been reviewing the cities' requests.

The possibility of a settlement takes on new significance given the continued growth of water and sewer costs as the city's largest spending category. For many cities, public safety is the largest spending category because of the personnel and equipment required.

In Richardson, water and sewer expenditures have risen by about 36% in the last five years to \$85.5 million. For comparison, the city budgeted \$55.5 million for public safety in fiscal year 2019-20.

"For as long as I can remember, water and sewer expenditures have been bigger than public safety. But they have grown in recent years as wholesale costs have increased," said Keith Dagen, director of Richardson's finance department.

The water district supports the settlement efforts, provided the district can still cover the costs of maintaining the water system and expanding it to meet the growing regional demand for water, a spokesperson said.

"Those costs must be funded regardless of the amount of water consumed each year, which fluctuates based on weather patterns and other factors, such as growth," NTMWD spokesperson Janet Rummel said.

The water district's service scope expands far beyond its 13 member cities, Rummel said. Nearly 80 communities with a combined population of 1.7 million are served by NTMWD on a daily basis.

The city of Richardson has asked the Public Utility Commission of Texas to delay its consideration of the case until Dec. 13 as the parties work toward a settlement.

In the meantime, Richardson residents will continue to pay more for water even as they use less.

What does the PUC Action mean to Customer Cities?

Excerpt from Rowlett Agreement with NTMWD

"Section 13. REGULATORY BODIES AND LAWS. This Contract is subject to all applicable Federal and State Laws and any applicable permits, ordinances, rules, orders, and regulations of any local, state, or federal governmental authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule, or regulation in any forum, having jurisdiction."

Litigation could be very difficult given the contract language to which Customer Cities have agreed. Each city should consult with its legal team.

A PUC regulatory filing, similar to that filed with the four member cities, could fall within the scope of Section 13. Again, each city should consult with its legal team.

Next PUC mediation deadline is December 13, 2019.



Communication

Customer cities often felt left out.

Take or Pay

System is archaic. Cities contractually agreed to it before a permanent water conservation strategy was implemented.

Changing this provision takes unanimous approval of the member cities.

Board Meetings

Board meetings are not filmed.

Customer Cities share the same issues

Representation

Customer cities have no voice.

Member City Status

Inability to join the NTMWD as a member City.

NTMWD Rate Proportionality

District was overweighting cost allocation to water customers benefiting wastewater customers.

Permanent Water Conservation

Permanent water Conservation policy. Now, cities can't sell water when it's raining / limited ability to sell water during drought.

Water Rates

Rumor that NTMWD will charge customer cities more than the current 5 cent differential.



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Board meetings are not filmed.
Update: NTMWD has stated that future meetings will be tape delayed.

Communication

Customer cities often felt left out.
Update: NTMWD has stated that they would like to establish "partnering" meetings 1x to 2x per year.

Customer Cities share the same issues

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Customer cities have no voice.
Update: Tom Kula has indicated he will bring this issue back to the NTMWD Board.

Member City Status

Inability to join the NTMWD as a member City. *Update: NTMWD board has parked this discussion until Bois d'Arc reservoir is online.*

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Permanent water Conservation policy. Now, cities can't sell water when it's raining / limited ability to sell water during drought.

Water Rates

Rumor that NTMWD will charge customer cities more than the current 5 cent differential. *Update: NTMWD recently said the Board has parked that discussion pending the PUC action.*

Note: Updated based on October 25, 2019 meeting

Communication

Customer cities often felt ~~left~~ out.
Update: NTMWD has ~~stated that~~
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NTMWD recently ~~said the Board~~
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the PUC action.

What Other Issues do Customer Cities Share?

Other Customer Cities Issues? What have we missed?



Customer Cities share the same issues

Communication

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Update: NTMWD has stated that they would like to establish “partnering” meetings 1x to 2x per year.

Take or Pay

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Member City Status

Inability to join the NTMWD as a member city.
Update: NTMWD has parked this discussion until Bills & A/C resolution is online.

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District was overweighting cost allocation to water customers benefiting wastewater customers.
Update: NTMWD has stated that this has been fixed.

Water Rates

Rumor that NTMWD will charge customer cities more than the current 5 cent differential.
Update: NTMWD recently said the Board has parked that discussion pending the PUC action.

Discussion and Wrap-up

Question One

1. Is there interest to form a mutual position or approach on items of concern to Customer Cities?

Question Two

2. If yes, what are the topics the group feels strongest about?

Possible topics include but are not limited to the following:

- Take or Pay
- representation on NTMWD Board
- Member City status
- proportionality of water rates
- water conservation

Question Three

3. If yes, what form should this mutual position or approach be?

Possibilities could include the following:

- official resolution
- mutual letter
- press release
- press conference
- legal action
- legislative assistance
- contract negotiation



Next Steps





Council Agenda Item

Item 6
C'Sec Use Only

Budget Account Code:	Meeting Date: December 17, 2019
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Olson Councilmember Smith
Estimated Cost:	Date Prepared: December 9, 2019
Exhibits:	1. Proposed Ordinance 2. Ordinance No. 300 Comp Plan, dated January 13, 1987

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 788, ENABLING AND CREATING A COMPREHENSIVE PLAN SUB-COMMITTEE TO THE PLANNING AND ZONING COMMISSION; PRESCRIBING THE DUTIES, RESPONSIBILITIES, AND POLICIES OF THE SUB-COMMITTEE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE. [OLSON/SMITH]

SUMMARY

Please review the information provided, which would repeal previous ordinances and enable Council to create a Comprehensive Plan Sub-Committee to the Planning and Zoning Commission, assisting with the preparation and implementation of the City's Comprehensive Plan.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
Acting City Administrator:	<i>Luke B. Olson</i>	Date:	12/13/2019

ORDINANCE NO. 788
[COMPREHENSIVE PLAN SUB-COMMITTEE]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, ENABLING AND CREATING A COMPREHENSIVE PLAN SUB-COMMITTEE TO THE PLANNING AND ZONING COMMISSION; PRESCRIBING THE DUTIES, RESPONSIBILITIES, AND POLICIES OF THE SUB-COMMITTEE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Parker desires to create a new Comprehensive Plan Committee that would be a sub-committee of the Planning and Zoning Commission and would serve as champions for the implementation of the City's Comprehensive Plan; and

WHEREAS, the City Council desires that the recommended Comprehensive Plan Sub-Committee of the Planning and Zoning Commission be created and that the duties, responsibilities, and policies for the committee be established; and

WHEREAS, Sections 211.007 and 212.006(a) of the Texas Local Government Code allow discretion by the City Council in the appointment of such a committee; and

WHEREAS, the City Council finds that the best interests of the City will be served by the creation of a Comprehensive Plan Sub-Committee of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, THAT:

SECTION 1.
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.
**CREATION OF COMPREHENSIVE PLAN SUB-COMMITTEE
OF THE PLANNING AND ZONING COMMISSION**

Chapter 150, General Provisions, of the Code of Ordinances of the City of Parker is hereby amended to add a new Article 150.03, Comprehensive Plan Sub-Committee, to read as follows:

Article 150.03. COMPREHENSIVE PLAN SUB-COMMITTEE OF THE PLANNING AND ZONING COMMISSION

Sec. 150.031. Creation and Purpose

The Comprehensive Plan Sub-Committee of the Planning and Zoning Commission is hereby created to assist the Planning and Zoning Commission by championing the implementation, maintenance, and adherence to the City of Parker's current and/or revised Comprehensive Plan. The Sub-Committee shall be advisory in nature and shall not have any responsibility or authority over any board, commission, public official, or employee of the City.

Sec. 150.032. Membership and Appointment.

(a) The Comprehensive Plan Sub-Committee shall be composed of thirteen (13) members as follows:

- (1) The Chairperson and Vice-Chairperson of the Planning and Zoning Commission;
- (2) One (1) member from each authorized and active Property Owners' Association ("POA") in the City of Parker. Such member shall be an officer of the POA represented. POAs are authorized for membership at and after such time as the developer has formally turned operation of the POA to owners in the community represented. The POAs must be chartered formally. Each POA shall appoint its representative;
- (3) The City Administrator;
- (4) A developer/builder who lives in Parker. This member will be a non-voting member of the Sub-Committee;
- (5) Three (3) volunteers from neighborhoods not represented by a Property Owners' Association. No more than one member from each neighborhood shall be accepted; and
- (6) A real-estate professional who lives in Parker. This member will be a non-voting member of the Sub-Committee.

(b) A vote by a majority of the members identified in Section (a)(1)-(a)(3) above shall determine who shall be appointed as members for the positions identified in Section (a)(5)-(7).

(c) The Chairperson and Vice-Chairperson of the Planning and Zoning Commission shall serve as the Chairperson and Vice-Chairperson of the Sub-Committee.

(d) Any member of the Sub-Committee who becomes ineligible to hold a position on the Sub-Committee due to a change in residency or other statutory reason shall be removed by City Council action.

(e) It shall be the duty of the Chairman of the Sub-Committee to ensure that any vacancies on the Sub-Committee are filled promptly.

Sec. 150.033. Terms of Office.

The terms of office of each member shall be for two (2) years with staggered appointments so that no more than four (4) members' terms shall expire in any one (1) year. Terms shall expire on November 30th of each year. Members may be re-appointed for additional terms.

Sec. 150.034. Meetings.

The Sub-Committee shall schedule an annual meetings on the first Tuesday of October. The Chairperson or Vice-Chairperson may call additional meetings as deemed necessary in order to address issues related to the Comprehensive Plan. Special meetings may also be called upon the request of two or more members of the Sub-Committee delivered to the Chairperson. An agenda shall be prepared and posted as required by law for all regular and special meetings.

Sec. 150.035. Quorum and Voting.

(a) A quorum shall consist of a simple majority. No vote or action may be taken without a quorum present.

(b) Only members identified in Section 8.1302(a)(1)-(a)(3) and (a)(5) shall be voting members. Members identified in Section 8.1302(a)(5) and (a)(7) shall be non-voting members.

(c) Disqualification of Voting. A member shall disqualify himself from taking part in the discussion or voting on any matter where that person has conflict of interest as defined by Chapters 171 or 212 of the Texas Local Government Code.

Sec. 150.036. Duties and Powers

(a) The Comprehensive Plan Sub-Committee of the Planning and Zoning Commission is hereby charged with the following duties and vested with the authority to:

(1) Champion the implementation, maintenance and adherence to the City of Parker's current and/or revised Comprehensive Plan;

- (2) Formally review the Comprehensive Plan on an annual basis and make recommendations to the Planning and Zoning Commission concerning any changes and/or revisions thereto that it deems appropriate;
- (3) Hold public meetings at regular, prescribed intervals to review and document recommendations for change, addition, deletion, updates, revision, and updated visions for the future of the Comprehensive Plan;
- (4) Present to the Planning and Zoning Commission and, if appropriate, to the City Council its recommendations and explanations that justify the necessity for change, enforcement, or modification of the Comprehensive Plan;
- (5) Initiate annual resident surveys to obtain information applicable to the Comprehensive Plan contingent upon the availability of funding;
- (6) Pursue public information regarding “smart growth” and apply such information to the City of Parker where appropriate and applicable;
- (7) Obtain information from other similarly-situated cities concerning their comprehensive plans and best practices;
- (8) Prepare and maintain a prioritized list of actions to better comply with Parker’s Comprehensive Plan;
- (9) Prepare and present to the Planning and Zoning Commission and the City Council a “white paper” summary on the status of compliance with and recommendations for improvement to the Comprehensive Plan; and
- (10) Conduct annual town hall meetings for information gathering purposes.

SECTION 3. **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of said Ordinances except those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 4. **SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. **ENGROSSMENT AND ENROLLMENT**

The City Clerk of the City of Parker is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Parker and by filing this Ordinance in the Ordinance records of the City.

SECTION 6. **EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its date of passage, in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Parker, Texas, this the 17th day of December, 2019.

ATTEST:

Lee Pettle, Mayor
City of Parker, Texas

Patti Scott Grey, City Clerk

APPROVED AS TO FORM:

Brandon Shelby, City Attorney

ORDINANCE NO. 300

AN ORDINANCE OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS ADOPTING A COMPREHENSIVE PLAN AND LAND USE MAP IN ACCORDANCE WITH ARTICLE 1011a ET SEQ OF THE TEXAS REVISED CIVIL STATUTES PROVIDING FOR A PLAN FOR THE PRESERVATION AND ORDERLY DEVELOPMENT OF THE CITY OF PARKER AND PROVIDING FOR CONFLICTS AND SEVERABILITY.

WHEREAS, the City of Parker Comprehensive Planning Committee has worked diligently to develop a new Comprehensive Plan for the City of Parker;

WHEREAS, the City of Parker, through its Comprehensive Planning Committee, has received valuable assistance from its consultant, Dr. Joel Goldsteen;

WHEREAS, the City of Parker, through its Comprehensive Planning Committee, has received valuable input from the citizens of Parker by the use of surveys and frequent informal communication;

WHEREAS, the City of Parker conducted three (3) joint hearings on the proposed Comprehensive Plan before the City of Parker Planning and Zoning Commission and the Parker City Council;

WHEREAS, the Parker Planning and Zoning Commission has considered the proposed Comprehensive Plan, revised the Plan in accordance with the testimony received during the public hearings, and has recommended its adoption as revised to the Parker City;

WHEREAS, the Parker City Council is of the opinion that the Comprehensive Plan protects the existing neighborhoods and subdivisions of Parker, that it provides for the orderly and controlled growth of Parker so that Parker maintains its unique semi-rural-western atmosphere and it promotes the financial integrity of the City; and

WHEREAS, the procedure for adopting the Comprehensive Plan and the Plan itself together with its Land Use Map comply with the laws of the State of Texas and of the United States, that it is non-discriminatory as to age, race, sex or creed and that the adoption of the Plan and Map is in the best interests of the citizens of Parker because it promotes and protects the health, safety and welfare of its citizens;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Parker, Texas

SECTION 1. COMPREHENSIVE PLAN AND LAND USE MAP ADOPTED:

The Comprehensive Plan and Land use Map, filed herewith entitled, "City of Parker - Comprehensive Plan, 1987-2002;" and "Land Use Map - 1987-2002," respectively, is hereby adopted by the City of Parker, except that all references to the Office/Neighborhood District, including Part III section 9.5, are hereby deleted and the Plan and Map shall be reproduced without any reference to an office/neighborhood service district and the renumbering of sections and pages should be made where appropriate. The Plan and Map is intended to be an important guide to the City of Parker when it considers future zoning and annexation requests, when subdivision plats and site plans are considered, and when decisions are made concerning the location and size of future roads and utilities. The Plan and Map should be reviewed periodically, but at least every five (5) years, to insure that the Plan is compatible with changing conditions, if any, in the City of Parker.

SECTION 2. CONFLICTS

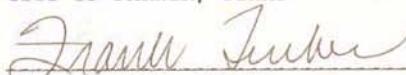
All ordinances and provisions of the City of Parker, Texas that are in conflict with this ordinance shall be and the same are hereby repealed, and all ordinances and provisions of ordinances of said City not repealed are hereby retained in full force and effect.

SECTION 3. SEVERABILITY

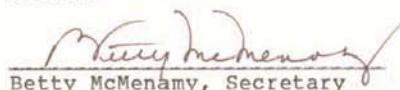
That it is the intent of the City Council that each paragraph, sentence, subdivision, clause, phrase or section of this ordinance and the Comprehensive Plan be deemed severable, and should any such paragraph, sentence, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to effect the validity of those provisions of this ordinance left standing, nor the validity of any code of ordinances as a whole.

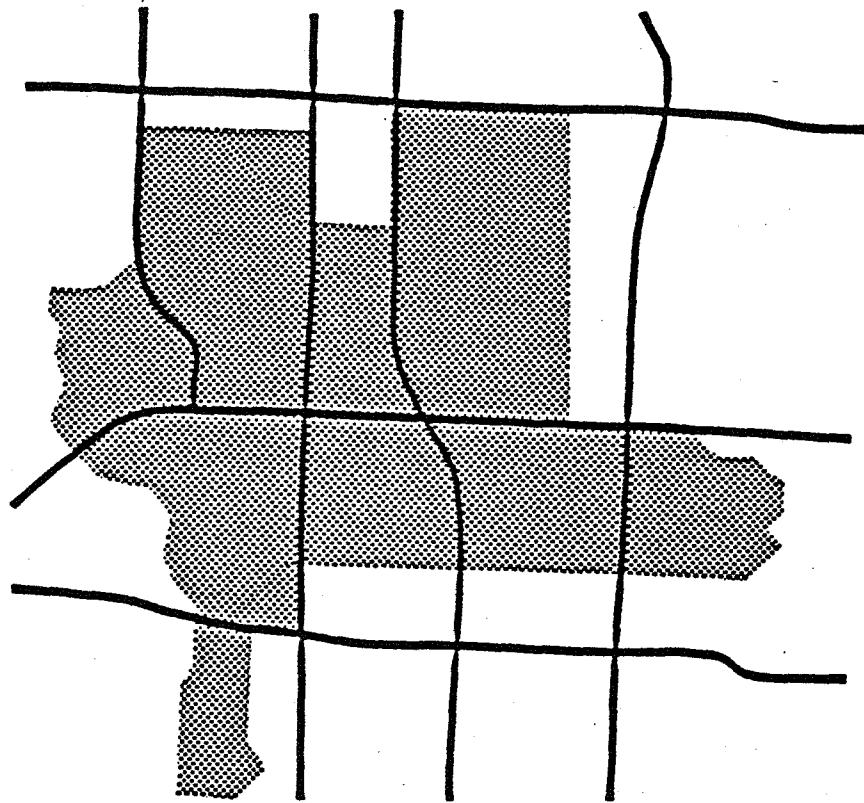
DULY APPROVED AND PASSED by the City Council of the City of Parker, Texas on this the 13 day of January, 1987.

CITY OF PARKER, TEXAS


Frank Tucker, Mayor

ATTEST:


Betty McMenamy, Secretary



CITY OF PARKER

COMPREHENSIVE PLAN

1987 - 2002



March 1, 1987

On January 13, 1987 the Parker City Council adopted a Comprehensive Plan to guide the growth and development of our city over the next few years. It is contemplated this Plan should be reviewed and updated every five years to assure that it meets the needs of the citizens.

Many people have worked on this Plan and deserve special recognition. The Comprehensive Planning Committee composed of John Barber, Fred Carlton, Bob Carrel, Ellen Carson, Bill Hall, David Hammel, Dan Neal, Janie Trujillo and Bill Wade with the assistance of Dr. Joel Goldsteen, a planning consultant, spent many hours on a proposed plan.

After input from the citizens, the Plan was rewritten to coincide with their views.

This Comprehensive Plan will serve as a guide for a controlled growth plan in the future to preserve our open space concept.

Very truly yours,

Frank Tucker
Frank Tucker,
Mayor

FT/bmc

APPROVED
COMPREHENSIVE PLAN

for the
CITY OF PARKER, TEXAS

January 13, 1987

Prepared by:
JBG PLANNERS, INC
and
CITY AND REGIONAL PLANNING
INSTITUTE OF URBAN STUDIES
UNIVERSITY OF TEXAS AT ARLINGTON

(AS EDITED BY THE CITY OF PARKER)

CITY OF PARKER COMPREHENSIVE PLAN

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EXECUTIVE SUMMARY

PART I. EXECUTIVE SUMMARY

A. PURPOSE OF THE PLAN

The information within this report supports and describes a comprehensive plan for a 15 year time frame projected to the Year 2002. It incorporates information about existing conditions, including historical, physical, social and environmental data. The plan establishes proposed development for the future land uses and recommends strategies for implementation. The purpose of the report are to:

1. Establish a plan as a guide for controlling all future growth and land uses in the city.
2. Develop guidelines for city staff and officials in making day to day development and zoning decisions.
3. Present documentation to the public to display the city government's short and long term intentions which will be able to:
 - a) Coordinate the different functions, inter-relationships and mechanisms among city departments.
 - b) Minimize potential conflicts about land use decisions between adjacent cities and their adjacent land areas.
4. Establish sound fiscal recommendations, linked to the plan, which will allow the build-up of revenues to enable the financing of public needs without incurring a rapid increase of city taxes in the near future.

B. LOCATION AND GROWTH OF THE CITY

The City of Parker, with its present population of approximately 1,300 lies along the North Central Expressway (I-75) corridor on the northeastern side of the Dallas Fort Worth Metropolitan Area. Parker is located in southeastern Collin County bordered on the west by the City of Plano, on the east by the cities of Lucas and Wylie, on the north by the City of Allen, and on the south by the City of Murphy. From the center of Parker, it is approximately 22 miles south to Downtown Dallas.

The City of Parker was incorporated in 1970, and the first zoning and subdivision ordinances were adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

In 1980, the present comprehensive zoning and subdivision ordinances were enacted in response to legal action invalidating the 1973 ordinances.

The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth slowed down. Since 1980, new housing construction continued to be slow even though service demands continued to rise.

C. SUMMARY OF PROBLEMS AND DEFICIENCIES

In order to develop the goals and objectives for the plan, existing problems and deficiencies are reviewed. The following are a summary of selected problems:

HOUSING

Generally, the homes are well kept in the city and are standard in condition not needing upkeep. Some homes have fences encircling their properties. Those homes with poorly maintained fences become visual distractions to the overall, quality appearance of their neighborhood, as well as the city as a whole.

Some residential streets are in poor repair, reflecting poorly on the image of certain housing.

TRANSPORTATION

Heavy traffic on Parker Road (FM-2514) and FM-2551 is causing dangerous situations for Parker citizens because of speeders and other traffic violations. It is most difficult to make turns off these roadways into the driveways of private homes at any time of the day. This problem is accentuated during peak driving periods.

Tourists visiting Southfork Ranch, located on FM-2551 south of Parker Road, have caused additional traffic congestion problems in and around the ranch and contribute to the wear and tear of streets and roadways in the immediate vicinity.

The lack of other through traffic roads through and around the city cause very heavy traffic congestion on both Parker Road and FM-2551.

Special events at Southfork, having large attendance, stop traffic for long periods of time.

PARKS

Recreation areas in the city are limited to a small playground area behind the Parker Community Building.

While many residents believe that their own house lots are so large that they do not need additional space, sound planning practice requires the allocation of some open space and recreation areas. Over time, the undeveloped agricultural open space, the open and vacant land, will be consumed without proper land use regulation.

ENVIRONMENTAL ELEMENT AND CONSERVATION

There is a need for the additional regulation of development; and programs to control land in the existing flood plain areas are essential. As more houses are built, water run off will greatly increase; thus creating the potential for flooding. Over time, the lack of maintenance and conservation programs for existing lakes and creek areas could result in environmental problems.

As more growth occurs, septic tanks will create even greater environmental problems in surrounding areas and to downstream landowners.

SANITATION

Overflowing of septic tanks are causing health and sanitation problems in certain areas of the city because of inherent soil conditions and inadequate slopes in terrain.

With accelerated growth to the north in Allen, increased water run-off will cause more surface flooding and inundation of septic tanks.

Too many large animals in some areas are causing health and sanitation problems for their surrounding neighbors.

UTILITIES

Water pressure is a problem in certain areas of the city.

There are no city sewer services, at the present time, in the city.

Storm drainage policies are inadequately defined in ordinances.

VISUAL IMAGE

Junk cars are parked on some lots in the city giving the appearance of strewn, abandoned vehicles.

Some homes and acreages are littered with junk equipment, debris and building materials causing open space areas around the homes to be unattractive.

COMMUNITY DEVELOPMENT IMAGE

There is no identifiable city image of a core area, or center of the city.

The city lacks identity as a western and open space area which has been the basis for guiding development over the past years.

BUDGET AREAS

Tax rates will need to increase to maintain the essential city services of fire and police protection and street maintenance.

Taxes are currently limited to a property tax base only.

EXTRA TERRITORIAL JURISDICTION (ETJ)

There is an increasing threat of annexation of Parker land by neighboring cities.

Developers can now, build any kind of buildings they would like on adjacent ETJ land. The city has no appreciable control over their decisions, as long as they meet street and utility (subdivision) requirements for the chosen land use. Metal buildings, industrial parks, high rise buildings, apartments, townhomes and mobile home subdivisions can be constructed and the City of Parker would have no control.

If the City of Parker does not provide adequate utility services to a land owner in its ETJ, the land owner can petition a neighboring city for annexation. Then, Parker may lose the land for growth areas.

So much ETJ land exists, that almost every existing subdivision could have adverse land uses adjacent to fine, expensive houses.

D. PLAN HIGHLIGHTS

The plan seeks to correct the aforementioned problems and deficiencies and plan for the residents to have the same open space ambiance that they always had in their neighborhoods and behind their homes. The plan maintains residents' rural life styles and continues regulating for that same open space.

All new housing developments will be either two acre lot minimums or require well designed and open space systems. If the new subdivision abuts an existing residential area the first row of homes shall be the same density as in existing subdivisions. In addition, the new housing will be subject to extensive design controls to perpetuate the image of a western and open space oriented city.

In order to improve traffic conditions, a major revision to the county thoroughfare plan is recommended. Two roads, Parker and Murphy Roads are recommended to become grand boulevards.

Other thoroughfares are designated to provide excellent traffic flow through the city as an alternative to the two grand boulevards. Park Boulevard (Betsy Lane) going through the south end of Parker will bisect the Dublin Road district of the city. Brand Road will lead from Murphy north to Allen cutting through the city. McCreary Road is the other major north south arterial proposed.

In order to deal effectively with the existing conditions of tourism and Southfork Ranch, and obtain needed taxes for the revenue base of the city, an expanded Special Activities District is planned to surround Southfork Ranch and allow for the development of the site and its surrounding properties. This district will have to protect existing residents and attempt to correct existing problems.

Due to the great plains' character of the landscape, and the overall barrenness of the land, a strict landscape planting requirement is planned to be initiated for all proposed developments.

The concept of a hike and bridle trail may be promoted through the use of the planned residential development open space requirements within each major subdivision.

In an attempt to provide for and enhance the western theme an area for possible future growth of neighborhood services is projected within an Office Neighborhood Services District. This district is proposed to give the image of a central place. Within this district, some limited service uses are permitted in support of the office use concept.

A scenic drive through Parker has been designed by interconnecting Murphy Road (FM-2551) with Dillehay Road. Dillehay follows along a green, wooded flood plain area -- quite an asset to the city. By re-routing FM-2551 (Murphy Road), a continuous north south scenic drive becomes one of Parker's grand boulevards.

Each of the aforementioned items have special design features within the plan, so that, over time, the City of Parker will evolve into a very special, designed city. By adhering to the essentials of the land use designations; that is, through specific land area allocations and their amounts, a sound fiscal future can be achieved. Citizen participation and citizen input will regularly occur throughout the life of the plan.

Almost 100% of the land that is currently developed as large lot single family residential (2 acre lots), has been protected by the plan by the proposed method of rezoning adjacent ETJ lands to the very same densities by at least a one (1) lot buffer. In areas where PRD is designated, planning controls on development are emphasized with the development restriction and required open space areas.

An impact fee system shall be required so that the City of Parker can afford to own and maintain the systems. The impact fees shall be structured over a reasonable period to ensure developer compliance.

A point system is recommended to be adopted which would control the places where development would be approved for construction. If proposals for development are submitted which are great distances from existing utilities, roads, etc., then a method of point assignments shall be made.

Cluster development, or performance zoning, is preferred; conventional grid, cookie cutters or rectangular subdivision of the land is discouraged.

Uses in PRD1's and PRD's are limited to single family detached housing with either two (2) acre lot minimum or well designed development plans incorporating open space systems, buffers, and more dense housing. These development plans with more dense housing may be submitted for review and comment. Within a PRD, a 50 to 200 foot setback as a minimum may be required from any existing subdivision lots platted prior to December 31, 1985. This open space is subject to additional landscaping restrictions.

Housing is to be limited to two and a half stories, or 30 to 35 feet, with sloping roofs. Roof colors are to be limited to earth tone colors; terra cotta, or weathered cedar shake color (no reds, blues, whites, oranges, greens, etc.)

No fences shall be permitted in front yard areas and side yards extending beyond the house facade on developments of PRD's.

Street lighting shall be in conformance with city standards, and not be natural metal finish. Only green or brown colored light standards are permitted. No light standards shall exceed 15'0" in height.

Streets and roads shall be concrete surfaced with no curb and gutter. drainage swales shall be provided adjacent to graveled shoulder areas on both sides of streets and roads. Curb and gutter shall be permitted only where engineering requirements dictate.

All streets to have rows of trees (of approved species) planted along street edges at 50'0" on center.

As can be clearly recognized from the aforementioned list of restrictions, the future City is anticipated to provide the existing residents with a very special environment, one that is anticipated to be even better than the present environment.

DATA AND INFORMATION

PART II. DATA AND INFORMATION

1.0 BACKGROUND AND CONDITIONS

1.1 PURPOSE OF THE PLAN

The information within this report supports and describes a comprehensive plan for a 15 year time frame projected to the Year 2002. It incorporates information about existing conditions, including historical, physical, social and environmental data. The plan establishes proposed development for the future land uses and recommends strategies for implementation. The purposes of the report are to:

- a. Establish a plan as a guide for controlling all future growth and land uses in the city.
- b. Develop guidelines for city staff and officials in making day to day development and zoning decisions.
- c. Present documentation to the public to display the city government's short and long term intentions which will be able to:
 - 1) Coordinate the different functions, inter-relationships and mechanisms among city departments.
 - 2) Minimize potential conflicts about land use decisions between adjacent cities and their adjacent land areas.
- d. Establish sound fiscal recommendations, linked to the plan, which will allow the build-up of revenues to enable the financing of public needs without incurring a rapid increase of city taxes in the near term.

All of the plans are projections are based on the analysis of past trends and current circumstances. When circumstances change, the plans and projections may need to be re-evaluated for their continued relevance to those changes. Indeed, the goals of the plan may remain unchanged during the plan's time period. For this reason, five year updates of the plan are recommended so that adjustments can be made on a periodic basis. New goals, objectives and policies may only result in minor plan modifications.

1.2 LOCATION AND GROWTH OF THE CITY

The City of Parker, with its present population of approximately 1,300 lies along the North Central Expressway (I-75) corridor on the northeastern side of the Dallas Fort Worth Metropolitan Area. Parker is located in southeastern Collin County bordered on the west by the City of Plano, on the east by the cities of Lucas and Wylie, on the north by the City of Allen, and on the south by the City of Murphy. From the center of Parker, it is approximately 22 miles south to Downtown Dallas.

The City of Parker was incorporated in 1970, and the first zoning and subdivision ordinances were adopted in 1971. Later, in 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration. In 1980, the present comprehensive zoning and subdivision ordinances were enacted in response to legal action invalidating the 1973 ordinances.

The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth of the city has not paralleled the growth of Parker's sister cities of Allen and Plano.

1.3 COMMUNITY FACILITIES

In 1980, the City of Parker constructed a community building to provide a place for city business and citizen meetings. After the volunteer fire department was established in 1983, a fire station was built next to the community building to house fire trucks and equipment.

Presently, the city employs two full time staff members; a city administrator and police chief, and four part time staff members; a building inspector, police officer, a court clerk and a city judge.

Other facilities within the city included two churches. There are no schools, clinics or hospitals located in the city. Medical services are available in nearby communities.

In 1983, the City of Parker initiated a volunteer fire department, which currently functions with three pieces of fire fighting equipment and approximately 22 active fire fighter volunteers. To broaden police services, a full time police chief was employed in 1985 to deal with the pressing traffic and other citizen safety demands. Now, in conjunction with other police programs, a police reserve unit is being established to augment police services.

For utility services, the city has a contract with a trash disposal company for refuse collection and disposal. Water services are provided by the Pecan Orchard Water Supply Corporation, a separate entity from the city. All residential structures are connected to individual septic systems owned by each property owner. At the present time, a 48 inch sewer line owned by the North Texas Municipal Water District is being constructed through the city. After the line is completed, the District will consider entering into an agreement with individual cities to provide any desired sewer services.

1.4 SUMMARY OF PROBLEMS AND DEFICIENCIES

In order to develop goals and objectives of the plan, existing problems and deficiencies need to be reviewed. The following are a summary of selected problems.

HOUSING

1.4.1 Generally, the homes are well kept in the city and are standard in condition not needing upkeep. Some homes have fences encircling their properties. Those homes with poorly maintained fences become visual distractions to the overall, quality appearance of their neighborhood, as well as the city as a whole.

1.4.1.2 Some residential streets are in poor repair, reflecting poorly on the image of certain housing.

TRANSPORTATION

1.4.2 Heavy traffic on Parker Road (FM-2514) and FM-2551 is causing dangerous situations for Parker citizens because of speeders and other traffic violators. It is most difficult to make turns off these roadways into driveways of private homes at any time of the day. This problem is accentuated during peak driving periods.

1.4.2.1 Tourists visiting Southfork Ranch, located on FM-2551 south of Parker Road, have caused additional traffic congestion problems in and around the ranch and contribute to the wear and tear of streets and roadways in the immediate vicinity.

1.4.2.2 The lack of other through traffic roads through and around the city causes very heavy traffic congestion on both Parker road and FM-2551.

1.4.2.3 Special events at Southfork, having large attendance, stop traffic for long periods of time.

PARKS

1.4.3 Public Recreation areas in the city are limited to a small playground area behind the Parker Community Building.

1.4.3.1 Open space and recreation areas are lacking in some areas of the city as the city develops. While many residents believe that their own house lots are so large that they do not need additional space, sound planning practice requires the allocation of some open space and recreation areas. Over time, the undeveloped agricultural open space, the open and vacant land, will be consumed without proper land use regulation.

ENVIRONMENTAL ELEMENT AND CONSERVATION

1.4.4 There is a need for the additional regulation of development; and programs to control land in the existing flood plain areas are essential. As more houses are built, water run off will greatly increase; thus creating the potential for flooding.

1.4.4.1 Over time, the lack of maintenance and conservation programs for existing lakes and creek areas could result in eutrophication and environmental problems.

1.4.4.2 As more growth occurs, septic tanks will create even greater environmental problems in surrounding areas and to downstream landowners.

SANITATION

1.4.5 Overflowing of septic tanks are causing health and sanitation problems in certain areas of the city because of inherent soil conditions and inadequate slopes in terrain.

1.4.5.1 With accelerated growth to the north in Allen and Lucas, increased water run-off will cause more flooding and inundation of septic tanks.

1.4.5.2 Too many large animals in some areas are causing health and sanitation problems for their surrounding neighbors.

UTILITIES

1.4.6 Water pressure is a problem in certain areas of the city.

1.4.6.1 There are no city sewer services, at the present time, in the city.

1.4.6.2 Storm drainage policies and possible ordinances should be examined and or established.

VISUAL IMAGE

1.4.7 Junk cars are parked on some lots in the city giving the appearance of strewn, abandoned vehicles.

1.4.7.1 No visual identity or design image currently exists for the city.

1.4.7.2 Some homes and acreages are littered with junk equipment, debris and building materials causing open space areas around the homes to be unattractive.

COMMUNITY DEVELOPMENT IMAGE

1.4.8 There is no identifiable city image of a core area, or center of the city.

1.4.8.1 The city lacks identity other than an open space and western place which has been the basis for guiding development over the years.

BUDGET AREAS

1.4.9 Tax rates will need to increase to maintain the essential city services of fire and police protection and street maintenance.

1.4.9.1 Taxes are currently limited to a property tax base only.

2.0 POPULATION AND CITY PROFILE

2.1 DEMOGRAPHIC SUMMARY

The population of the City of Parker is impacted by the growth of its adjacent cities. For instance, the City of Plano has grown from 3,500 in 1960 to 108,000 in 1986. By comparison, Parker's 1985 population is 1,300 and is comprised of 340 households. It is a small city. Due its large, estate lots, which are two acres and above, the 1990 projected population is only 1,380 with 360 households. Presently, 89% of the homes are owner occupied, with 11% renter occupied. To continue this profile, the average annual household income has 49% of the total Parker population over \$50,000.00. 21% of the residents' households have \$75,000.00 or more in average annual household incomes.

Continuing with the population profile and our demographic brief, one person households number 9%, 2 person households number 24%, and 3 person households number 15% of the total population. Homes range in value between \$80,000 and \$800,000.

Cities provide facilities for people to live, work, recreate and socialize, capitalizing on face to face contacts and proximity. The dynamics and growth of a city depend on factors such as population, employment, migration, racial composition, and land use. The following information summarizes significant demographic characteristics:

The City of Parker has 97.51% white residents with mostly owner occupied housing at 88.76% of the total.

58.27% of females over age 16 are working, greatly increasing family income.

86.59% of households own more than 2 vehicles and 47.22% of households have more than three vehicles.

80.92% of the population are over age 25 and are high school graduates with 50.88% college degreed.

2.2 POPULATION CHANGE

The City of Parker has had more rapid population growth during the 1970's with an increase of 105.79% resulting from the addition of 260 housing units. However, the population growth rate in the 1980's has been much slower. The North Central Texas Council of Governments projects that slow growth will continue over the next 10 to 15 years.

This slow growth can be compared with growth rates of other smaller cities within the Dallas Fort Worth Metropolitan Area:

TABLE 1: PROJECTED POPULATION

CITIES	JAN 1, 1986 ESTIMATED POPULATION	COMPOUND ANNUAL GROWTH RATE 1980-86
Parker	1,300	2.98%
Plano	108,000	7.22%
Lucas	2,250	9.01%
Murphy	1,650	6.48%
Wylie	5,350	6.72%
Collin County	210,150	6.72%

Source: North Central Texas Council of Governments, May 1986.

As can be derived from the aforementioned data, it appears that Parker is a city which has been retarded in its development by its large lot residential preferences. Real estate data indicates that a number of housing units have been for sale for an extended time period.

Those factors affecting the population growth of Parker are varied. One important factor relates to city policies about lot sizes, and the resulting zoning. Another factor is traffic and transportation access. Yet another factor relates to public services, such as water, sewer, storm drainage, lighting, police, fire and road conditions.

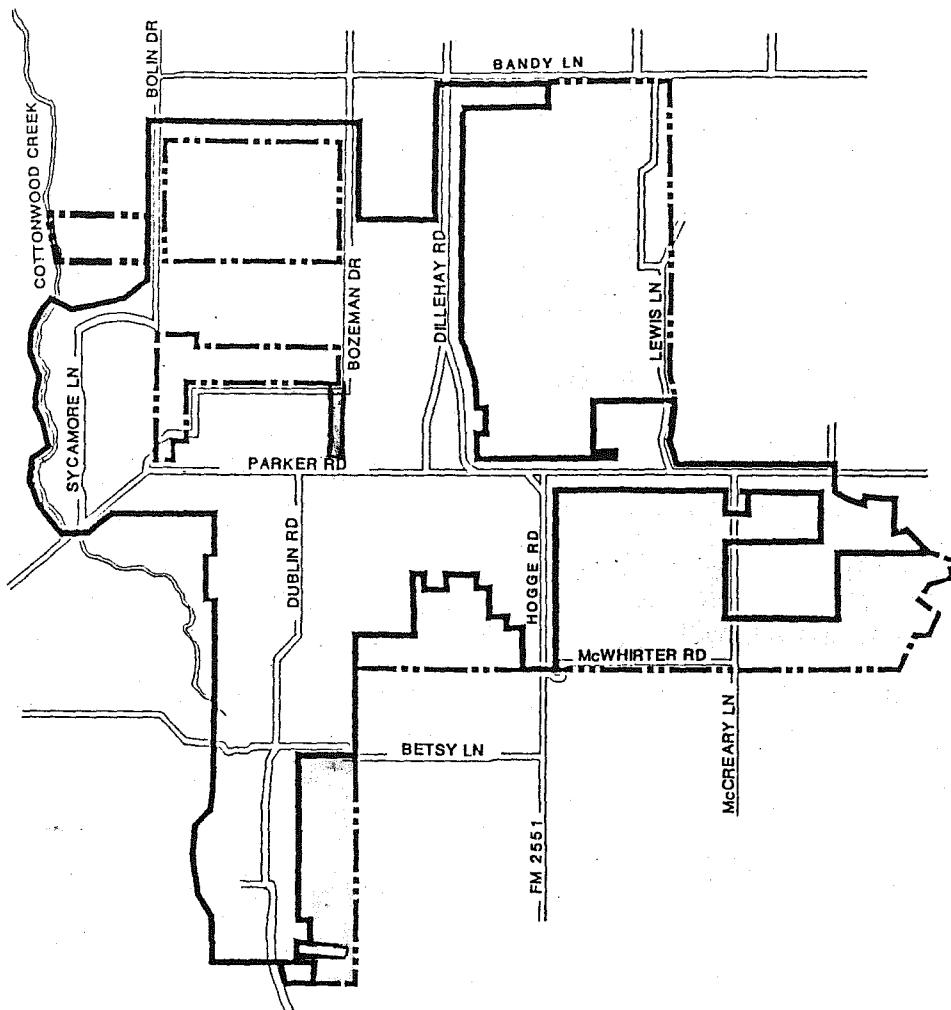
3.0 LAND USE AND PHYSICAL FEATURES

3.1 EXISTING LAND USE

The city is only about 8% developed; that is, only a few scattered areas contain large lot residential subdivisions. Parker contains about 6308 acres of which 2822 acres is within the city limits, and 3486 acres are outside the city limits within the Extra Territorial Jurisdiction. One of the many areas having the design character lies along Dublin Road on the southwestern portion of the city. Another area having significant residential design character, lies along Sycamore Lane directly adjacent to Parker Road. The latter housing area is generally more treed and rolling in its terrain than the Dublin Road Area. Still another residential area, lies adjacent to Parker Road at the eastern boundary, Moss Ridge Estates. This area has been recently annexed by the city, and formerly had been within the extra territorial jurisdiction of the city. (See Exhibit 1: Existing City Limits)

The housing subdivisions of Cottonwood North and Cottonwood South lie on either side of Parker Road, almost adjacent to the Countryside Estates area. Poco Estados subdivision lies on the north side of Parker Road almost across from the Southfork Ranch property. Gregory Lane contains a smaller area running to Grey Lane on the West side of FM-2551 across from Southfork Ranch. Countryside Estates, lying north of Parker Road and west of Donna Lane, is a well developed area with concrete streets. Finally, two adjacent streets, Elisa and Kara Lanes, are located in the north portion of the city.

EXHIBIT 1



EXISTING CITY LIMITS

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX



0 1000 2000 4000 FT

JBG PLANNERS, INC.
Dallas, Texas

1
EXHIBIT

The overall pattern of Parker is single family housing on large lots. The current zoning ordinance only provides for a single district having two acre lot minimums overlaid upon the entire city. As a blanket zone, the predominant land pattern is clusters of homes, typically 2,000 to 4,500 square feet, with farmland adjacent. It is this potential loss of farmland, that presents a threat to the lifestyle of the current residents. With the development pressures of Collin county and the Dallas Fort Worth Metropolitan Area, many prospective developers are purchasing land within the ETJ and in other cities bordering Parker in order to prepare for the next phase of development, expected within a two to four year period. Clearly the adjacent parcels next door to most of the two acre lots will be subdivided in some manner over the next 15 years, and any development that does not have proper planning, can adversely affect current lifestyles.

Parker is a city in which about 13% of the residents profess to ride horses, stable them and live in horse related lifestyle. Many of the residents have other animals on their acreage.

For examination of the housing subdivision areas, see Exhibit 2: Existing Land Use.

3.2 EXISTING WATER SUPPLY

The residents of Parker are supplied their water from the Pecan Orchard Water Supply Corporation. As a wholly owned company of residents of Parker and its surrounding area, members of the board are elected. Presently, all water is supplied and contracted with the North Texas Municipality Water District; and two long term, written agreements exist to supply the city with all the water it needs for the future.

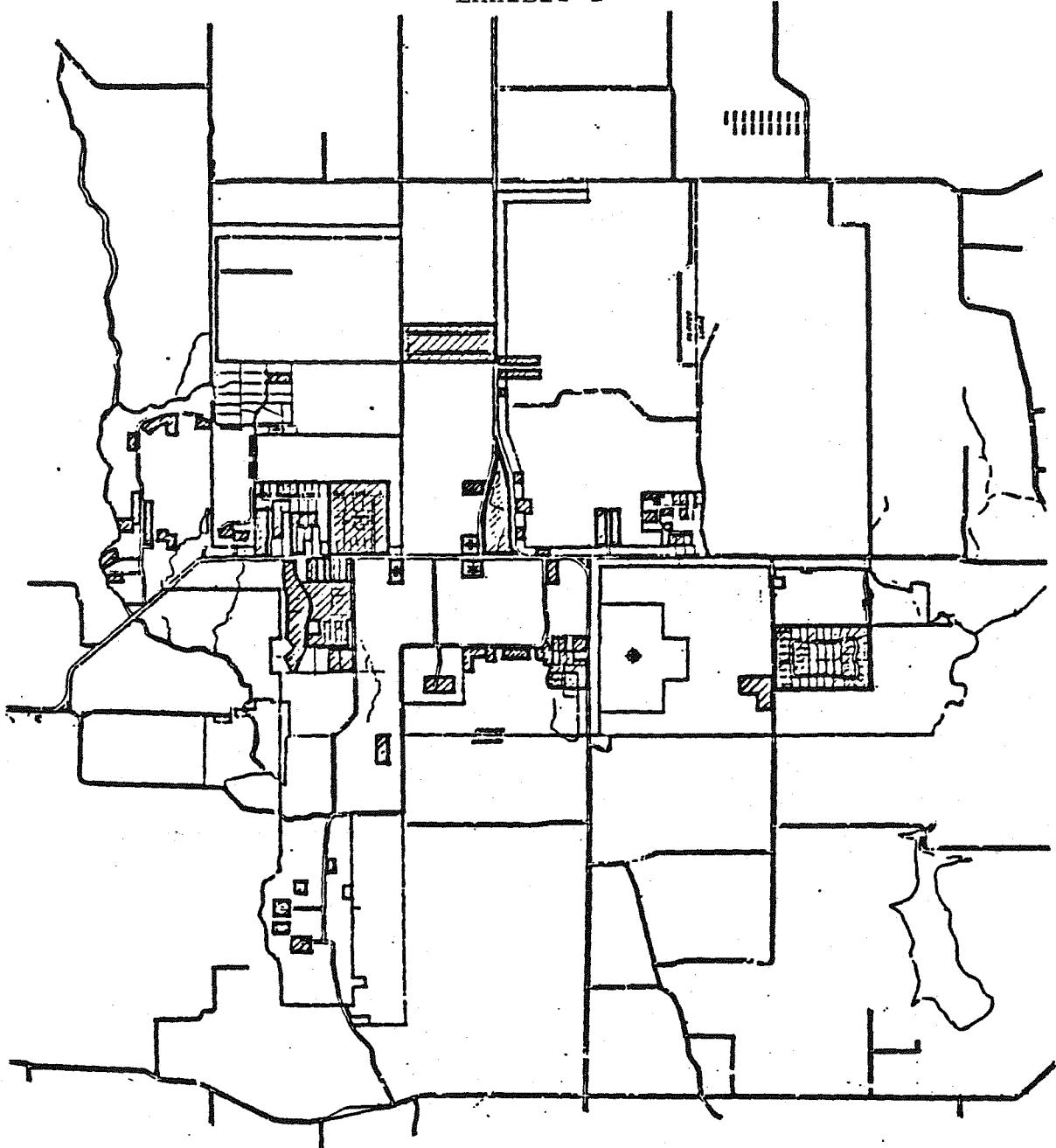
The Pecan Orchard Water Supply Corporation has recently purchased a computer and software to enable it to project supply and demand needs; and they have just completed a study to project firefighting requirements with regard to line sizing. A system wide master plan is in the process of being developed. For additional information reference is made to: Letter Report - Existing and •Proposed Waterworks System Analysis" dated August 1983 for the Pecan Orchard Water Company by Hogan and Rasor, Engineers.

3.3 DRAINAGE AND FLOOD PLAINS

Two major flood plain areas pass through the city in the south to northwesterly direction. At the western edge of the city, Cottonwood Creek forms a boundary for the city, and becomes the basis for the City of Plano Municipal Golf Course. Starting in the southeastern most portion of the city, the Maxwell Creek crosses FM-2551 south to Southfork Ranch and continues through the city on the west side of Dillehay Road on its way into the City of Allen. See Exhibit 3: .Water Drainage and Flood Prone Area, for contours and flood areas.

Some housing, prior to land use and subdivision control enactment by the city, had been built within these two flood areas. At the present time, there are municipal regulations so that the health, safety and welfare of the residents will not be in jeopardy.

EXHIBIT 2



-  LOW DENSITY RESIDENTIAL
-  AGRICULTURAL/OPEN SPACE
-  CHURCH
-  SPECIAL ACTIVITIES
-  COMMUNITY CENTER

EXISTING LAND USE

COMPREHENSIVE PLAN - 2001

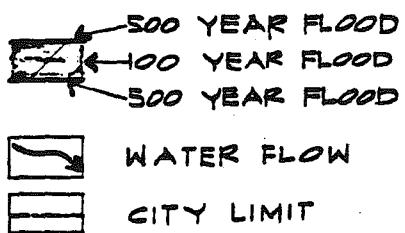
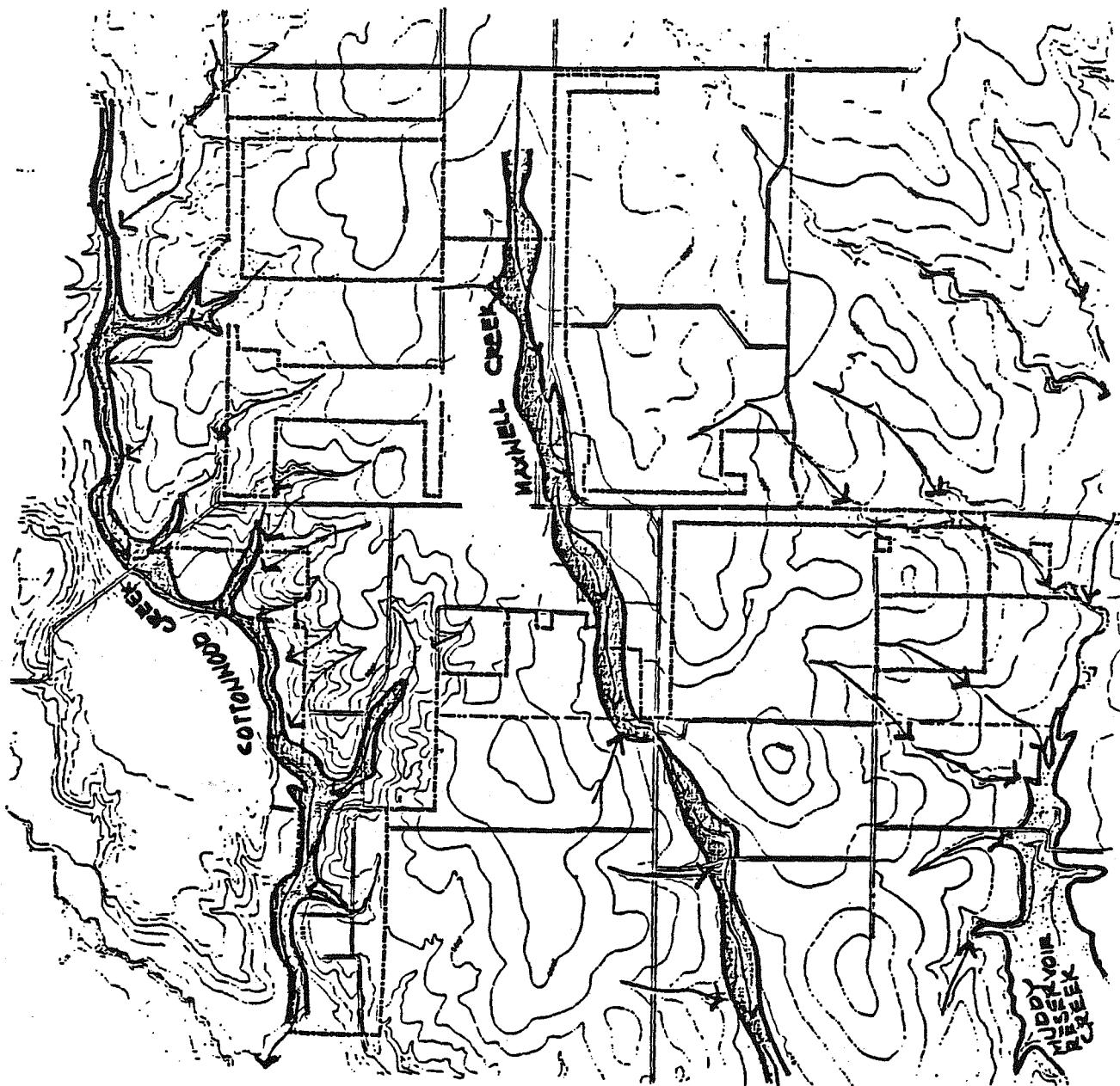
CITY OF PARKER
Collin County, TX



0 1000 2000 3000 FT

JBG PLANNERS, INC.
Dallas, Texas

2
EXHIBIT



WATER DRAINAGE AND FLOOD PRONE AREA

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX



0 1000 2000 4000 FT

JBG PLANNERS, INC.
Dallas, Texas

3
EXHIBIT

3.4 OPEN SPACE AND COMMUNITY FACILITIES

One community facility is the Parker Community Building located on the south side of Parker Road at Gregory Road. The building serves as a city hall as well as meeting hall for the Volunteer Fire Department, the Planning and Zoning Commission and the City Council Chambers, and offices for the Chief of Police, the City Administrator/Secretary, and Court Clerk. Behind the Parker Community Building lies the new garage which houses fire equipment. Behind that building, the city has constructed a playground for use by the residents.

As stated in the land use section, much of the city is comprised of open space, or agricultural open space. This undeveloped land can be presently considered open space, but the resource is subject to the potential of suburbanization. In coming years, there will be need to address this loss.

3.5 EXISTING SOILS, SEWAGE SYSTEMS AND WASTEWATER

3.5.1 SOILS

There are two major groups of soils in the City of Parker. The eastern belt is rather homogeneous, consisting almost entirely of Houston black clay, with small patches of Austin silty clay and Stephen silty clay. Houston black clay is found along the creeks in this eastern belt --especially in the Maxwell, Turner and Muddy Creeks.

The western belt is transected by Parker Road and ranges from one half mile west of FM-2551 (Dillehay/Murphy Road) westward to well beyond, or west, of Cottonwood Creek. This belt is topographically and stratigraphically higher than the aforementioned eastern belt. The ridges are commonly topped by Eddy gravelly clay loam and/or Burleson clay. Cottonwood and Rowlett Creeks cut through these soils, as well as the Altoga Silty clay, the Houston black clay and the Hunt clay, typically exposing Trinity Clay and Frio clay loam in the channels. The extensive exposures of the many different soil types.

In between Cottonwood Creek and Rowlett Creek is a flat expanse of soil which, south of Parker Road is Burleson clay and north of Parker Road is Frio clay loam. to the northwest, near the city limits of Allen, this flat area becomes wider and is largely composed of Houston black clay. (Further detailed information can be found in "Soils Survey, Collin County, Texas;" U.S.D.A. Soil Conservation Service; June 1968 and updates.)

With these soil types, there is need to examine the kinds of limitations, and to what degree, these soil types will impact sewage disposal. Austin silty clay and Houston black clay are both designated as "severe" when considered for filter fields for sewage disposal. Their permeabilities are moderately slow and very slow, respectively.

3.5.2 SEWAGE SYSTEMS

Approximately 20 million housing units (or 25% of all housing units in the United States), dispose of their domestic wastewater using on-site treatment and disposal systems. The most common system (about 85%) is the septic tank soil absorption system (ST/SAS). The number of on-site systems are increasing, with about one half million new systems being installed each year.

Only about 32% of the total land area in the United States has soils suitable for on-site systems which utilize soil for final treatment and disposal of domestic wastewater. In many areas of Texas, on-site systems have been plagued by poor public acceptance; and are often considered as second rate, temporary or "failure prone." Although these systems can be totally adequate with proper soil conditions, cities of any size try to immediately transfer to a municipal treatment system for many environmental reasons. Even though some septic systems have been greatly refined, there is growing evidence of septic system failure caused by improper system design, siting and or maintenance. This trend to convert from on-site systems to central treatment has resulted in at least 10 million households becoming service by centralized treatment facilities. Now, about 75% of the population uses centralized treatment.

The permeability of the soil (its drainage characteristics and evaporative characteristics) determines lot size requirements and potential downstream pollution potential. Downstream pollution ultimately effects the quality of drinking water. Because neither Texas nor the federal government requires a discharge permit as a requirement prior to operating a septic tank, there is no mechanism or incentive to improve these systems. At their worse, they begin polluting and keep polluting. With no regulation or policing, violations abound.

As an alternative to septic tank systems, conventional gravity collection systems are an accepted standard for community wastewater treatment. Because the ST/SAS systems have the lowest first cost, they are regularly preferred. Yet, four categories of problem conditions are; soils, site characteristics, geology-hydrology and climate. In Parker, the soils are very poor. Not only are they somewhat impermeable, but also are prone to promote the flowing of wastewater for extreme distances through crevices in bedrock and over the surface.

Within the City of Parker, about two acres are the housing lot minimums. But exact soil conditions vary with Topography with a slope of about 25% usually considered limiting for an ST/SAS, and construction of any on-site system is difficult with that amount of slope. Geology and hydrology design considerations include; depth to bedrock, soil stability, and ground water location. Climate and weather can also influence disposal. Wet weather dissipates the sewage before it can have a chance to percolate down through the earth. Interviews with surrounding municipal health district officials resulted in

obtaining information that septic tanks within their own jurisdictions were, and are, in violation of city ordinance. In a report entitled, "Collin County, Rural Water and Waste Water Plan, January 1975," existing conditions were only briefly discussed. Its findings stated that the proliferation of subdivisions and clusters of housing are on lots which are too small to accommodate adequate fields. A severe health hazard is developing. The only method suggested for combating this problem was a municipal sewage treatment system.

The City of Parker and Collin County have ordinances, policies and standards which relate to the approval of well planned, septic tank soil absorption systems in rural areas with adequate slope and normal, or below normal, water usage. The basis of their materials is the State of Texas standards for septic tanks and soil absorption systems. The ST/SAS is the only domestic sewage disposal system now being used in the City of Parker.

3.5.3 FUTURE WASTEWATER DISPOSAL

Future wastewater systems for new development could include either on-site or community type systems. Community type systems could include; conventional gravity, small diameter gravity, pressure and vacuum sewers, as well as wastewater treatment ponds, package plants, pumping stations and regional type treatment facilities. Major increases in the total number of housing units will necessitate future wastewater disposal systems as community systems. In recent years, it has been general practice of the Texas Water Quality Board to deny the issuance of waste discharge permits to small waste treatment plants that are operated by private individuals and organizations. It will be necessary for the City of Parker to secure those permits on behalf of the prospective developers in its ETJ. Furthermore, the city must assume those cost for the operation and maintenance of the wastewater collection system, pump stations, and/or treatment facilities. If a problem of jurisdiction occurs, several alternatives can be utilized. A private, non-profit corporation governed by the members, or a special purpose district (Municipal Utilities District), could be created for each major sewer system.

In summary, the soils within and around Parker are not conducive to the continuation of septic tank systems. Severe limitations and low soil permeability can only allow two acre lots and above. Existing septic tanks/soil absorption systems will continue to function satisfactorily only if they are designed, constructed and hopefully, maintained correctly. But ST/SAS use in the future will become more and more restricted. In addition to more stringent requirements, more common types of septic tank problems will become increasingly prevalent. Current on-site systems are barely adequate for the present population. As an alternative, community or cluster wastewater systems need to be considered. The conventional gravity system, pump stations and treatment facilities will be the most cost effective, as the city develops.

4.0 THOROUGHFARE SYSTEM

In September 1986, Collin County completed a thoroughfare Plan. The plan is intended as a guide for city decision making. Basically, two thoroughfares divide the city into four quadrants -- FM-2551 (Murphy Road) and FM-2514 (Parker Road). Another major thoroughfare is planned for Betsy Lane within the south portion of the city. Betsy Lane will become the continuation of Park Boulevard as soon as the bridge over the Cottonwood Creek is constructed.

Driving through the city, on FM-2514 (Parker Road) is a trip on well paved country roads in good repair. The city can be reviewed only as a composite of individual housing subdivisions and separate estate lots, with interconnections of roads which have been difficult to maintain. Scattered subdivisions have become a financial burden for the city, and in order to make some of these interconnecting roads drivable (by filling pot holes, washed out edges of roads, etc.), the city has high costs. There is no coordinated road system; and the only continuous road through the city is Parker Road (FM-2514).

5.0 FISCAL ANALYSIS

5.1 REVENUES AND EXPENDITURES

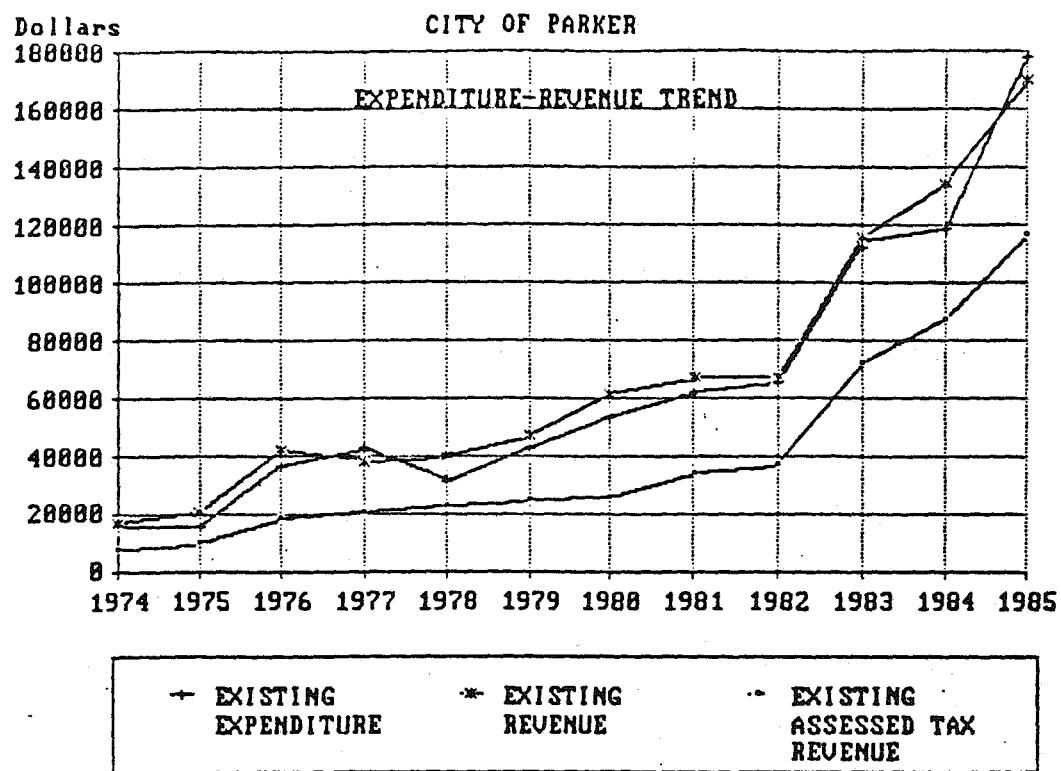
Any plan for the future needs to consider the fiscal impact on the existing and future residents. For this reason, existing finances need to be analyzed. Currently, the City of Parker is under fiscal stress and has difficulties budgeting to meet the barest essentials, and, in providing the necessities for its current residents. city expenditures have been recorded since 1974 in Table 2: Revenue and Expenditure Growth Trends. As developed in the table, revenues have steadily increased over the years in step with the new housing construction. When the years 1980 to 1985 are examined, a surplus in revenues can be observed in every year but 1985. The boost in ad valorem taxes, it should be noted, did not occur due to increased housing construction, but occurred due to re-assessments by the Collin County Appraisal District.

Ad valorem taxes, the property tax, have grown over this eleven year period; but, the growth in taxes must be clearly attributed to both re-appraisal and new house construction. The city has traditionally kept taxes low -- so low that Parker enjoys one of the lowest city tax rates in the Dallas Fort Worth Metropolitan Area. Any analysis of the fiscal base must consider a continuation of these resident wishes. Thus, large, single family housing on two acre lots, coupled with population projections, could create fiscal problems. By the addition of more of this housing through the year 2000, the city will slip deeper and deeper into debt. One of the ways to combat this debt projection is to raise taxes. Not only would the ad valorem taxes meet to be raised to maintain the existing level of city services, but also, there would be need to raise taxes just to keep pace with inflation. Beginning in fiscal year 1987, the City Council should make fiscal projections for revenues and expenditures over a five year period of time.

TABLE 2: REVENUE AND EXPENDITURE GROWTH TRENDS

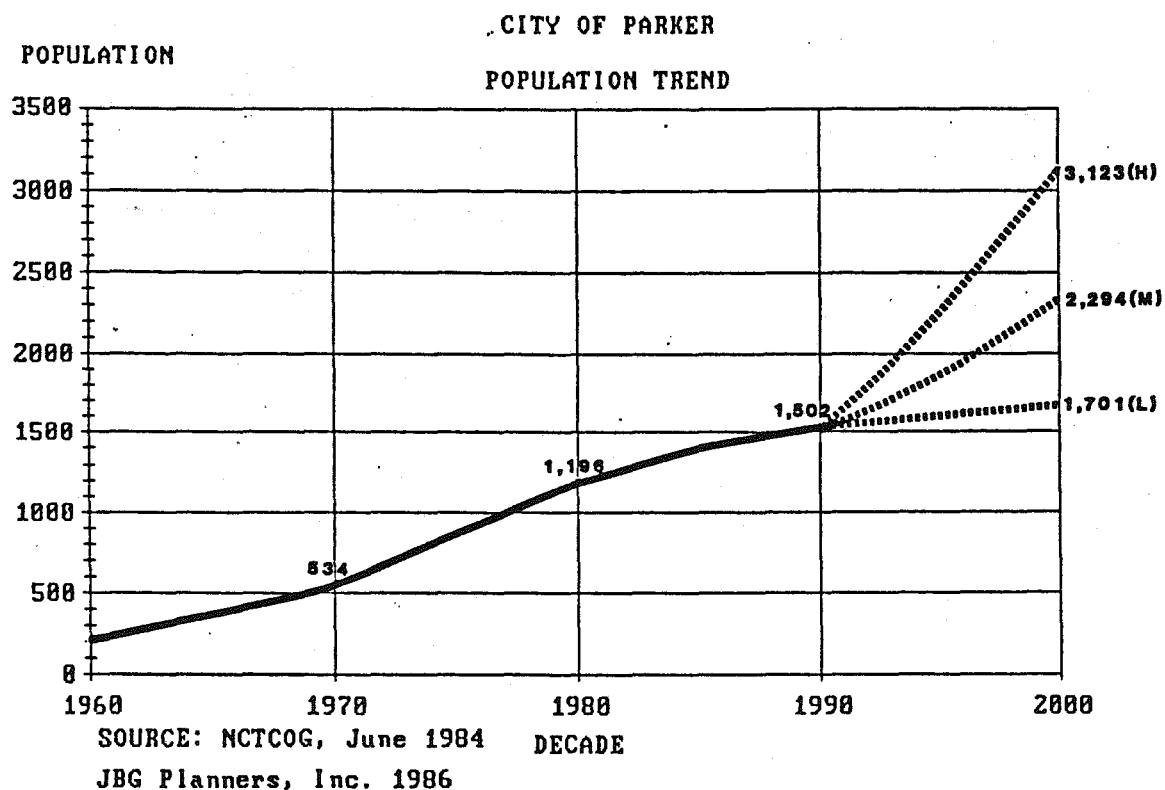
Year	Expenditure	Growth Rate	Revenue	Surplus/ (Deficit)	Ad Valorem Tax	Ad Valorem Tax-Total Revenue	City Tax Rate (per \$100)
1974	\$ 15,509		\$17,158	\$ 1,649	\$ 7,848	45.7 %	0.25
1975	15,420	- .57%	20,765	5,345	9,484	45.7 %	0.30
1976	36,318	135.5%	41,698	5,380	17,938	43.0 %	0.30
1977	42,330	16.6%	37,868	(4,462)	20,167	53.3 %	0.30
1978	30,902	-37.0%	39,794	8,892	22,518	11.6 %	0.30
1979	42,538	37.7%	46,824	4,286	24,525	52.47%	0.30
1980	53,689	26.2%	61,181	7,492	25,458	41.61%	0.387
1981	62,134	15.7%	66,803	4,669	33,807	50.6 %	0.222
1982	65,137	4.8%	67,154	2,017	36,591	54.5 %	0.197
1983	113,940	74.9%	115,912	1,927	71,727	61.9 %	0.201
1984	118,290	3.8%	134,248	15,958	86,828	64.9 %	0.252
1985	178,061	50.5%	169,990	(8,071)	116,137	68.3 %	0.230

Table 3: Revenues and Expenditures Trends 1974-1985



Source: City of Parker, 1986
 JBG Planners, Inc., 1986

TABLE 4: POPULATION TRENDS, indicates population growth for the City of Parker from 1960 through the year 2000. This projection has been made by the North Central Texas Council of Governments in June, 1986. The 1985 population of 1,299 is projected to reach 1,502 in 1990, and range from a low of 1,701 to a high of 3,123 persons in the year 2000. The mid range population projection for the year 2000 is 2,294 persons.



5.2 METHODS OF BUILDING REVENUES

Since the 1970's, both developers and buyers of new homes have been shouldering an increasing share of the cost of public sector services and facility provisions associated with residential development. Fears about continued financial responsibilities are foremost in the minds of any existing city residents, and the residents of Parker are no different. It is universally recognized that mandated fees, dedications and impact fees for public services and facilities are needed; fees for water and sewer lines, streets and roads, street lighting, stormwater management facilities, police and fire protection.

In today's climate of political fiscal restraint and citizen resistance to higher tax burdens, and increased levels of bond indebtedness and the transfer of public sector costs to the private sector; and attractive alternative to conventional methods of public finance is the issuance of general obligation debt.

With an absence of retail, commercial, office and industrial land which could provide a greater amount of ad valorem taxes to the city, the existing residents cannot be expected to pay all that is required. Quite candidly, they will not be able to afford the potential tax bill. For developers and home buyers, the issuance of general obligation debt, and the transfer of infrastructure finance, translate into increased new home selling prices. In such a competitive housing market, such as the Collin County area, only a limited amount of additional infrastructure costs can be added to sales prices. According to appraisers interviewed during the course of planning, a typical housing unit in Parker can be priced no more than \$5,000.00 higher than other Collin County homes to be competitive.

Special design controls must be enacted to ensure that any premiums charged above the market do result in a real advantage to the buyer. For this reason, a required set-back system with possible landscaped open space could be needed to ensure this advantage and prevent continued tax increases on the existing residents.

It is reasonable to expect that the full burden of infrastructure costs might not be fully placed upon the new developer in Parker. Some infrastructure improvements will need to be financed by the city in order to bring the present residential areas up to reasonable standards. For this reason, two targets need to be addressed;

1. An equitable and reasonable means of allocating infrastructure cost needs to be developed between the public and private sectors while assuring that infrastructure and the goals of the residents for a large lot, single family city get met.
2. Some alternative means of financing public services and facilities effectively and in a timely manner needs to be developed without unduly burdening the developer and the new buyer.

In the past, public services were traditionally financed through general obligation bonds. Due to an era filled with escalating taxes and tax limitations, taxpayers have grown unwilling to assume the costs of providing services to new residential development by debt secured against the local power to tax.

Methods of accomplishing these goals are linked to certain financing mechanisms which have gained prominence over the past decade. Some of these alternatives are; locally imposed impact fees, user charges, development impact taxes, and mandatory dedications. Each of these mechanisms transfer public sector costs to the developer and the consumer early in the development process and are usually reflected in the selling price of the new homes. These are called "Front End Transfers." In another category of methods, legal and institutional devices allocated and assess costs on a fee for service basis that does not affect new home prices. Among these second group mechanisms are; tax increment financing, special assessment districts, special service districts, and the privatization of public services.

Within our plan, in order to achieve plan implementation, a method of paying for needed changes must be proposed. For this reason, Front End Transfer are explained. In order to allow the reader of this plan to better understand our proposals and their implementation, an outline of commonly used financing alternatives is presented.

These financing devices are transfers, or exactions, and tie permission to build to the developer's ability to provide specific services and facilities traditionally provided by the city. Front end transfers exact from the developer costs at the beginning of the development process. the most common front end transfers are 5.2.1 Development Fees, 5.2.2 User Charges, 5.2.3 Development Impact Taxes, 5.2.4 Mandatory Dedications, 5.2.5 Special Assessments or Special Assessment Districts, and 5.2.6 Municipal Utility Districts.

5.2.1 DEVELOPMENT FEES: these fees are one time levies imposed on developers to cover all or a portion of the capital costs of installing the basic public facilities associated with residential development, including local streets, sidewalks, lighting and sewer and water systems. Typically, development fees get charged on a per square foot of floor area, or a per linear foot of street frontage basis; or a a flat fee per dwelling unit or building lot; or as charge per acre.

5.2.2 USER CHARGES: these fees are periodic levies, compared to one time capital charges, which are tied to the consumption of public services. The consumption of individual shares of a service is measurable in discrete units and the benefits of publicly supplies services accrue primarily to direct users. Some examples of user charges are assessments for water consumption and sewage treatment.

5.2.3 DEVELOPMENT IMPACT FEES: this fee is a one time fee that imposes a levy in excess of normal property taxes and monthly user fees for improvements often outside the boundary of new development. It is based upon the concept of paying a pro rata share of facilities. Such fees accumulate in a fund to finance specific infrastructure development. In order for this kind of fee to be legal, all moneys must be deposited in a specific fund for that special use.

5.2.4 MANDATORY DEDICATION: is the required transfer of a property from private to public ownership as typically specified in the city's subdivision ordinance. The transfer is based on the notion that the right to undertake subdivision development is accompanied by the responsibility to provide a reasonable level of facilities, or land, for those facilities. There are different categories for subdivision ordinance dedications. Streets are usually provided by developers as local and collector streets. Parks may be dedicated in accordance with open space and park plans or population densities, or the reservation of undeveloped land for future purchase by the city. Utilities, such as water and sewer systems sometimes are structured so that local governments or utility authorities, such as the Pecan Orchard Water Supply Corporation, sometimes share the costs or allow for a pro rata pay back scheme.

5.2.5 SPECIAL ASSESSMENTS OR SPECIAL ASSESSMENT DISTRICTS: Special Assessments are a levy imposed on property owners who benefit from a specific public improvement within a limited geographic area -- a special assessment district. These special assessments' collections are applied to the retirement of bond issues that finance a variety of improvement projects, including the construction and repaving of principal and minor arterial and local streets; the construction of sewer mains, laterals and storm sewers; and the installation of street lighting. Where residential development is concerned, property owners support improvements on a pay a you go basis such that special assessment is not factored into the selling price of a new home.

The special assessment decision triggers a set of actions that must precede the issuance of bonds and the collection of assessments. There are six steps, typically, in the process: 1) initiation; 2) plans and estimates; 3) public hearings; 4) bids and contracts; 5) allocation of costs and benefits by frontage, zones or areas; 6) bond sales and collection of assessments.

5.2.6 MUNICIPAL UTILITY DISTRICTS (MUD): The municipal utility district is an optional method of financing the costs of utilities. MUD's are empowered by the state to float tax free revenue bonds. The proceeds of the bonds are used to finance on or off-site water, sewage and drainage facilities. The future residents pay principal and interest on the bonds through property taxes and user fees. Developers can establish the districts with the approval of the Texas Water Rights Commission. If a developer wants to form MUD's within the extra territorial jurisdiction of an incorporated municipality, the municipality must approve the MUD. A single MUD could issue as much as \$60 Million in contract bonds. MUD bonds are sold on the market and have their value in having the backing of a municipality, or the city. In the instance of the City of Parker, developers would request to form the MUD, and the city would approve it; thus, backing the bonds on the open market.

The entire issue of a homeowners association bears closer scrutiny. After financing the initial improvements for a subdivision, there is need to consider methods of the continuation and maintaining to open space areas. The informed buyer and developer tend to avoid involvement and purchases within subdivisions having homeowners' associations, and for this reason, methods for modifying or avoiding them should be considered.

Impact fees began in Broward County, Florida in 1981. The original imposition of impact fees drew extensive litigation, which gradually defined the criteria for levying such fees. They need to be earmarked for facility expansion, preceded by planning related to services received which constitute a fair share of service or system costs. Impact fees were levied for roads, parks and schools. They were adjusted each year according to the price deflator for the Gross National Product for the previous 12 months.

6.0 EXTRA TERRITORIAL JURISDICTION

The City of Parker is confronted with the problem of controlling the development of those adjacent land areas which are not currently within its incorporated area. This problem is compounded by the fact that most residents do not realize that little, or no, control of the uses of the land in the Extra Territorial Jurisdiction can be currently accomplished under Texas law. Parker cannot require single-family large lot homes to be constructed on this land. Any landowner of any ETJ land can build what he pleases.

Under Texas law, a city with a population under 5,000 is considered a General Law City. A General law City, like Parker, is prohibited from annexing any land outside its present city limits unless the landowners request such annexation. A General Law City is further restricted from controlling any activities, or uses, outside its city limits, with the exception of its requiring the application of its subdivision ordinance up to one-half mile from the present city limits. Within this one half mile limit, the General Law City has no control over what is built in this area; i.e., no zoning controls, but the city does have some very limited controls under its subdivision ordinance. As an example, since Southfork Ranch is mostly in Parker's ETJ, the City of Parker would not have any control over residential, commercial or industrial building uses on the property. The city would only have authority to require the owners to comply with the subdivision ordinances requiring concrete streets, placement of utility lines, etc. Therefore, the owners of Southfork Ranch could build apartment houses, shopping centers, hotels or any other structures.

By contrast, a Home Rule City has the authority to annex land within one mile of its city limits without the consent of the landowners, as long as the property is contiguous with its city limits. This power gives a city much broader powers to control its borders and to annex properties. The General Law City has further control problems, when it is adjacent to an adjoining Home Rule City. The Home Rule City may annex land even though that land is within the General Law City's ETJ; provided that the landowner requests annexation to the Home Rule City. As a result, a city must make itself attractive enough to provide services to enable such city to control its borders.

At the present time, all adjoining cities have either a court order or contractual agreement determining the ETJ limits of Parker. The ETJ boundaries may only be adjusted as mutually agreed upon by the adjacent cities. If disagreements arise, then the courts would be the forum for the city boundary adjustments.

The concern of the City of Parker should be to encourage landowners in the city's ETJ to annex their properties into the city on a voluntary basis. By requesting annexation by Parker, the landowners could enjoy utility services, an attractive, controlled environment, and a long term controlled growth plan. Without such a plan to provide these amenities, the City of Parker will lose control of its ETJ and could have objectionable housing and commercial buildings adjacent to present subdivisions and current city limits.

7.0 LAND USE CONFLICTS WITH ADJACENT CITIES

Frequently, development along adjacent parcels in neighboring cities become a problem. Problems occur when one or more of the following happen:

1. one city relegates its least desirable land uses to its edges, thus impacting a neighboring city.
2. one city does not communicate or accept the input of its neighbor city when a land use decision needs to be made.
3. misalignment of thoroughfares between the two cities may place some land in an adverse position in relation to contiguous parcels.

Some conflicts along municipal boundaries can be noted. Jurisdictional priorities for a city often give way to previous inter local agreements. For instance, residents in the southern section of Allen are frequent users of Sycamore Lane, causing extra maintenance costs for the City of Parker.

The property on the southeastern side of Parker annexed in 1985 by the City of Wylie presently has a trailer park which is creating traffic and possible sanitation problems for the area.

The City of Allen has properties for commercial purposes along Bandy Lane north of Parker. These changes will affect the residential uses in this area of the city. It is also anticipated that the City of Lucas may rezone properties for commercial uses along the northeast sector of Parker.

The City of Murphy has provided a higher density, up to 4 units per acre on their northwestern border which adjoins Parker. This obviously is a much higher density than Parker's present density provision.

The City of Allen provides for higher density housing along parts of the City of Parker's northern ETJ areas. With Allen's well developed utility system, which is capable of expansion, there is reason to be concerned about the potential loss of ETJ acres as a result of this ability to provide municipal services immediately.

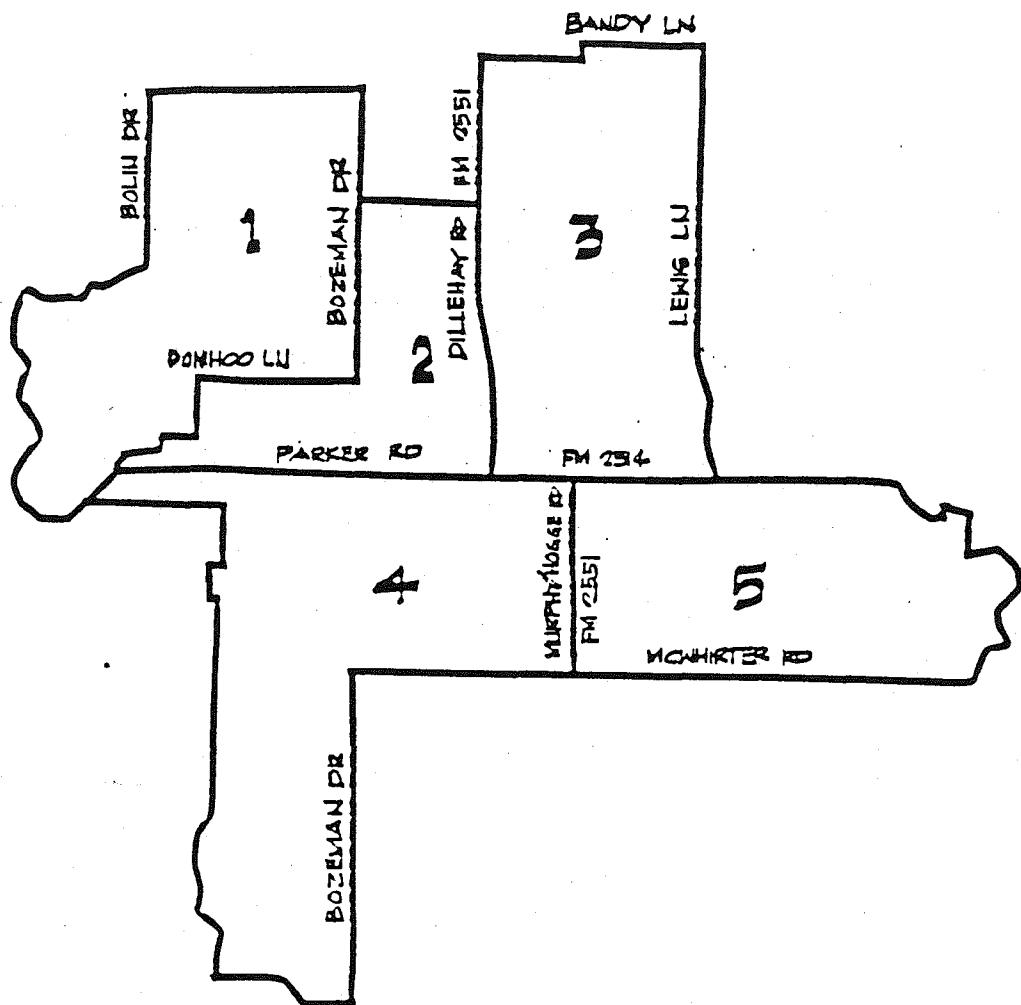
There is importance to agreements among cities. In order to minimize the conflicts and incompatible land use in future plans between neighbors, cooperative efforts and notification is very important. It is suggested that city officials regularly meet to find cooperative solutions respecting the plans of adjacent cities before plans are adopted officially. Resolution of any conflicts in advance of implementing development can result in the saving of major expenditures for public facilities. Should neighbors become dead locked on specific issues, then Collin County and the State of Texas should be approached for arbitration assistance.

8.0 GOALS, OBJECTIVES AND DEVELOPMENT ALTERNATIVES

8.1 RESIDENT QUESTIONNAIRE

Any plan must be based upon the goals of the existing residents. But a difficulty occurs when only citizens' meetings are used to obtain input into the planning process. For this reason, the Citizens Long Range Planning Committee and the planning consultant developed a self report questionnaire for distribution to the residents, by planning district (see Exhibit 4; Planning Districts). 400 were distributed, and 91 returned for a response rate of 22.8%. A statistical summary to the citizens' questionnaire is provided in the appendix of the report. These questionnaire responses were used as a basis for developing the plan; and, the results are listed below.

- 1. Residents do not want major changes, or tampering, with their present subdivision, or neighborhood.**
- 2. Only single-family detached housing should be developed in the future. This desire eliminates any potential for apartments or condominiums.**
- 3. The city should do something to require people to repair their fences. The question is what can the city do; the only action that can be taken is a public policy statement encouraging the residents to improve their fencing.**
- 4. The stabling of horses are creating health and sanitation problems in current neighborhoods. Large animals should be controlled in new subdivisions.**
- 5. In future subdivisions, there should be a plan for open space and equestrian centers. This desire indicates that the city should require developers to provide these centers in the overall plan rather than allow the stabling of horses on individual lots.**
- 6. Residents are almost 50-50 split on accepting increases in their taxes to provide a new sewer system. But with the current sanitation problems in some neighborhoods, future subdivisions should be required to be connected to the sewer system running through Parker.**
- 7. There should be a variety of housing styles to meet social and economic needs.**
- 8. The city should have a long range plan for the future.**
- 9. A system of private and public open space, hike and bridle paths should be planned for the city. These paths should be placed in future subdivisions which would permit neighborhood associations to hold and maintain them.**
- 10. Almost an even split appeared about allowing neighborhood business services in Parker. Those who disagreed might have thought that neighborhood commercial businesses, such as 7-11 stores might be in their neighborhoods.**



PLANNING DISTRICTS

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX



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11. A slight majority agree that there should be a business tax base to maintain and improve city services. This data would support the proposition that some retail business services could be placed in strategic areas of the city not adjoining present neighborhoods.

12. Residents do not want to do most of their shopping in Parker. This information indicates that they do not want a full range of services, but possibly small retail businesses to assist with a tax base.

13. Most all of the residents perceive that the identity of the community should be that of rural village/commuting community.

14. Most residents have a desire to have Parker beautified through wild flower planting in the medians of Parker Road. This desire transfers to a general concern for the appearance of the city.

A profile of the residents responding may be useful in interpreting the only vocal people in the community. Over 58% of the residents have lived in Parker for more than 6 years. About 50% of the respondents voted in the last election. Only 8 retirees responded from among the 91 respondents, which is a percentage of 8.8%. Family characteristics of the respondents are:

1/2 of the families have 3 or fewer persons

5 families are single parent households

34.9% of the families have no children

16.39% of the families have 2 children

Only 16.3% of the families have more than 2 children

THE FAMILY SIZE IS RELATIVELY SMALL!

8.2 NEED FOR CAUTION IN GOAL CONVERSION

While the aforementioned results (goals) were accepted and converted into objectives, policies and programs for the comprehensive plan, there is always a need to caution in the wholesale adoption of resident desires. Often, the fiscal and personal taxation levels required to achieve the goals of the residents are so high that the city would be irresponsible to adopt those goals for the fear of creating such a high basis forcing ever and ever higher ad valorem taxes (city property taxes on the residences).

One alternative is to shut down the potential for any new development within the city limits. With such irregular city boundaries and the problems with controlling development at the borders within the extra territorial jurisdiction (ETJ) of the city, this alternative is unacceptable. One of the adjacent cities has an aggressive annexation policy, which is threatening to the city; and another city is ready to extend its

municipal services to any land the city doesn't want, in order to increase its own ad valorem tax base. Present development pressures within the ETJ indicate that certain developers are now planning to build some projects which are adverse to the desires of the residents as indicated in the questionnaire responses.

Additional caution is needed for planning as one examines present and past city budgets. If methods for increasing revenues cannot be met or found, then the alternative will result in rapidly increasing taxes to pay for those necessary and essential municipal services.

THE COMPREHENSIVE PLAN

PART III. THE COMPREHENSIVE PLAN

9.0 PROPOSED LAND USE PLAN

9.1 STRATEGIES

The land use plan is but one element of the comprehensive plan. It allows the designation of all proposed land uses within the city. As an official document, it allows the freedom to designate particular uses, for generalized land areas within the city boundaries. It should be noted that the boundaries indicated in Exhibit 5: Proposed Land Use Plan, are general, not specific and do not propose to establish exact boundary lines. It is not the intent of this plan to take any resident's home for public use.

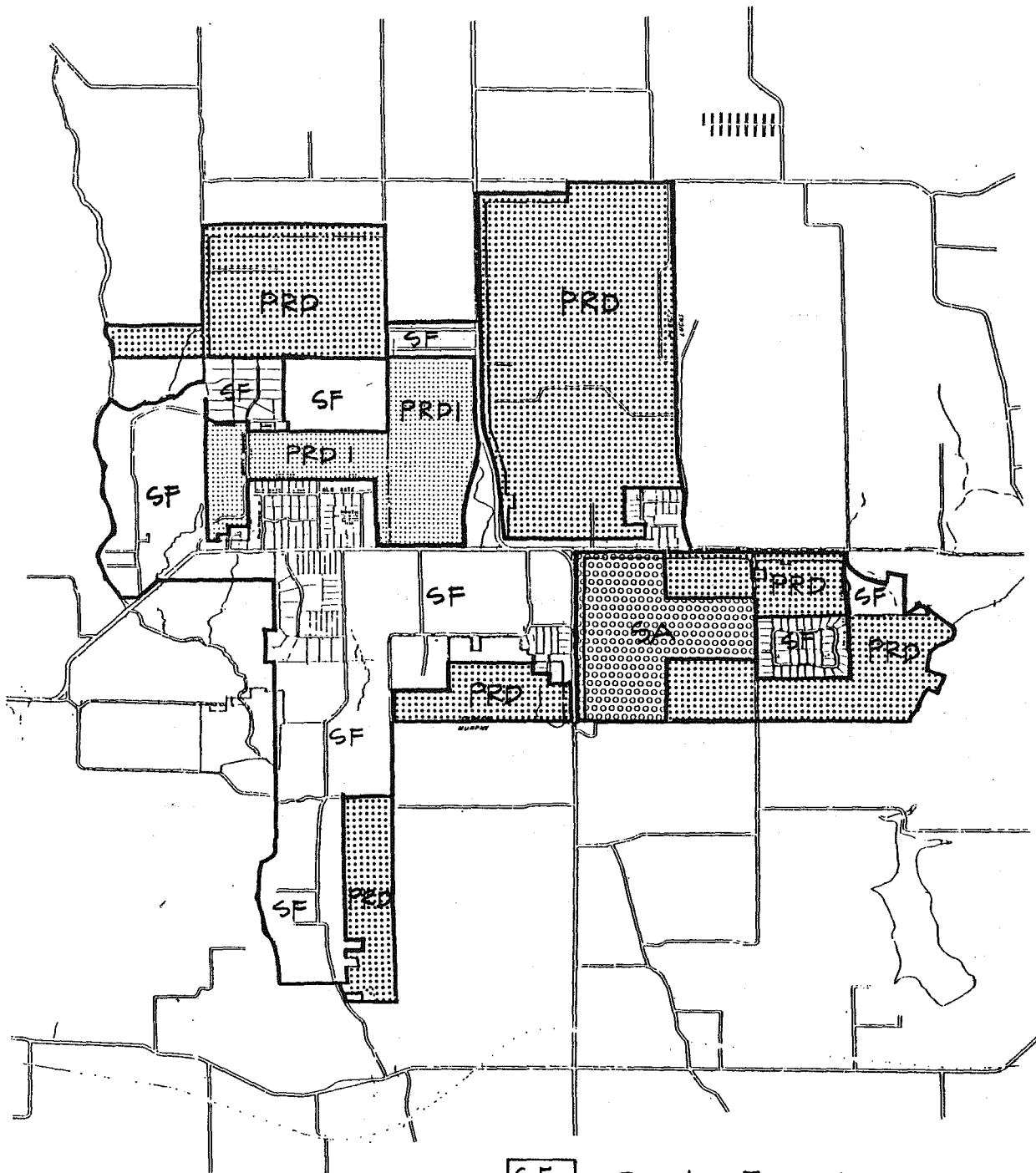
As discussed elsewhere in the plan, there is a threat of rapid suburbanization of the city. Parker is expected to have a serious diminution in its open space areas. The difficulty with the loss of open space relates to the desire of the residents to maintain the rural atmosphere.

The plan seeks to harness rapid suburbanization to plan for the residents to have the same open space ambiance that they always had in their neighborhoods and behind their homes. With their desires to both maintain their current life styles and continue to have that same open space, there is need for the city to begin to protect its residents by planning for the future.

For this reason, as a major design strategy, the proposed land use plan for the City of Parker proposes to protect the existing residents by utilizing a system of controlling the new development by adding selected new districts. All existing single family residential zoned areas shall be bordered by the same housing density in any adjacent Planned Residential Development (PRD).

All properties within the Extra Territorial Jurisdiction of the City of Parker and any properties released from adjoining cities shall be considered for zoning as Planned Residential Development (PRD) or any other zoning compatible with the surrounding areas.

As a means to generate tax revenues, the Special Activities District is planned. Two grand boulevards, Parker and Murphy Roads are designed as major structural frameworks giving visual form to the city with their landscape materials. Other strategies are present in the plans, but are secondary.



SF SINGLE FAMILY
PRD PLANNED RESIDENTIAL DEVELOPMENT 1
PRD1 PLANNED RESIDENTIAL DEVELOPMENT
SA SPECIAL ACTIVITIES

PROPOSED LAND USE

CITY OF PARKER
Collin County, TX



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TABLE 5:
PROPOSED LAND USE AREAS, DWELLINGS, AND
POPULATION (Existing City Limits)

<u>RESIDENTIAL USE</u>	<u>DWELLING</u>		
	<u>AREA (ac.)</u>	<u>UNITS</u>	<u>POPULATION (*2)</u>
Existing-Min. 2 ac/DU	1462	340	1300
Additional-Min. 2 ac/DU	1179	590(*1)	2242
PRD1 - 1 ac/DU	167	167	634
TOTALS	2808	1097	4176

*1 assumes 2 acre/Dwelling Unit

*2 assumes 3.8 persons per family

TABLE 6:
TOTAL LAND USE ACREAGES FOR
COMPREHENSIVE PLAN

PLANNING DISTRICT	EXISTING		PLANNED RESIDENTIAL DIST.			PLANNED RESIDENTIAL DIST.-1			EXISTING TOWN CENTER	EXISTING SPECIAL ACTIVITY	ADDITIONAL SPECIAL ACTIVITY	TOTAL
	RESD. MIN.	ADD. MIN.	MIN 2AC-SF	<2AC-SF	OPEN SPACE *1	MIN 2AC-SF	<2AC-SF	OPEN *1 SPACE *1				
1	360	255	0	0	0	0	0	0	0	0	0	615
2	296	165	0	0	0	42	90	35	0	0	0	628
3	61	0	0	0	0	0	0	0	0	0	0	61
4	617	725	0	0	0	0	0	0	4	0	0	1346
5	128	44	0	0	0	0	0	0	0	0	0	172
TOTAL	1462	1189	0	0	0	42	90	35	4	0	0	2822
EXTRA TERRITORIAL JURISDICTION												
1	0	0	44	369	104	90	82	43	0	0	0	732
2	0	15	0	0	0	0	0	0	0	0	0	15
3	30	0	71	959	265	0	0	0	0	0	0	1325
4	19	5	89	222	78	0	0	0	0	0	0	413
5	0	0	77	407	119	0	0	0	0	122	276	1001
TOTAL	49	20	281	1957	566	90	82	43	0	122	276	3486
GRAND TOTALS	1511	1209	281	1957	566	132	172	78	4	122	276	6308

*1 20% OPEN SPACE ASSUMED (RANGE 20% - 55%)

*2 INCLUDES EXISTING 1 ACRE LOTS (Easy Acres)

9.2 DESCRIPTION OF ELEMENTS OF THE PLAN

The Comprehensive Plan includes the following special design features; (as shown in Exhibit 6)

9.2.1 None of the existing residential areas will have higher density homes immediately adjacent to that area. The first row of homes in the PRD areas will be the same density as in the adjacent existing residential areas. Open space will serve as a buffer within any new development.

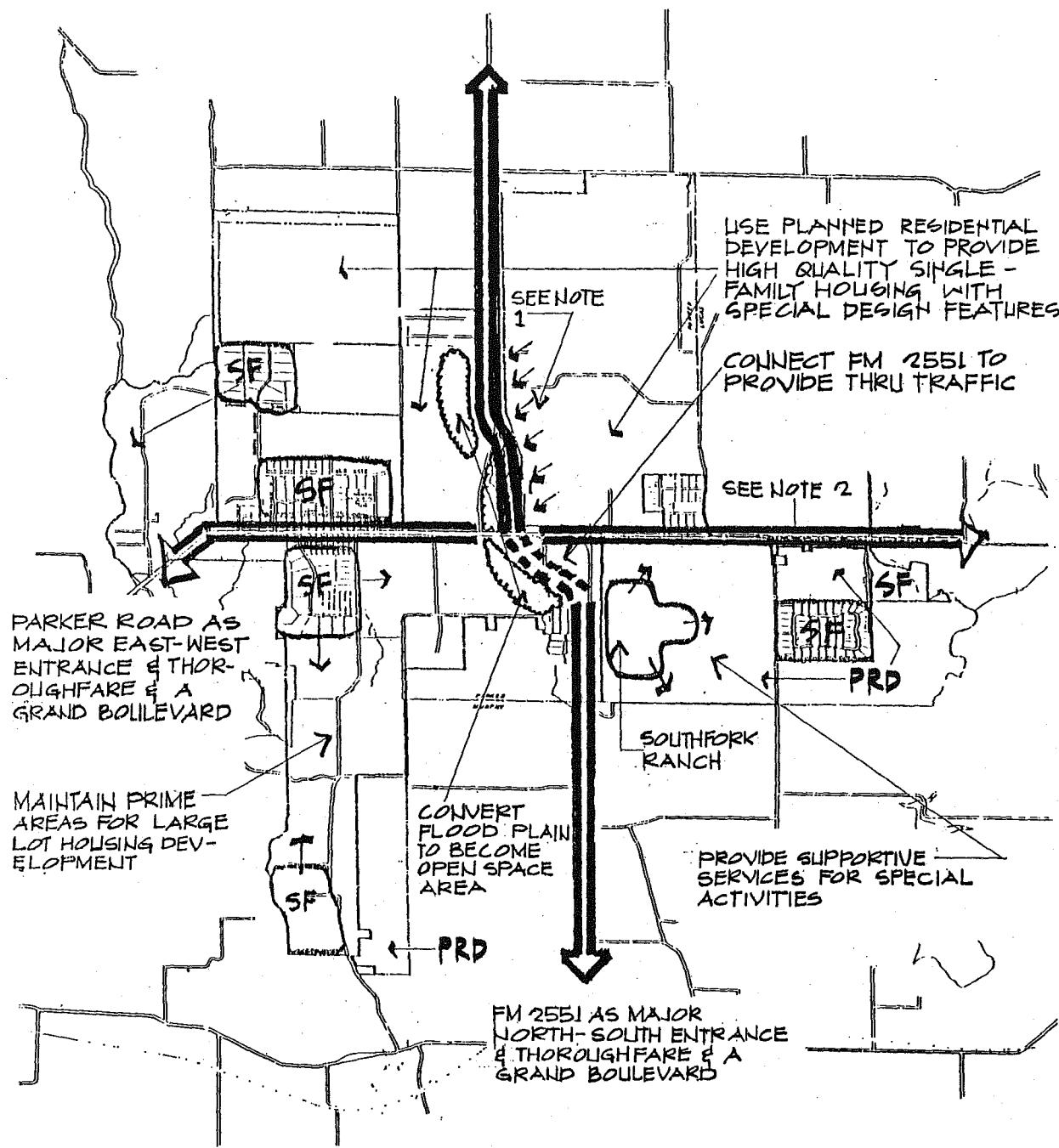
9.2.2 All new PRD housing will be either two acre lot minimums or well designed, development plans incorporating open space systems, buffers and more dense housing. In addition, the new housing will be subject to extensive design controls to perpetuate the image of an western semi-rural oriented city.

9.2.3 A revision to the county thoroughfare plan is to restrict FM-2514 and FM-2551 to 4 lanes with an intermittent center turning lane. Two roads, Parker and Murphy Roads are recommended to become grand boulevards. These grand boulevards are to be well landscaped, with trees, flowers and shrubs and having wide medians and deep setbacks before any building facades appear. As major north to south, and east to west, connector thoroughfares, these roads will give an improved image and a sense of arrival to the city.

9.2.4 Other thoroughfares are designated to provide excellent traffic flow through the city as an alternative to the two grand boulevards. Park Boulevard (Betsy Lane) going through the south end of Parker will bisect the Dublin Road district of the city. Brand Road will lead from Murphy north to Allen cutting through the city. McCreary Road is the other major north south arterial proposed.

9.2.5 In order to effectively deal with the existing conditions of tourism and Southfork Ranch, and obtain needed taxes for the revenue base of the city, cooperation with Southfork is proposed. Only through proper cooperation and coordination can Parker obtain its needed revenues and remain a large lot single family city comprised of elite neighborhoods. With the residents capable of higher taxation and not wanting the more typical strip commercial, contemporary shops which are proven to be successful in many areas of the country, there is need to plan for Southfork to encourage them to voluntarily annex into the city. In this way major tourist revenues can be converted to needed city services. For this reason, a Special Activities District is planned to surround Southfork Ranch and allow for the controlled development of the site and its surrounding properties. Protection for existing homes adjacent and west of Southfork Ranch is provided by major setbacks of proposed structures, landscaping, and open space.

In the Special Activities District, a broad range of design controls have been developed to tighten visual and traffic controls so that negative impacts will not arise for the residents.



NOTES:

1. CREATE SCENIC DRIVE ALONG PARK AREA OF DILLEHAY
2. PARKER ROAD & FM 2551 AS GRAND BOULEVARDS TO CREATE MAJOR ENTRANCE THOROUGHFARES WITH SPECIAL LANDSCAPE DESIGN CONTROLS

DEVELOPMENT OPPORTUNITIES

CITY OF PARKER
Collin County, TX



COMPREHENSIVE PLAN - 2001

0 1000 2000 4000 FT

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9.2.6 Due to the great plains' character of the landscape, and the overall barrenness of the land, a strict landscape planting requirement should be incorporated for all proposed developments. Through the policies of requiring rows of trees along street right of ways, and bushes, shrubs and trees in open space areas, a new, reforested appearance of Parker will be maintained as the city develops.

9.2.7 The concept of open space within the city is promoted through the use of open space within the Planned Residential Development areas.

9.2.8 A scenic drive through Parker has been designed by interconnecting Murphy Road (FM-2551) with Dillehay Road. Dillehay follows along a green, wooded flood plain area -- quite an asset to the city. By re-routing FM-2551, a continuous north-south scenic drive becomes one of Parker's grand boulevards.

9.2.9 The Planned Residential Development is utilized as a special planning device, serving to alert potential developers that physical design negotiations are expected from them. From the very beginning, developers are expected to enter the review process with a view toward working with the city and its residents to obtain mutual goals.

Each of the aforementioned items of special design features within the plan have been carefully studied so that, over time, the City of Parker will evolve into a very special, controlled design community. By adhering to the essentials of the land use designations; that is, specific land area allocations and their amounts, a sound fiscal future can be achieved. Citizen participation and citizen input will regularly occur throughout the life of the plan by means of the required site plan review process, necessary for all zoning districts. Especially of interest is the Planned Residential Development District requiring city review from its very beginnings in the approvals process. The Single Family District maintains the existing housing district regulations, and an outline of the districts follow:

9.3 SINGLE FAMILY DISTRICT

This district follows the existing regulations of the City of Parker for the Single Family Residential District. The regulations shall be the same as those requirements of the current zoning ordinance;

9.3.1 minimum lot area shall be two (2) acres net of flood plain areas, utility easements, etc.

9.3.2 minimum lot width shall be 200 feet.

9.3.3 minimum lot depth shall be 300 feet.

9.3.4 minimum side yard setback on corner lots shall be 50 feet.

9.3.5 minimum side yard shall be 40 feet.

9.3.6 maximum percentage lot coverage shall be 10 percent.

9.3.7 no garage shall face the street.

As outlined, these district regulations promote the continuation of estate lots, two acres and above. A great deal of land (about 2641 acres) has been reserved for the continuation of this existing land use pattern -- the predominant housing type, as demonstrated in Table 6: Total Land Use Acreages for the Comprehensive Plan.

9.4 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Almost 100% of the land that is currently developed as large lot single family residential (2 acre lots), has been protected by the plan by the proposed method of rezoning adjacent lands to the very same densities. All new PRD housing will be either two acre lot minimums or well designed, development plans incorporating open space systems, buffers and more dense housing. In areas where PRD is designated, planned controls on development are emphasized with the development restriction and examination of 20 to 200 foot required open space areas. These PRD open space areas shall be further controlled (e.g. to require plantings) so that new developments will be much more desirable than merely having gridded two acre lot developments. Each PRD residential area will have specific design guidelines adopted by the city council. When PRD's abut Single Family Districts or properties presently in the city limits, adjoining areas may be considered for open space use to be developed with PRD. This situation shall apply if natural and unique physical features (e.g. lakes, treed areas, or creeks) are prevalent on the adjoining areas. These design control guidelines will include:

9.4.1 All proposed PRD developments shall require a mandatory site plan submittal. The site plan will be reviewed and approved by the Planning and Zoning Commission and the City Council in public hearings prior to formal adoption. This approval shall be essential prior to receiving plat approval or building permit.

9.4.2 A point system is recommended to be adopted which would control the places where development would be approved for construction. If proposals for development are submitted which are great distances from existing utilities, roads, etc., then a method of point assignments shall be made. These point assignments must be overcome by the developer by his payments to the city to compensate for any additional city costs. Without proper payments, or achievement of the proper point scores, a proposed PRD development would not be issued a building permit. A detailed example of a possible point system is shown in Appendix III.

9.4.3 Cluster development, or performance zoning, is preferred; conventional grid, cookie cutter or rectangular subdivision of the land is discouraged.

9.4.4 Required open space is established within a range from 20 to 55% of open space (non-impervious surfaces) excluding space for streets and utilities easements.

9.4.5 Any open space system shall be included as a part of the property to be maintained by the developer or homeowners association. A recommendation will be forthcoming from the City Council on ways to protect the city from any developer that refuses or is unable to maintain any open space areas.

9.4.6 A 50 to 200 foot setback as a minimum may be required from any existing subdivision lots platted prior to December 31, 1985. This open space is subject to the following restrictions.

9.4.6.1 A minimum of 6 trees per acre to be provided over 10 feet high each.

9.4.6.2 Grass, ground cover, etc., and other plantings shall be provided by each developer.

9.4.6.3 Developer is to maintain common open space areas and pay all impact fees.

9.4.6.4 Internal open space interconnected systems are encouraged within the setback.

9.4.7 Uses in PRD's are limited to single family detached housing with a maximum of 2 dwelling units per gross acre, with the exception of 1 area designated as PRD1 on the Proposed Land Use Map (Exhibit 5). This PRD1 area is limited to single family detached housing with a maximum of 1 dwelling unit per gross acre.

9.4.8 At least one recreational facility is desired to be included in each open space area designated to serve 20 acres minimum; examples are golf course, country club, community building or center, tot lots, equestrian center, health club, swimming pool, tennis courts, etc.

9.4.9 Garage doors are not desired to be facing the street.

9.4.10 Housing is to be limited to two and a half stories, or 30 to 35 feet, with sloping roofs.

9.4.11 Roof colors are to be limited to earthtone colors; terra cotta, or weathered cedar shake color (no reds, blues, whites, oranges, greens, etc.)

9.4.12 All existing trees and drainage ways shall be noted on PRD submittals for review and approval.

9.4.13 No fences shall be permitted in front yard areas and side yards extending beyond the house facade on developments of 2 dwelling units per gross acre.

9.4.14 Fencing in side yard and backyard areas shall not exceed 5' -0" high. All fences shall be transparent and not comprised of solid, or near solid, fabric or surfacing.

9.4.15 The developer shall file an appropriate street lighting plan with the initial site plan. Street lighting shall be in conformance with city standards, and not be natural metal finish. Only green or brown colored light standards are permitted. No light standards shall exceed 15' -0" in height.

9.4.16 All subdivision sign identification shall be approved by the city and designed to fit into the design character of Parker.

9.4.17 Streets and roads shall be concrete surfaced with no curb and gutter. Drainage swales shall be provided adjacent to graveled shoulder areas on both sides of streets and roads. Curb and gutter shall be permitted only where engineering requirements dictate.

9.4.18 Collector streets shall be 36' width pavement minimum; internal streets shall be 24' width pavement minimum.

9.4.19 All streets to have rows of trees (of approved species) planted along street edges at 50' -0" on center.

As can be clearly recognized from the aforementioned list of proposed and recommended PRD development restrictions, the future city is anticipated to provide the existing residents with a very special environment, one that is anticipated to be even better than the present environment -- since so many of the current ETJ lands are uncontrollable by the city.

9.5 SCENIC ACCESS EASEMENT (PARKER [FM-2514] AND MURPHY ROADS [FM-2551])

In order to effectively regulate the major drives and entry points to the city, it is recommended that double rows of trees (of approved species) be planted at 50' -0" on centers on either side of Parker Road and Murphy Road. Wide medians are recommended. Wild flowers could be planted on all medians. Additional design controls should be considered in order to promote a western design image. Entry gates, pylons and subdivision identification signage should be approved by the city for its design character.

9.6 SPECIAL ACTIVITIES DISTRICT (SURROUNDING SOUTHFORK RANCH)

In order to recognize the tourist potential for the property, and encourage the Southfork Ranch owners to request annexation into the city, the areas surrounding the ranch should have its own zoning ordinance provisions as a "special design district" with architectural guidelines giving strong visual identification as a central focus for Parker's Grand Boulevards. Permitted uses on this land are recommended to include the following:

9.6.1 Special Activities as supportive services for Southfork such as tourist related activities (hotel, motel, tourist home, arts and crafts galleries, photo studio, Olla Podrida type arts and crafts mall, western theme shops, western wear, gourmet foods and cafes, dinner playhouse, antique shop, farmers market, floral shop) and other districts.

9.6.2 Facade Treatments and Colors:

9.6.2.1 Wood materials

9.6.2.2 All buildings must have overhangs and colonnades.

9.6.2.3 Canopies required, projecting from colonnades.

9.6.2.4 Country style, western style, no modern or post-modern styles permitted.

9.6.2.5 No concrete, concrete block, or metal building surfacing. Wooden surfaces with accent brick permissible.

9.6.2.6 No primary colors (red, green, yellow, or blue) only earth tones (brown, etc.) or complimentary colors on a design review basis only.

9.6.2.7 Only shingle or tile roofs are permitted.

9.6.3 Height, Setback, Parking and Landscaped Area.

9.6.3.1 No more than 3 stories or 35' -0" high for hotels; one story (18' -0") for other structures.

9.6.3.2 No facade can have a continuous width longer than 60' -0"

9.6.3.3 Landscaped, and open space, requirement is 40% of the gross lot area.

9.6.3.4 Landscaped materials are required in parking lots and in front of facades, etc.

9.6.3.5 Off street parking is required, with space allocation according to permitted uses.

9.6.3.6 Trees required as screening for parking and buildings.

9.6.3.7 Sidewalks shall be brick paving or special sidewalks.

9.6.3.8 15' -0" high light standards

9.6.3.9 Noise and lighting standards to be developed so that no obtrusive or noxious problems adversely affect adjacent residential districts.

9.6.3.10 Suitable structural setbacks from Southfork of 300 feet minimum shall be provided from all existing residential areas.

9.7 THE DUAL IMPACT FEE CONCEPT

Due to anticipated problems that are going to occur in providing and maintaining adequate rural and suburban facilities and services, the concept of dual impact fees is recommended for adoption by Parker. Using this system, an alternative to utilizing conventional city revenue sources can be adopted which will result in less costs to the residents over a period of time. See Appendix II for additional discussion and examples of possible dual impact fees.

9.8 THE WATER SYSTEM AND PHASING

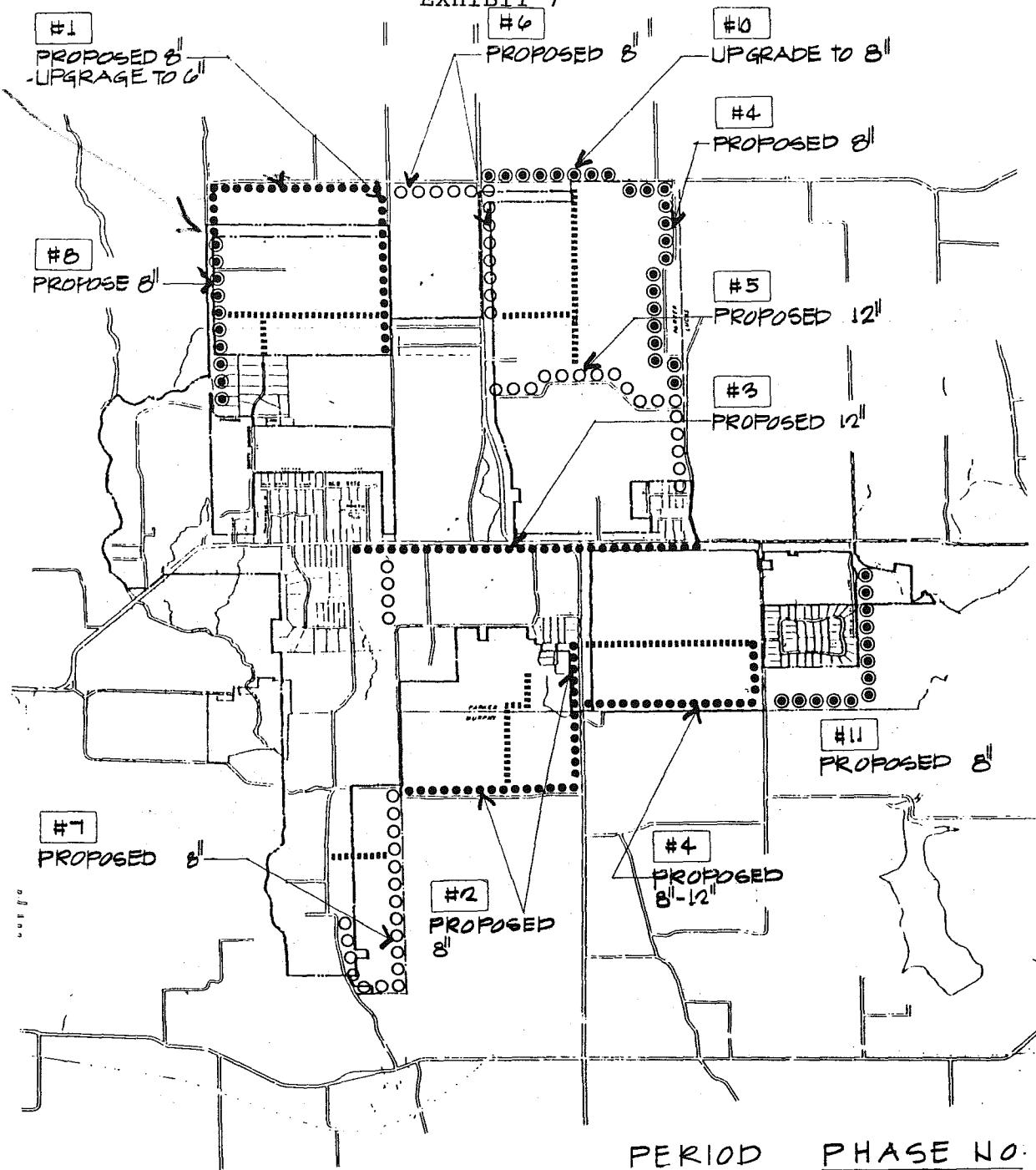
9.8.1 WATER SYSTEM PLAN

In order to properly plan for the future city, the comprehensive plan proposes to utilize a point system keyed to land areas and their distances from existing utility lines. Since waste water is currently handled by ST/SAS systems, and a proposed central municipal system need to be designed, the phasing for the plan is based upon the existing and proposed water system plan which follows, as diagrammed on Exhibit 7: Proposed Water Lines.

The water supply plan for the City of Parker must be designed to provide an adequate, safe, potable and economical water supply. The plan does, and must, consider numerous political boundaries, such as the existing city limits, the ETJ, limits of service by the Parker Volunteer Fire Department and the Pecan Orchard Water Supply Corporation. The City of Parker Comprehensive Plan should serve as a guide to its citizens to implement an orderly, economical, and functional developmental growth. Any city plan needs to consider the future plans of Allen, Lucas, Murphy, Wylie, St. Paul. Without this consideration, and possible coordination, there could be a duplication of services, excessive costs and lack of services to a greater number of potential and existing users. The proposed improvements to the Parker water plan are divided into three time periods. The first five year period is from 1986 to 1991. The second six year period spans from 1992 to 1998; and the third seven year period spans from 1999 to 2005.

Several sources were used to obtain data and information from which to build the water plan. Previous engineering reports and additional information was provided by various consultants. It is understood that there may be some additional engineering studies now in progress by the Pecan Orchard Water Supply Corporation, but these have not yet been completed and partial information has not been obtained. For this reason, almost all of the over view of the needs for the water plan has been based on preliminary engineering estimates related to population projections, land use projections, and distributions. In view of these items, the city water plan must be subject to continued study, refinement and alterations as changing conditions, needs and priorities may require. It is intended that this plan be flexible and provide a basic guide for adequate construction of a water system for all of the citizens of Parker and the land within and next to the ETJ. The exact size and locations are beyond the scope of this plan, but can be refined as the need for each land segment becomes a reality.

EXHIBIT 7



PERIOD

PHASE NO.



1986-1991

#1, #2, #3, #4



1992-1998

#5, #6, #7



1999-2005

#8, #9, #10, #11



INTERNAL TIES

PROPOSED WATER LINES

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX



0 1000 2000 4000 FT

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Dallas, Texas

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EXHIBIT

A vital part of any comprehensive planning effort is the evaluation of the existing water system. The existing water system that serves the City of Parker is operated and maintained by the Pecan Orchard Water Supply Corporation. Even though the system is not owned or operated by the city, Parker needs to evaluate the system and review its potential impacts on land use on behalf of its residents. Design criteria are available for evaluating the existing system; and those criteria selected should be applicable to the proposed plan. Evaluation of the existing system needs to include pressure adequacy, physical conditions, economic life expectancy bases upon the physical conditions of pipes and appurtenances and bond indebtedness. All of these items are beyond the scope of our consideration, here. For this reason the major parameters are: the capacity of the water source, the pump(s) capacities, and total ground and elevated storage. These three parameters must be reviewed in terms of the number of connections that could be served rather than only population.

Various state and federal agencies have adopted policies, regulations, guidelines and criteria for all water systems throughout Texas. The more pertinent criteria for a rural water system is delineated below, but may not be even adequate for any other development situations without improvements.

9.8.1.1 FIRE PROTECTION: an important consideration is the operation and maintenance of at least an adequate fire protection system.

9.8.1.2 WATER SUPPLY: for systems as large as those for the size of the City of Parker, the water supply should have at least the capacity of 0.6 GPM per connection, and also have duplicate production facilities.

9.8.1.3 WATER STORAGE: total water storage requirements for rural water systems are computed based on two days average supply of water, but also not less than 300 gallons per connection.

9.8.1.4 PUMPING CAPACITY: at least two or more service pumps having a total rated capacity of two gallons per minute per connection, or a total capacity of 1,000 GPH and be able to meet peak demands for the land use pattern developed, whichever is less.

The rural Pecan Orchard Water Supply Corporation, like many other domestic water systems in Collin County, buys treated water that originates from the North Texas Municipal Water District. The NTMWD has already developed a number of long range plans to ensure their customers of a reliable future water supply. Though, not within the scope of the comprehensive plan document, no evaluation has been made to determine the adequacy of their plan pertaining to Parker. It is assumed that NTMWD will be able to supply all the future development needs of the city.

Exhibit 7, Proposed Water Lines, indicates that the areas for proposed future expansion. The non-supplied areas requiring new service, should be supplied by the extension of existing systems. The exact mechanisms to accomplish each development or expansion could be accomplished by a number of methods depending upon the facts, details and criteria for each situation on a case by case basis. Parker must address the provision of adequate water and its storage for its existing and future residents.

As the demand for water in Parker increases, the reliability of the Pecan Orchard Water Supply Corporation capacities become vitally important. Water line breakages, and or continued pipe failures can weaken the ability of any system to deliver adequate water to its customers. During summer periods, the heavy water use could affect major equipment failure, line breaks specifically or non-looped systems, lack of storage or low spot system pressures could cause untold hardship on the residents of the city.

Recommendations reaching as far back as 1975, have included larger pipe sizes, more storage facilities, duplication of appurtenances and better operation and maintenance. Some accomplishments have been completed; but there still remains problems to be overcome. Before any development or expansion of the water system is made, the looped system with redundant valving should be constructed. This change could be accomplished by a number of methods which could include Pecan Orchard Water Supply Corporation, the City of Parker, the new residents or a Municipal Utilities District (MUD). The specific details or procedures to accomplish any or all of these methods is beyond the scope of this study. Lack of water, low pressure, non-looped pipes, needed storage, and operations and maintenance considerations are challenges to be met with standard engineering practices, if the desire for water is expressed and willingness by the end user to pay the cost of accomplish the desired results.

The proposed water system, as shown on Exhibit 7, Proposed Water Lines, is the basis for the phasing plan. In order to properly phase development, certain principles must be utilized. Typically, a comprehensive plan does not consider the phasing of development. As a general guide for development, the comprehensive plan establishes a blueprint, or snapshot in time in the future. It should not really matter as to where in Parker developers first initiate their construction, or begin their subdivision construction. As long as the zoning ordinance and subdivision ordinances are revised to implement the comprehensive plan, the future will be assured. But, our study effort has projected that fiscal stress will continue for the City of Parker; and plans must be made now for lessening that stress. One method is to designate certain areas of the city for utilities investment; and, then coordinated budgeting to meet the needs of those areas. If a prospective developer wishes to build in an area of Parker that will not be improved until later years, some equitable method of negotiation and compromise must be developed so that the city can stay on course with its capital budgets and implement the plan.

Phase 1 provides an 8 inch line along Bolin Road and Bandy Lane, along the northwest edge of the city (See Exhibit 7: Proposed Water Plan). A 10 inch line is also provided along Parker Road (FM-2514) from Dublin road to Lewis Lane. Another 8 inch line is proposed to go south from the existing water line in Murphy Road (FM-2551), south from Gregory Lane to Betsy Lane, then west to Bozeman Drive. The last line for Phase 1, (1986 to 1991) would run from FM-2551 east along McWhirter Road and run north along McCreary Lane. Suitable internal ties would be added to the existing and new lines to create a continuous loops.

Phase 2 (1992 through 1998), begins with a new 12 inch line starting at Parker Road and Lewis Lane running north to Curtis Drive and west to Dillehay Drive, where an 8" line would run north along Dillehay to Bandy Lane. The next line in the phase would be located along Bandy Lane, running west to Bozeman Drive. A new 8 inch line would also be located along Bozeman Drive and its extension from Parker Road south to the southern border of Parker's ETJ.

Phase 3 (1999 through 2005), begins with a new 8 inch line along Bolin Drive extending north from Sycamore Lane to meet the new 6 inch line which had been constructed in Phase 1 (coming down south from Bandy Lane). A new 8 inch line would be constructed north along Lewis Lane, starting at Curtis Drive, running to Bandy Lane where it would run due west as a 8 inch line, also. The final line in Phase 3 would be located along Bois D'Arc Lane, running south to the extension of McWhirter Road and then west to McCreary Lane.

9.9 DEVELOPMENT PHASING AND POINTS

In order to properly assess development proposals that interfere with the proposed water plan, and potentially the municipal sewer system, points are recommended to be awarded based upon several factors. See Appendix III for additional discussion.

9.10 THOROUGHFARE PLAN

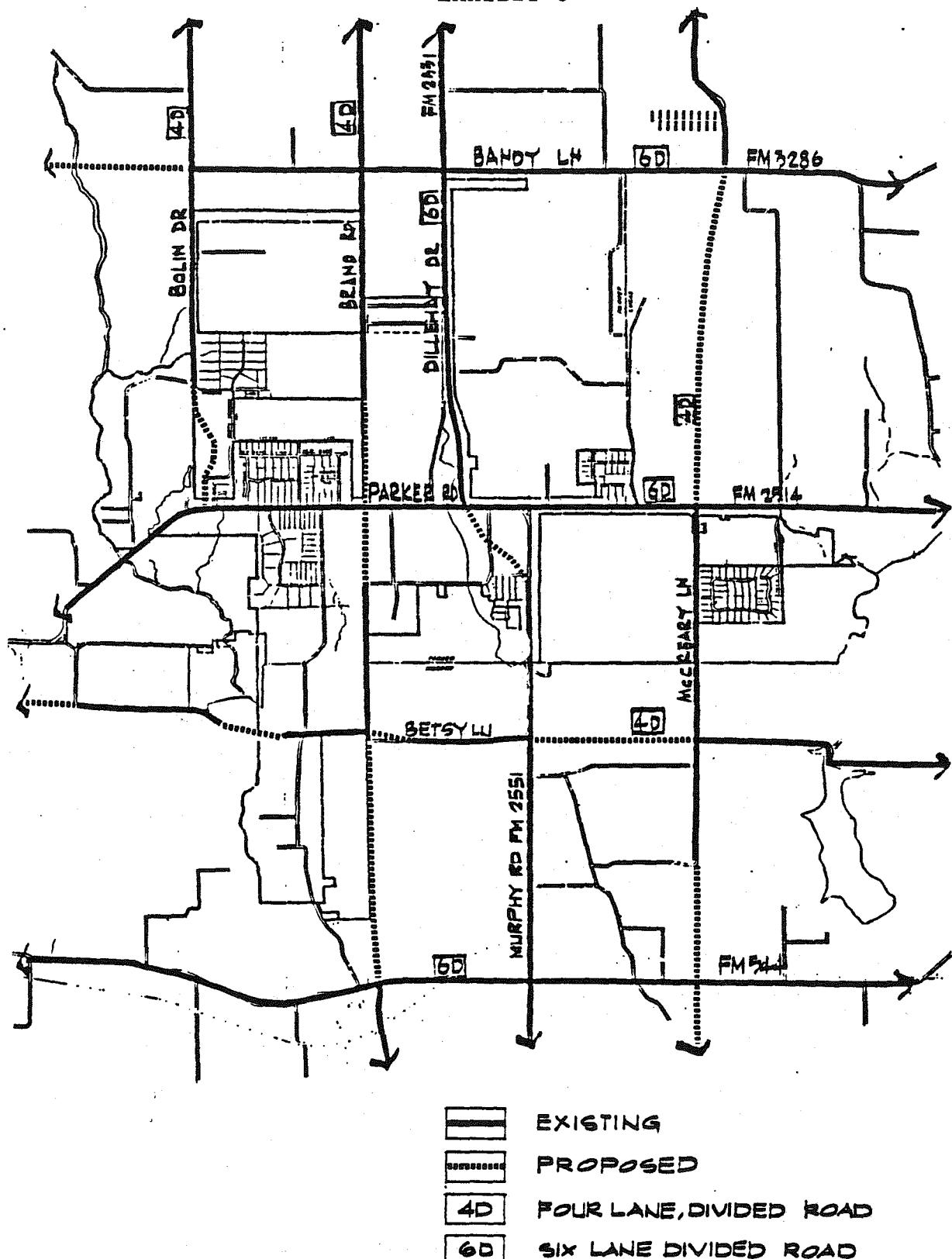
Major access to the City of Parker is from the west, from the population centers of Dallas and Plano. Most people having destinations in Parker will travel into the city along Parker Road, from the west and FM-544 from the west of the city, to either Brand Road, FM-2551 (Murphy Road) or McCreary Lane. Some traffic into the city will arrive along Bandy Lane (FM-3286) from the west from the City of Plano. Origins and destination to the east, are much fewer -- since there are such small population centers in that direction.

Two major roads are planned to bisect the middle of the city. (See Exhibit 8: Proposed Thoroughfare Plan). Parker Road (FM-2514) and Murphy Road (FM-2551) are planned to become six lane divided roads. It is recommended the City of Parker encourage Collin County to restrict FM-2514 (Parker Road) and FM-2551 (Murphy Road) to four (4) lane divided roadways having wide, landscaped medians with roadsides edged by rows of trees, spaced 50' -0" on center. Wild flowers will be planted in the medians; and, major entrances and exits from the city will be along these grand boulevards. With special design controls, the driver will know he has arrived in Parker.

Using these two grand boulevards as a framework, other important roads are: 1) the planned extension of Betsy Lane (Park Boulevard) on the south side of the city -- connecting to Central Expressway (I-75) to the west; 2) McCreary Lane, on the east side of the city, is planned to become a major north to south thoroughfare, and is designated as four lane divided; 3) a new route, curving in front of Southfork Ranch, FM-2551, will travel north to meet with the intersection of Dillehay Drive. As this new road crosses Parker road, it will become a very scenic drive -- passing alongside the flood plain areas of Maxwell Creek; 4) Brand Road, another north to south thoroughfare is planned to become a four lane divided road connecting Murphy with Allen; 5) Bolin Drive, on the western edge of the city, is planned to become a minor thoroughfare dead ending into Parker Road and winding north into Allen.

In addition to the aforementioned thoroughfare designations, the city will coordinate development by later planning of the collector streets, etc., during the subdivision platting process. It is anticipated that those curvilinear street requirements, recommended for the new subdivision ordinance will provide interesting and well designed traffic patterns.

EXHIBIT 8



PROPOSED THOROUGHFARE PLAN
COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX



0 1000 2000 4000 FT

JBG PLANNERS, INC.
Dallas, Texas

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RECOMMENDATIONS FOR IMPLEMENTATION

PART IV. RECOMMENDATIONS FOR IMPLEMENTATION

This section of the plan document provides an overview and general explanation of the opportunities for implementation, specific implementation steps and discussion of the planning process, as well as recommended methods for updating the plan.

Plan implementation is firmly tied to the ability of a community to promote its plan over a very long time period. For this reason, any recommendations for implementation must be directed so that full and complete continuity of support will be received from elected and appointed officials. Some difficulties in implementing the plan will be related to coordinative activities. Since the city does not have a full time person involved in actively monitoring community development, such as a development coordinator, it is suggested that the city administrator serve as the long term coordinator of all of the elements of the plan so that efficiency and continuity gets built into the plan. The Planning and Zoning Commission and the City Council should study and understand the plan document and serve as major implementors of the plan.

10.0 GROUPS IDENTIFIED AS IMPLEMENTORS:

The plan for Parker consists of harnessing the actions of many individuals within the community. Since the entire community has participated in developing the plan, the entire community has a responsibility (and an opportunity) to implement the plan. The key groups are listed below with comments about their potential participation in the implementation process:

CITY OF PARKER- The city government of Parker has the major role in implementing the plan. This implementation, ultimately, is carried out by the City Council, the Planning and Zoning Commission, the various boards and commissions, and the city staff. Actions can vary from regulatory decisions about implementation projects, to the administration of city policy by the City Council.

PLANO INDEPENDENT SCHOOL DISTRICT and LOVEJOY INDEPENDENT SCHOOL DISTRICT - As an autonomous political unit, the school district has the responsibility for providing education services. Their actions affect the residents of Parker. Because of the interrelationship between schools and parks and recreation, as well as many other community activities, there is a strong need to coordinate school district efforts with the city. Both Plano and Lovejoy Independent School Districts' site selections and plans need to take into consideration the future planning of development within Parker.

SOCIAL SERVICES NETWORK -- Even though many of the residents of Parker have high incomes, any city must consider their future, changing conditions, and the dynamic nature of cities. Many of the human services actions are provided by the Plano and Lovejoy Independent School Districts.

RESIDENTS OF PARKER -- The support of the residents of Parker is essential to any successful implementation. Regular reference to the plan should be made by city officials, in order to reinforce the plan in everyone's minds.

REALTORS AND DEVELOPERS -- Most realtors and developers are not residents of Parker. Because of their role in the selling and building of the city, they have an important and far reaching role to play. Through their efforts, tax payments to afford city services can be reduced for the residents.

10.1 TOOLS FOR IMPLEMENTATION

The comprehensive plan, as a legal document for land use control, and as a means for targeting change to the future city, serves a number of functions. It is a guideline for land use decisions, traffic, utilities, and roads. It serves as a basis for specifying projects needed to bring about the overall development of the community, and it specifies a variety of policies which will need to be followed for the community to obtain the high quality development it desires. Major implementation tools can be classified into two basic categories: administrative and fiscal.

Present regulations for land development of the city include the zoning and subdivision regulations, the building code and other miscellaneous ordinances. The design and formatting of these regulations to meet the goals of the community, and the administration of these regulations by appointed commissions and by city administrative staff, are an important part of the overall implementation program.

Any new development in Parker presents a potential financial obligation for the city. Funding must be examined and provided. The major funding source for programs is the city budget. Some action projects may be too expensive for funding out of the operating budget, and need to be developed in the capital improvements program. In the future, bond issues may need to be considered. Some action projects can be funded with the proposed development point system, or accumulated funds; however, in most instances, some method of financing other than the operating budget is needed.

In addition to these public improvements described above, the private development community will pay for the costs of the infrastructure improvements. A more exact, detailed study of city/developer participation needs to be performed and city policies established.

10.2 RECOMMENDED ORDINANCE CHANGES

Plan implementation requires the enactment of certain ordinances, programs and the adoption of policies. Additionally, in order to help achieve implementation of the goals, policies and programs within the plan, a number of minor revisions to the zoning ordinance and the administrative process need to be considered:

10.2.1 Add a new district, PRD, Planned Residential Development District, which should be written to provide a framework for the uses and design controls of single family housing. Open space, within each PRD district, would be required as a design organization concept. Details for the district should be more fully developed, but based upon, the aforementioned concepts in this comprehensive plan.

10.2.2 Add a new district, SA, Special Activities District, which should provide a framework for the uses and design controls for an acceptable, and supportive development of the area around Southfork Ranch. These regulations should be very carefully developed to respect all existing and proposed residential areas around the SA, or Special Activities District.

10.2.3 Continue the existing SF, Single Family District, as the core residential district and base of the city. Any other districts should enhance the continuation of the single family large lot, semi-rural life style.

10.2.4 Add a new district, SAE, Scenic Access Easement, to the zoning ordinance, to control the image of the two grand boulevards (FM-2514 and FM-2551). Only through an additional ordinance can a western, semi-rural image be implemented in this district.

10.2.5 Provide a new section in the ordinances to require centralized waste water disposal systems with a minimum of a secondary treated effluent for the new development districts (Planned Residential Development and Special Activities) and examine the need for centralized waste water disposal systems for all new Single Family Districts.

10.2.6 Add a requirement for site plan review by the Planning and Zoning commission prior to approval and issuance of any building permit for any district.

These site plan requirements should include: 1) location of major woods, treed areas and proposed landscape materials and location; 2) submittal of grading plans where such are appropriate (particularly near drainage way, flood areas, etc.); 3) architectural elevations, where appropriate (particularly high visibility areas, such as the areas adjacent to the Dublin Road and Sycamore Lane areas); 4) any proposed development over 5 acres should be required to submit a site plan for review; 5) coordination of streets to a thoroughfare plan map; 6) environment impacts; 7) and utilities services.

10.2.7 More frequent use of the device of joint meetings of the Planning and Zoning Commission and the City Council.

10.2.8 A series of administrative and operating policies should be assembled, and documented, by the city for zoning reviews. (These policies could range from required access to open space areas, to the placement of air conditioner units so that their operation does not interfere with adjacent property owners. A check list could then be prepared by the staff for the Planning and Zoning commission or City Council, indicating that the applicant has or has not met the policy).

10.2.9 Sometime in the near future the City should examine the most feasible method of providing utilities, from an economic stand point, for the long term best interest of its residents.

10.2.10 A special flood plain policy, or ordinance, needs to be enacted to prohibit constructing homes in flood areas, or from improperly locating waste-water treatment systems.

10.2.11 Subdivision regulations should be amended to require proposed design treatment of wooded areas.

10.2.12 The city should develop controls for erosion and sedimentation, particularly adjacent to flood areas.

10.2.13 The city should develop controls for buildings and roads adjacent and contiguous to the main electrical power line easement running (east - west) through the north areas of the city.

10.3 REVIEW AND UPDATE OF COMPREHENSIVE PLAN

The Comprehensive Plan document cannot be viewed as a one time, or final effort. The preparation of this plan, its adoption and implementation, are steps in the continuous planning process that must be employed by the City of Parker. Any plan needs continuous monitoring. Detailed studies of areas of the plan should be evaluated and designs prepared. Partial updating should be performed when the need arises, and the plan redone on, at least, a five to ten year schedule. For the City of Parker, the general framework for review and updates should be comprised of four elements:

10.3.1 PLAN EVALUATION:

During the budgeting process, each year, plan evaluation should be undertaken. The goals, objectives, policies and programs and the general plan elements should be examined to establish to what extent the plan has been carried forward. At that time, there may be need to amend or adjust the plan in order to better meet the goals of the community; and, in this case, an amendment to the plan should be made. Similarly, the budget process should be keyed into the goals and policies of the city, and attempts should be made to provide enough budgetary resources to achieve plan implementation.

10.3.2 PARTIAL UPDATING:

Given the population growth, changes in control of the ETJ, and annexation; a partial update of the plan should be made every five years. This update should consist of examining the broad areas of the plan, and identifying those areas which need re-examination.

10.3.3 MAJOR UPDATING:

At least every ten years, a major update should be performed. Changes are occurring so rapidly, that the impact of those changes on the City of Parker probably will necessitate rethinking on a regular schedule.

10.3.4 CONTINUOUS PLANNING:

As a broad dynamic, fluid and changing blueprint for the future, the Comprehensive Plan identifies a number of needs for further study and detailed design required, as a part of the planning process. These needs are required to fully implement projects and programs and are described below:

10.3.4.1 Coordinate and work closely together with the Pecan Orchard Water Supply Corporation to provide for the proper and necessary water supply and hookups necessary to accommodate controlled growth.

10.3.4.2 Begin discussions and negotiations with the North Texas Municipal Water District for sewer services in anticipation of possible services.

10.3.4.3 Develop a city wide plan for storm water drainage and improvements to sewage treatment.

10.3.4.4 Perform a study of flood way, flood plain areas in order to properly delineate these areas.

10.3.4.5 Continue to work on inter-governmental agreements on the perimeter boundaries of the city. Special coordinative efforts should be undertaken with Murphy and Lucas.

10.3.4.6 Explore the potential for maintaining autonomous political control of the existing Parker city limits and its ETJ, yet, merging into a new city comprised of one or more of the neighbor cities (Lucas and Murphy). Discussions with the Attorney General's office of the State of Texas should be undertaken to structure a Home Rule City having single member districts, with a mayor elected at-large.

10.3.4.7 Investigate the additional potential for inter-governmental agreement with adjacent cities for fire and emergency services.

10.4 LIST OF REQUIRED NEW ORDINANCES AND AGREEMENTS FOR IMPLEMENTATION

10.4.1 A new zoning ordinance should be developed and enacted which reflects the comprehensive plan.

10.4.2 A new subdivision ordinance should be developed and enacted which reflects the comprehensive plan.

10.4.3 After a careful study a new impact fee ordinance should be developed and enacted which follows the recommendations of the comprehensive plan.

10.4.4 Special attention should be paid to a new ordinance for a capital improvements program for the next decade. During budget hearings, City Council should be alert to changes in city conditions, yet work toward regular funding for implementation.

10.4.5 Special design control regulations should be developed for drainage easements and flood areas of the city.

10.4.6 Boundary agreements with adjacent cities should be continuously monitored in light of unauthorized annexation by neighboring cities in recent months (in violation of previous boundary agreements). Pressures to de-annex from Parker to adjacent cities by developers need to be countered by the supply of municipal services (water and sewer) in advance of development.

10.4.7 Negotiations with Collin County, the State of Texas, and adjacent cities should be undertaken with regard to the proposed thoroughfare plan. Agreements should be sought for the budgeting of construction and respective governmental responsibilities.

10.4.8 Within the new subdivision ordinance, consideration should be given to adopting standards for streets, drainage, utilities, and landscape provisions. Mandatory tree planting with particular species designation should be required to be indicated in the ordinance.

It should be noted that the comprehensive plan is designed to serve as a guideline for the community's development for a period of 10 to 15 years. The plan's adequacy should be reviewed every 5 years, and recommendations should be developed in conjunction with changes in social and economic conditions.

APPENDIX SECTION

APPENDIX I
CITY OF PARKER
COMPREHENSIVE PLAN
STATISTICAL SUMMARY TO
CITIZENS' QUESTIONNAIRE

Issue 1:

91.21% of the respondents agree that a comprehensive plan will protect established neighborhoods against changes incompatible with existing resident life styles. 60.44% of respondents strongly agree (SA).

Issue 2:

79.12% of the respondents agree that only detached, single family housing should be developed in the future. 62.44% respondents strongly agree (SA).

Issue 3:

64.87% of the respondents agree with the city's current policy concerning building. Among the responses, 24.18% strongly agree (SA) and 26.37% agree (a)

Issue 4:

70.33% of the respondents agree that water pressure is adequate.

Issue 5:

79.12% of the respondents agree that the city should do something to require citizens to maintain their fences in good repair.

Issue 6:

48.35% of the respondents agree that the stabling of large animals on some lots create health and sanitation problems in their neighborhood. 42.86% respondents disagree with the issue.

Issue 7:

82.42% of the respondents are concerned that future city policy might allow smaller homes or apartments. 50.55% respondents strongly agree (SA).

Issue 8:

80.81% of the respondents agree that planning for future development and population growth is in their best interest. 48.35% respondents strongly agree (SA).

Issue 9:

62.64% of the respondents agree that roadsides should be planted with wild flowers. There are 31.87% who disagree with this issue and 5.49% have no opinion.

APPENDIX I

Issue 10:

86.81% of the respondents believe that deteriorated and unserviceable building should be eliminated from the city.

Issue 11:

56.05% of the respondents agree that a plan for open space and equestrian centers for stabling of horses in future subdivision should be considered. 37.37% respondents disagree.

Issue 12:

52.74% of the respondents agree with planning for retirees, while 43.96% respondents disagree (D). NOTE: There are only 8 respondents of the 91 classified as retirees (a percentage of 8.8%)

Issue 13:

60.44% of the respondents disagree with the existing policy permitting large animals to be stabled in established neighborhoods. Among these, 26.37% strongly disagree (SD) and 20.88% disagree (D).

Issue 14:

45.05% of the respondents would vote to increase their taxes for sewer improvements while 50.45% of the respondents would vote to do so. (The higher percentage strongly disagrees (SD).

Issue 15:

90.11% of the respondents agree that junk or unserviceable automobiles should be removed from public view. Among them, 49.45% strongly agree (SA).

Issue 16:

79.12% of the respondents agree that the perceived identity of the community should be that of a rural village/commuting community. Among them 32.97% strongly agree (SA) and 29.67% agree (A).

Issue 17:

58.23% of the respondents disagree that future residents should have the option of a range of housing densities in selected neighborhoods. However, 39.56% respondents agree. 35.16% respondents strongly disagree (SD).

Issue 18:

73.63% of the respondents disagree that multi-family development may be considered as an acceptable land use if they do not interfere or intrude upon single family areas. Among them, 58.24% strongly disagree (SD).

Issue 19:

61.53% of the respondents disagree that the active promotion of business and economic development is needed in Parker, while 37.36% agree. 37.36% strongly disagree (SD).

APPENDIX I

Issue 20:

60.44% of the respondents believe that a variety of housing styles is desirable if the housing is properly planned to meet social and economic needs. 38.46% disagree.

Issue 21:

60.44% of the respondents agree that too much traffic affects their daily activities. Among the, 23.08% strongly agree (SA) and 18.68% agree (A).

Issue 22:

61.55% of the respondents would vote to increase their taxes to increase police protection, while 30.78% would not.

Issue 23:

94.51% of the respondents believe that the city should have a clear, long range plan for the future. Among them 52.75% of the respondents strongly agree (SA).

Issue 24:

65.93% of the respondents agree that a coordinated system of private and public open space with bike and bridle paths should be planned for the city. 31.87% disagree.

Issue 25:

69.23% of the respondents would agree to increase their taxes for maintaining desirable level of city services, while 28.59% of the respondents disagree.

Issue 26:

53.84% of the respondents agree that neighborhood business activities within designated areas of the city may be beneficial in the future. 45.05% respondents disagree.

Issue 27:

91.21% of the respondents agree that new developments should pay all costs for streets, sewers, and services. Among them, 9.45% respondents strongly agree (SA).

Issue 28:

54.24% of the respondents agree that the streets in their neighborhood are in satisfactory condition. 39.55% disagree.

Issue 29:

56.05% of the respondents do not want to have neighborhood convenience shops and services, but 41.75% respondents want them. 32.97% respondents strongly disagree (SD).

Issue 30:

50.55% of the respondents agree that a sound, business tax base can assist in improving and maintaining city services. 43.98% of the respondents disagree.

APPENDIX I

Issue 31:

79.12% of the respondents agree that crime is not a problem in their neighborhood. Among them, 52.75% strongly agree (SA).

Issue 32:

58.25% of the respondents believe that the city should enhance police protection and 36.26% disagree.

Issue 33:

72.53% of the respondents would not prefer to do most of their shopping in Parker. Among them, 42.86% strongly agree (SA).

Issue 34:

61.54% of the respondents agree that flooding has not been a problem in their neighborhood. 15.38% strongly disagree (SD).

Issue 35:

56.05% of the respondents disagree that the city should acquire more land for public open space and recreation. among them, 24.18% strongly disagree (SD); 41.76% agree (A).

Issue 36:

69.23% of the respondents think that the city should allocate more money for street maintenance.

APPENDIX II

CITY OF PARKER COMPREHENSIVE PLAN

THE DUAL IMPACT FEE CONCEPT

Due to anticipated problems that are going to occur in providing and maintaining adequate rural and suburban facilities and service, the concept of dual impact fees is recommended for adoption by Parker. Using this system, an alternative to utilizing conventional city revenue sources can be adopted which will result in less costs to the residents over a period of time. With impact fees, there can be combating of the following problems:

- 1 rapid growth and continuing trends toward suburbanization.**
- 2 deteriorating infrastructure in established areas.**
- 3 effects of inflation on traditional revenue sources, specifically the ad valorem property tax.**
- 4 unwillingness of voters to pass bond programs not required to serve the existing population.**
- 5 reluctance to local officials to impose higher taxes.**

The impact fee is a charge levied against new development in order to generate revenue for funding capital improvements necessitated by the new development. They are an alternative, or supplement, to subdivision exactions which take the form of user, or facility, connection charges. Their applicability is not confined to subdivisions, but usually collected at building permit issuance. Impact fees are more flexible than exactions; they may not be used for off site improvements. Typically, the fee is calculated based on the number of bedrooms, units or square footage, rather than as a percent of acreage. Fees are set by the ordinance; and provide more certainty to developers. an advantage is gained for financing a wide variety of off site services and facilities. They can be applied to already platted parcels and apartments, condominiums and commercial areas.

One of the two impact fees is recommended be based on a fixed or computational fee for the building development costs only. The second impact fee would be an open space impact fee. The building development impact fee is explained first.

A II.1 analysis of computing the building development impact fee

For the City of Parker, for the sake of simplification, it is suggested that the fixed fee method be adopted based on a per unit, bedroom square footage, or per acre charge. The open space required for a delayed third year mandatory dedication to the city would need to be supplemented by a per unit impact fee, such as:

APPENDIX II

single family.....	2	bedroom.....	\$ 458.00
single family.....	3	bedroom.....	538.00
single family.....	4	bedroom.....	580.00
single family.....	5	bedroom.....	620.00
single family.....	6+	bedrooms.....	660.00
office.....	up to 20,000 sf.....	\$1,700.00	
office.....	20,001 to 40,000 sf.....	2,500.00	
office.....	40,001 to 66,000 sf.....	3,200.00	
office.....	66,001 to 100,000 sf.....	4,500.00	
special activities.....	up to 20,000 sf.....	\$2,200.00	
special activities....	20,001 to 40,000 sf.....	2,700.00	
special activities....	40,001 to 66,000 sf.....	3,200.00	
special activities....	66,001 to 100,000 sf.....	3,700.00	
per acre.....		\$8,200.00	

A II.2 analysis of computing the open space impact fee system

It is recommended that a separate study be made to develop more exact projected costs of development for the city. Some of the first applicants for re-zoning can be asked to provide a summary of their costs for the mandatory dedication of open space. It is expected that only after full developer input is obtained, can an exact system and schedule of fees be established on an equitable basis.

Typically, city owned parks are established based on the formula of providing 2.5 acres of park for every 1,000 people in the community. Depending on the cities' overall residential density, this park acreage could go as high as 15 to 20 acres of park land per every square mile may be achieved in support of the residents desire to maintain their open spaces, bridle paths for horseback riding, etc.

As a general example only, the open space impact fee could be structured as follows:

A II.2.1 Since the number of acres of open space to be dedicated to the city will vary, a computational formula may be adopted utilizing an open space impact fee of 10% of the appraised value of the improved open space (after all plant and landscape materials, hike and bridle trails, parks, outdoor furnishings are included).

A II.2.2 This 10% amount may be allocated on the basis of 5% at the time of building permit issuance.

APPENDIX II

A II.2.3 2 1/2% to be transferred to the city within the next 12 month period.

A II.2.4 The remaining 2 1/2% to be transferred to the city within the next 12 month period, or within 24 months of building permit issuance.

A II.2.5 Official mandatory dedication of the open space land to be made 36 months after the initiating building construction.

APPENDIX III

CITY OF PARKER COMPREHENSIVE PLAN

DEVELOPMENT PHASING AND POINTS

In order to properly assess development proposals that interfere with the proposed water plan, and potentially the municipal sewer system, the following points are recommended to be awarded based upon these factors:

1) DISTANCE FROM WATER LINES:

within 1/2 mile = 3 points
between 1/2 and 1 mile = 1 point
over 1 mile = 0 points

2) DISTANCE FROM PAVED ROAD:

Same as 1)

3) HIKE AND BRIDLE TRAIL:

If continuous and connected with your site plan, then 3 points.

4) TREES, SHRUBS, ETC.:

If rows of trees are planted along streets, then 3 points (on 50 foot on center).

5) DISTANCE FROM FIRE HYDRANTS:

Minimum 300 foot lengths along streets between hydrants, then 3 points.

In order to implement the plan, as intended, a total of 15 points must be achieved by a prospective developer. These points are suggested to be comprised of internal and external factors mentioned above. The external factors of distances from water and paved roads, and the internal development factors of hike and bridle trail, trees and shrubs and fire hydrants provisions are essential factors to proper plan implementation and city budgeting. If the proper amount of points are not achieved; i.e., 15 points, then the dual impact fees (development impact fees and the open space impact fees) are multiplied by the resulting point deficiency. An example follows:

APPENDIX III

TABLE 9: POINT AND IMPACT FEE DETERMINATION EXAMPLE

1) distance from water line = 3/4 mile.....	1 point
2) distance from paved road = 3/4 mile.....	1 point
3) hike and bridle trail provided.....	3 points
4) trees and shrubs provided as per plan reqts.....	3 points
5) <u>fire hydrants provided as per 300 feet o.c.....</u>	<u>3 points</u>
TOTAL POINTS.....	11 POINTS
POINTS REQUIRED.....	15 POINTS
DEFICIENCY POINTS.....	4 POINTS
REQUIRED POINT PENALTY @ 4 points x required dual impact fees = amount to be assessed by city.	

Source: JBG Planners, Inc., 1986
 University of Texas at Arlington, 1986

As shown in the above example, development costs increase to the developer as a result of non-compliance with the plan. The point penalty is only structured as a means to achieve plan implementation. If the developer chooses partial non-compliance, the city is compensated and can later decide about the phasing and timing of adding the missing internal items. Likewise the external distance requirements should be easily compensated by the extra assessment point penalty. For example, if the new subdivision created extra traffic on the existing road, then repair monies would be available. In order to withhold legal test, all impact fees are strongly recommended to be placed in special accounts for those special purposes.



Council Agenda Item

Item 7
C'Sec Use Only

Budget Account Code:	Meeting Date: December 17, 2019
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance- before expenditure:	Prepared by: Fire Chief Sheff Finance/HR Manager Savage
Estimated Cost:	Date Prepared: December 10, 2019
Exhibits:	<ul style="list-style-type: none">• Res. No. 2016-520, passed and approved Aug. 30, 2016

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCEPTING PARKER VOLUNTEER FIRE DEPARTMENT (PVFD) CHILI COOK-OFF – SATURDAY, NOVEMBER 16, 2019, 2:00 PM – 4:00 PM DONATIONS IN THE AMOUNT OF \$1,681.00 FOR THE PARKER VOLUNTEER DEPARTMENT. [SHEFF/SAVAGE]

SUMMARY

On November 16, 2019, there was a Parker Volunteer Fire Department (PVFD) Chili Cook-off from 2:00 PM – 4:00 PM. PVFD received generous donations totaling \$1,681.00. The City would like to formalize this action by getting City Council acceptance tonight.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Luke B. Olson</i>	Date:	12/13/2019

RESOLUTION NO. 2016-520
(Acceptance of Gifts to the City by the Mayor)

A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AUTHORIZING THE MAYOR TO ACCEPT, OR REJECT, GIFTS TO THE CITY OF PARKER OF A VALUE OF \$500.00 OR LESS; AND REQUIRING A RECORD TO BE KEPT BY THE CITY OF ALL ACCEPTED OR REJECTED GIFTS.

WHEREAS, the prior policy of the City of Parker has been for the City to take formal action regarding the proposed donation of all gifts to the City of Parker, and

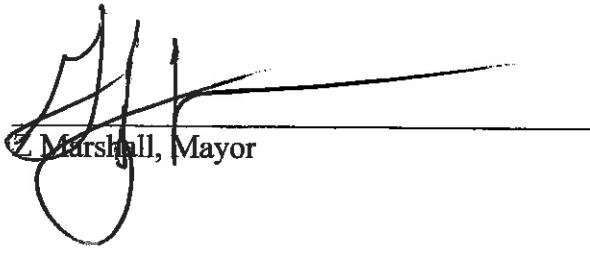
WHEREAS, the City Council has determined that gifts to the City of a value of \$500.00 or less could be accepted, or rejected, by the Mayor at the Mayor's discretion, and

WHEREAS, all other gifts, and all gifts including any form of real estate, shall continue to be placed on the City Council Agenda;

NOW, THEREFORE BE IT RESOLVED by the City Council by the City of Parker, Texas as follows:

1. The Mayor is authorized to accept or reject in writing all gifts offered to the City of Parker of a monetary value of \$500.00 or less, and excluding all other gifts; including any form of real estate. The Mayor may make such inquiry as to the nature and purpose of the gift as the Mayor requires.
2. All gifts of a value of more than \$500.00, or which include real estate, shall be placed on the City Council Agenda for formal approval, or rejection, by vote of the City Council.
3. A written or electronic record of each and every gift offered to, and either accepted or rejected by the City of Parker shall be maintained as a public record. The minutes of a city council meeting are sufficient.

Resolved this 30th day of August, 2016.



Marshall, Mayor

ATTEST:

Patti Scott Grey
Patti Scott Grey, City Secretary

APPROVED AS TO FORM:

James E. Shepherd
James E. Shepherd, City Attorney



Council Agenda Item

Item 8
C'Sec Use Only

Budget Account Code:	Meeting Date: December 17, 2019
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance- before expenditure:	Prepared by: City Administrator Olson Finance/HR Manager Savage
Estimated Cost:	Date Prepared: December 10, 2019
Exhibits:	<ul style="list-style-type: none">• Res. No. 2016-520, passed and approved Aug. 30, 2016

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCEPTING THE
DONATION OF A \$700 ESPRESSO MACHINE FROM THORA PETROPOULOS-
HUANG. [PETTLE/OLSON/SAVAGE]

SUMMARY

On or around November 14, 2019, the City received an Espresso Machine, valued at \$700 from Thora Petropoulos-Huang. The City would like to formally accept this gift.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Luke B. Olson</i>	Date:	12/13/2019

RESOLUTION NO. 2016-520
(Acceptance of Gifts to the City by the Mayor)

A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AUTHORIZING THE MAYOR TO ACCEPT, OR REJECT, GIFTS TO THE CITY OF PARKER OF A VALUE OF \$500.00 OR LESS; AND REQUIRING A RECORD TO BE KEPT BY THE CITY OF ALL ACCEPTED OR REJECTED GIFTS.

WHEREAS, the prior policy of the City of Parker has been for the City to take formal action regarding the proposed donation of all gifts to the City of Parker, and

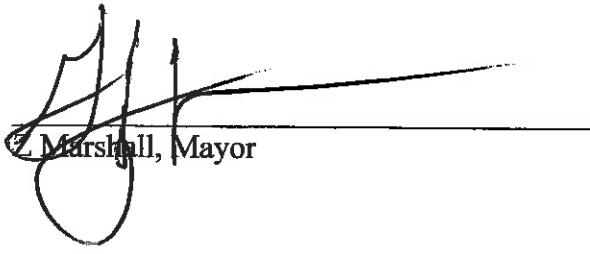
WHEREAS, the City Council has determined that gifts to the City of a value of \$500.00 or less could be accepted, or rejected, by the Mayor at the Mayor's discretion, and

WHEREAS, all other gifts, and all gifts including any form of real estate, shall continue to be placed on the City Council Agenda;

NOW, THEREFORE BE IT RESOLVED by the City Council by the City of Parker, Texas as follows:

1. The Mayor is authorized to accept or reject in writing all gifts offered to the City of Parker of a monetary value of \$500.00 or less, and excluding all other gifts; including any form of real estate. The Mayor may make such inquiry as to the nature and purpose of the gift as the Mayor requires.
2. All gifts of a value of more than \$500.00, or which include real estate, shall be placed on the City Council Agenda for formal approval, or rejection, by vote of the City Council.
3. A written or electronic record of each and every gift offered to, and either accepted or rejected by the City of Parker shall be maintained as a public record. The minutes of a city council meeting are sufficient.

Resolved this 30th day of August, 2016.



Marshall, Mayor

ATTEST:

Patti Scott Grey
Patti Scott Grey, City Secretary

APPROVED AS TO FORM:

James E. Shepherd
James E. Shepherd, City Attorney

Agenda Item



Item 9
C'Sec Use Only

Budget Account Code:	Meeting Date: December 17, 2019
Budgeted Amount:	Department/ Requestor: Public Works Gary Machado
Fund Balance-before expenditure:	Prepared by: Public Works Gary Machado
Estimated Cost:	Date Prepared: November 12, 2019
Exhibits:	<ul style="list-style-type: none">Proposed Ordinance

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 785, ESTABLISHING A STORMWATER ORDINANCE. [MACHADO/SHELBY] [TABLED – 11192019]

SUMMARY

Please review the proposed ordinance for discussion and possible approval. Stormcon, LLC, President Tom Schneider and Vice President Diana McDonald will be at the meeting for a review and question and answer session for Council during a Workshop prior to the meeting and for the item.

POSSIBLE ACTION

Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Gary Machado</i>	Date:	12/12/2019
City Attorney:		Date:	
City Administrator:	<i>Luke B. Olson</i>	Date:	12/13/2019

ORDINANCE NO. 785
{Stormwater Regulations}

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, ESTABLISHING A REGULATIONS FOR STORMWATER IN THE CITY OF PARKER, TEXAS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHERAS, the City of Parker, Texas has the legal authority to pass and enforce regulations regarding the treatment of stormwater within its corporate limits; and,

WHEREAS, the City Council of the City of Parker, Texas believes regulations regarding the treatment of stormwater are in the best interest of the health and safety of the citizens of Parker, Texas; and,

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

SECTION 1.

TITLE:

These regulations shall be officially known, cited, and referred to as the "stormwater regulations" of the City (hereinafter "this chapter"):

I. GENERAL PROVISIONS:

(a) **PURPOSES**. The purposes and objectives of this article are as follows:

(1) To maintain and improve the quality of surface water within the City of Parker, Collin County, and all Waters of the U.S. (See 40 CFR 122.2 or definition of Waters of the U.S. in MS4 General Permit).

(2) To prevent the discharge of contaminated stormwater runoff from industrial, commercial, residential, and construction sites into the City of Parker, the municipal separate stormwater sewer system (MS4) and natural waters within the City of Parker.

(3) To promote public awareness of the hazards involved in the improper discharge of hazardous substances, petroleum products, household hazardous waste, industrial waste, sediment from construction sites, pesticides, herbicides, fertilizers, and other contaminants into the storm sewers and natural water of the City.

(4) To encourage recycling of used motor oil and safe disposal of other hazardous consumer projects.

(5) To facilitate compliance with state and federal standards and permits by owners and operators of industrial and construction site within the City.

(6) To enable the City to comply with all federal and state laws and regulations applicable to stormwater discharges.

(b) ADMINISTRATION. Except as otherwise provided herein, the Director of Public Works (DPW), **and/or** Code Enforcement Officer shall administer, implement, and enforce **any** the provisions of this article. Any powers granted to or duties imposed upon these people may be authorized to other personnel (aka, city personnel or third party) in accordance with 30 TAC § 305.44 and 30 TAC 305.128.

(c) DEFINITIONS. Unless a provision explicitly states otherwise, the following terms shall have the meanings hereinafter designated:

(1) Agricultural stormwater runoff. Any stormwater runoff from orchards, cultivated crops pasture, range lands, and other nonpoint source agricultural activities, but not discharges from concentrated animal feeding operations as defined in 40 CFR Section 122.23 or discharges from concentrated aquatic animal production facilities a defined in 40 CFR Section 122.24.

(2) Best management practices (BMP). Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the US. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

(3) Bioretention. A method of treating surface runoff and settling of suspended solids through a terrestrial aerobic (upland) plant/soil/microbe complex to remove pollutants through a variety of physical, chemical and biological processes.

(4) Channel. A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water. This shall include the bed, the banks, and the entire erosion hazard setback floodplain, zone, and easement.

(5) City. The City of Parker. For purposes of this ordinance, the "City" refers to the jurisdiction within the City limits. It also refers to the system of conveyances (including roads with drainage systems, municipal streets, catch basins curbs, gutters, ditches manmade channels, or storm drains) owned and operated by the city and designed or used for collecting or conveying stormwater, and which is not used for collecting or conveying sewage, as defined in 40 CFR 122.26.

(6) City Inspector(s). Refers to the Director of Public Works, Code Enforcement Officer, or their duly authorized representative who go on-site to determine if the provisions of this article are being met.

(7) Code Enforcement Officer. The person appointed by the City to enforce city codes or his/her duly authorized representative.

(8) Commencement of construction. The disturbance of soils associated with clearing, grading, or excavating activities or other construction activities.

(9) Commercial. Pertaining to any business, trade, industry, or other activity engaged in for profit.

(10) Debris. Any solid waste or yard waste.

(11) Stormwater detention. The temporary storage of storm runoff with the goals of controlling peak discharge rates and providing gravity settling of pollutants.

(12) Stormwater detention facility. A detention basin or alternative structure designed for the purpose of temporary storage of surface runoff and gradual release of stored water at controlled rates.

(13) Director of Public Works (DPW). The person appointed by the City to manage field operations and provide environmental education, or his /her duly authorized representative.

(14) Discharge. Any addition or introduction of any pollutant, stormwater, or any other substance whatsoever into the City of Parker drainage system or into waters of the US.

(15) Discharger. Any person who causes, allows, permits, or is otherwise responsible for a discharge, including without limitation, any operator of a construction site or industrial facility.

(16) Domestic sewage. Human excrement, gray water (from home clothes washing, bathing, showers, dishwashing, and food preparation), other wastewater from household drains, and waterborne waste normally discharged from the sanitary conveniences of dwellings (including apartment houses and hotels), office buildings, factories, and institutions, that is free from industrial waste.

(17) Environmental Protection Agency (EPA). The United States Environmental Protection Agency, the regional office thereof, any federal department, agency, or commission that may succeed to the authority of the EPA, and any duly authorized official of EPA or such successor agency.

(18) Extremely hazardous substance. Any substance listed in the Appendices to 40 CFR 355, Emergency Planning and Notification.

(19) Facility. Any building, structure, installation, process, or activity from which there is or may be a discharge of a pollutant.

(20) Fertilizer. A solid or nonsolid substance or compound that contains an essential plant nutrient element in a form available to plants and is used primarily for its essential plant nutrient element content in promoting or stimulating growth of a plant or improving the quality of crop, or a mixture of two or more fertilizers. The term does not include the excreta of an animal, plant remains, or a mixture of those substances, for which no claim of essential plant nutrients is made.

(21) Final stabilization. The status when all soil disturbing activities at a site have been completed, and a uniform perennial vegetative cover with a density of 70 percent of the cover for unpaved areas and areas not covered by permanent structures has been established or

equivalent permanent stabilization measures (such as the use of riprap, gabions, landscaping or geotextiles) have been employed.

(22) Fire department. The Fire Department of the City of Parker, or any duly authorized representative thereof.

(23) Fire protection water. Any water, and any substances or materials contained therein, used by any person other than the fire department to control or extinguish a fire.

(24) Garbage. Putrescible animal and vegetable waste materials from the handling, preparation, cooking, or consumption of food, including waste materials from markets, storage facilities, and the handling and sale of produce and other food products.

(25) Generally accepted maintenance activities. Procedures, work tasks, technique and schedules established for the sustainability and function of a stormwater feature published by a governmental agency, educational organization, professional organization or other subject matter expert.

(26) Harmful quantity. The amount of any oily substance that will cause pollution of waters of the U.S. (Clean Water Act as amended by the Oil Pollution Act of 1990)

(27) Hazardous household waste (HHW). Any material generated in a household (including single and multiple residences, hotels and motels, bunk houses, ranger stations, crew quarters, camp grounds, picnic grounds, and day use recreational areas) by a consumer which, except for the exclusion provided in 40 CFR 261(b)(1), would be classified as a hazardous waste under 40 CFR 261.

(28) Hazardous substance. Any substance listed in Table 302.4 of 40 CFR 302.

(29) Hazardous waste. Any substance identified or listed as a hazardous waste by the EPA pursuant to 40 CFR 261.

(30) Hazardous waste treatment, disposal and recovery facility. All contiguous land, and structures, other appurtenances and improvements on the land, used for the treatment, disposal, or recovery of hazardous waste.

(31) Herbicide. A substance or mixture of substances used to destroy a plant or to inhibit plant growth.

(32) Industrial waste. Any waterborne liquid or solid substance that results from any process of industry, manufacturing, mining, production, trade or business.

(33) Maintenance activities. Practices required for the long-term sustainability and function of a component or system. This includes periodic inspections, debris removal and disposal, replanting of trees, maintaining vegetation, removal of silt, and repair of manmade components. The maintenance activities in natural channels and riparian areas shall be as minimal as possible.

(34) Motor vehicle fuel. Any vehicle crankcase oil, antifreeze, transmission fluid, brake fluid, differential lubricant, gasoline, diesel fuel, gasoline/alcohol blend, and any other fluid used in a motor vehicle.

(35) Municipal landfill (or landfill). An area of land or an excavation in which municipal solid waste is placed for permanent disposal, and which is not a land treatment facility, a surface impoundment, an injection well, or a pile (as these terms are defined in regulations promulgated by the Texas Water Commission).

(36) Municipal separate storm sewer system (MS4). The system of conveyances (including roads with drainage systems, municipal streets, catch basins curbs, gutters, ditches manmade channels, or storm drains) owned and operated by the city and designed or used for collecting or conveying stormwater, and which is not used for collecting or conveying sewage.

(37) Municipal solid waste. Solid waste resulting from or incidental to municipal, community, commercial, institutional, or recreational activities, and includes garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles, and other solid waste other than industrial waste.

(38) Natural channels. Channels left in or near their natural state, maintaining the natural alignment and grade and riparian corridor.

(39) NPDES general permit for stormwater discharges associated with industrial activity (or industrial general permit). The industrial general permit issued by EPA on August 27, 1992, and published in Volume 57 of the Federal Register at page 1217 on September 9, 1992, and any subsequent modifications or amendments thereto.

(40) NPDES general permit for stormwater discharges from construction sites (or construction general permit). The construction general permit issued by EPA on August 27, 1992, and published in Volume 57 of the Federal Register at page 41217 on September 9, 1992, and any subsequent modifications or amendments thereto.

(41) NPDES permit. A permit issued by EPA (or by the state under authority delegated pursuant to 33 USC sec. 1342(b)), as amended, that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

(42) Nonpoint source. Any source of any discharge of a pollutant that is not a "point source."

(43) Notice of Intent (NOI). The notice of intent that is required by either the industrial general or the construction general permit.

(44) Notice of Termination (NOT). The notice of termination that is required by either the industrial general permit or the construction general permit.

(45) Oil. Any kind of oil in any form, including, but not limited to, petroleum, fuel oil, crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure, sludge, oil refuse, and oil mixed with water.

(46) Operator. The persons who, either individually or taken together, meet the following two criteria: (1) they have operational control over the facility specifications (including the ability to make modifications in specifications); and (2) they have the day-to-day operational control over those activities at the facility necessary to ensure compliance with pollution prevention requirements and any permit conditions.

(47) Owner. The person who owns a facility or part of a property.

(48) Person. Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity; or their legal representatives, agents, or assigns. This definition includes all federal, state, and local governmental entities.

(49) Pesticide. A substance or mixture or substances intended to prevent, destroy, repel, or mitigate any pest, or any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant.

(50) Petroleum product. A petroleum product that is obtained from distilling and processing crude oil and that is capable of being used as a fuel for the propulsion of a motor vehicle or aircraft, including motor gasoline, gasohol, other alcohol blended fuels, aviation gasoline, kerosene, distillate fuel oil, and #1 and #2 diesel. The term does not include naphtha-type jet fuel, kerosene-jet fuel, or a petroleum product destined for use in chemical manufacturing or feedstock of that manufacturing.

(51) Petroleum storage tank (PST). Any one or combination of above ground or underground storage tanks that contain petroleum products and any connecting underground pipes.

(52) Point source. Any discernable, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff.

(53) Pollutant. Dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical waste, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into water. The term "pollutant" does not include tail water or runoff water from irrigation or rainwater runoff from cultivated or uncultivated range land, pasture land, and farm land.

(54) Pollution. The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

(55) Public nuisance. A condition that is injurious to health, or is indecent or offensive to the senses, or any obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property; or, affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.

(56) Qualified personnel. Persons who possess the appropriate competence, skills and ability (as demonstrated by sufficient education, training, experience, and/or, when applicable, any required certification or licensing) to perform a specific activity in a timely and complete manner consistent with the applicable regulatory requirements and generally-accepted industry standards for such activity.

(57) Registered professional engineer (RPE). A person who has been duly licensed and registered by the Texas Board of Registration for Professional Engineers to engage in the practice of engineering in the State of Texas.

(58) Reportable quality (RQ). For any "hazardous substance," the quantity established and listed in Table 302.4 of 40 CFT 302, as amended; for any extremely hazardous substance," to quantity established in 40 CFR 355, as amended, and listed in Appendix A thereto.

(59) Rubbish. Nonputrescible solid waste, excluding ashes, that consist of: (A) combustible waste materials, including paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, yard trimmings, leaves, and similar materials; and (B) noncombustible waste materials, including glass, crockery, tin cans, aluminum cans, melt furniture, and similar materials that do not burn at ordinary incinerator temperature (1,600 to 1,800 degrees Fahrenheit).

(60) Sanitary sewer (or sewer). The system of pipes, conduits, and other conveyances which carry industrial waste and domestic sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, to the city sewage treatment plant (and to which stormwater, surface water, and groundwater are not intentionally admitted).

(61) Septic tank waste. Any domestic sewage from holding tanks such as vessels, chemical toilets, campers, trailers and septic tanks.

(62) Service station. Any retail establishment engaged in the business of selling fuel for motor vehicles that is dispensed from stationary storage tanks.

(63) Sewage (or sanitary sewage). The domestic sewage and/or industrial waste that is discharged into the city sanitary sewer system and passes through the sanitary sewer system to the city sewage treatment plant for treatment.

(64) Site. The land or water area where any facility or activity is physically located or conducted, including adjacent land used in connection with the facility or activity.

(65) Solid waste. Any garbage, rubbish, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, municipal,

commercial, mining, and agricultural operations, and from community and institutional activities.

(66) State. The State of Texas.

(67) Stormwater. Stormwater runoff, snow melt runoff, and surface runoff and drainage.

(68) Stormwater discharge associated with industrial activity. The discharge from any conveyance which is used for collecting and conveying stormwater and which is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant which is within one of the categories of facilities listed in 40 CFR 122.26(b)(14), as amended, and which is not excluded from EPA's definition of the same term.

(69) Stormwater feature. A natural or manmade component or system which remains as a permanent part of a development also known as structural BMPs. The purpose of which includes stormwater conveyance, stormwater quality improvement, flood mitigation, or erosion reduction. The features include but are not limited to, channels, detention facilities, retention ponds, bioretention, rain harvest systems, landscape buffers, riparian areas, enhanced swales, filter strips, permeable pavers and manufactured devices.

(70) Stormwater Pollution Prevention Plan (SWPPP). A plan required by either the construction general permit or the industrial general permit and which describes and ensures the implementation of practices that are to be used to reduce the pollutants in stormwater discharges associated with construction or other industrial activity at the facility.

(71) Uncontaminated. Not containing a harmful quantity of any substance.

(72) Used oil (or used motor oil). Any oil that has been refined from crude oil or synthetic oil that, as a result of use, storage, or handling, has become unsuitable for its original purpose because of impurities or the loss of original properties, but that may be suitable for further use and is recyclable in compliance with state and federal law.

(73) Water in the state (or water). Any groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico, inside the territorial limits of the state, and all other bodies of surface water natural or artificial, inland, or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the state.

(74) Water quality standard. The designation of a body or segment of surface water in the state for desirable uses and the narrative and numerical criteria deemed by the state to be necessary to protect those uses, as specified in Texas Administrative Code, Title 31, Chapter 307, as amended.

(75) Waters of the United States (US). All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; all interstate waters, including interstate wetlands, all other waters the use, degradation, or destruction of which would affect or could affect

interstate or foreign commerce; all tributaries of waters identified in this definition; all wetlands adjacent to waters identified in this definition; and any waters within the federal definition of "waters of the United States" at 40 CFR 122.2, as amended; but not including any waste treatment systems, treatment ponds, or lagoons designed to meet the requirements of the Federal Clean Water Act.

(76) Wetland. An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

(77) Yard waste. Leaves, grass clippings, yard and garden debris, ad brush that results from landscaping maintenance and land-clearing operations.

II. GENERAL PROHIBITION

(a) No person shall introduce or cause to be introduced into the City drainage any discharge that poses a reasonable threat to human health or the environment.

(b) Allowable non-stormwater discharges are:

- (1) Water line flushing (excluding discharges of hyper-chlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life);
- (2) Runoff or return flow from landscape irrigation, lawn irrigation, and other irrigation utilizing potable water, groundwater, or surface water sources;
- (3) Discharges from potable water sources;
- (4) Diverted stream flows;
- (5) Rising groundwaters and springs;
- (6) Uncontaminated groundwater infiltration;
- (7) Uncontaminated pumped groundwater;
- (8) Foundation and footing drains;
- (9) Air conditioning condensation;
- (10) Water from crawl space pumps;
- (11) Individual residential vehicle washing;
- (12) Flows from wetlands and riparian habitats;
- (13) Dechlorinated swimming pool discharges;

- (14) Street wash water;
- (15) Discharges or flows from fire-fighting activities (fire-fighting activities do not include washing of trucks, runoff water from training activities, test water from fire suppression systems, and similar activities);
- (16) Other allowable non-stormwater discharges listed in 40 CFR 122.26(d)(2)(iv)(B)(1), as amended;
- (17) Non-stormwater discharges that are specifically listed as allowable in the TPDES Multi-Sector General Permit (MSGP) or the TPDES Construction General Permit (CGP);
- (18) A discharge from a temporary car wash sponsored by a group organization where only soap and water are used and where efforts are made to minimize pollutants in the discharge; and
- (19) Other similar occasional incidental non-stormwater discharges, unless the TCEQ develops permits or regulations addressing these discharges.

(c) There shall be no allowable discharge if the discharge or flow in question has been determined by the DPW to be a source of a pollutant or pollutants to the waters of the U.S. or the City drainage system, written notice of such determination has been provided to the discharger, and the discharge has occurred more than 14 calendar days beyond such notice. The correctness of the DPW's determination that a discharge is a source of a pollutant or pollutants may be reviewed in any administrative or judicial enforcement proceeding.

III. SPECIFIC PROHIBITIONS AND REQUIREMENTS

- (a) The specific prohibitions and requirements in this section are not necessarily inclusive of all the discharges prohibited by the general prohibition in Section II above.
- (b) No person shall intentionally dump, spill, leak, pump, pour, emit, empty discharge, leach, dispose, or introduce any of the following substances into the City's drainage system and all persons shall to the maximum extent practicable under prevailing circumstances, employ control measures to prevent the following substances from entering into the City's drainage system:
 - (1) Any motor oil, antifreeze, or any other motor vehicle fluid;
 - (2) Any garbage, rubbish or yard waste;
 - (3) Any wastewater from a commercial carwash facility; from any vehicle washing, cleaning, or maintenance at any new or used automobile or other vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning, or maintenance of any business or commercial or public service vehicle, including a truck, bus, or heavy equipment, by a business or public entity;
 - (4) Any wastewater from the washing, cleaning, de-icing, or other maintenance of aircraft;

- (5) Any wastewater from a commercial mobile power washer or from the washing or other cleaning of a building exterior that contains any soap, detergent, degreaser, solvent, or any other harmful cleaning substance;
- (6) Any wastewater from floor, rug or carpet cleaning;
- (7) Any wastewater from the wash-down or other cleaning of pavement that contains any harmful quantity of soap, detergent, solvent, degreaser, emulsifier, dispersant, or any other harmful cleaning substance; or any wastewater from the wash-down or other cleaning of any pavement where any spill, leak, or other release of oil, motor fuel, or other petroleum or hazardous substance has occurred, unless all harmful quantities of such released material have been previously removed;
- (8) Any effluent from a cooling tower, condenser, compressor, emissions scrubber, emissions filter, or the blow down from a boiler;
- (9) Any ready-mixed concrete, mortar, ceramic, or asphalt base material or hydro much material, or from the cleaning of commercial vehicles or equipment containing, or used in transporting or applying, such material;
- (10) Any runoff or wash-down water from any animal pen, kennel, or foul or livestock containment area;
- (11) Any filter backwash from a swimming pool, fountain or spa;
- (12) Any swimming pool water containing any harmful quantity of chlorine, muriatic acid or other chemical used in the treatment or disinfection of the swimming pool water or in pool cleaning;
- (13) Any discharge from water line disinfection by htp-er-chlorination or other means if it contains any harmful quantity of chlorine or any other chemical used in line disinfection;
- (14) Any fire protection water containing oil or hazardous substances or materials that the fire code in this Code of Ordinances requires to be contained and treated prior to discharge, unless treatment adequate to remove pollutants occurs prior to discharge. (This prohibition does not apply to discharges or flow from fire-fighting by the fire department.);
- (15) Any water from a water curtain in a spray room used for painting vehicles or equipment;
- (16) Any contaminated runoff from a vehicle wrecking yard;
- (17) Any substance or material that will damage, block, or clog the City's drainage system.

(c) No person shall introduce or cause to be introduced into the City's drainage system any harmful quantity of sediment, silt, earth, soil, or other material associated with clearing, grading, excavation or other construction activities, or associated with landfilling or other placement or disposal of soil, rock, or other earth materials, in excess of what could be retained on-site or captured by employing sediment and erosion control measures to the maximum extent practicable under prevailing circumstances.

(d) No person shall connect a line conveying sanitary sewage, domestic or industrial, to the MS4, or allow such a connection to continue.

(e) No person shall cause or allow any pavement wash water from a service station to be discharged into the MS4 unless such wash water has passed through a properly functioning and maintained grease, oil, and sand interceptor before discharge into the City's drainage system.

(f) Pesticides, herbicides and fertilizers. No person shall dump, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, or otherwise introduce or cause, allow, or permit to be introduced harmful levels of pesticides, herbicides and fertilizers into the City's drainage system. All persons shall, to the maximum extent practicable under prevailing circumstances, employ control measures to minimize pesticides, herbicides and fertilizers from entering the City's drainage system. This includes the following:

- (1) Apply products according to manufacture recommendations.
- (2) Apply products according to all state and federal laws.
- (3) Proper storage and disposal.

III. RELEASE AND REPORTING CLEANUP

(a) The person in charge of any facility, vehicle, or other source of any spilling, leaking, pumping, pouring, emitting, emptying, discharging, escaping, leaching, dumping, disposing, or any other release of any of the following quantities of any of the following substances that may flow, leach, enter, or otherwise be introduced into the City's drainage system or waters of the US, shall notify the City concerning the incident **immediately**:

- (1) An amount equal to or in excess of a reportable quantity of any hazardous substance, as established under 40 CFR 302, as amended;
- (2) An amount equal to or in excess of a reportable quantity of any extremely hazardous substance, as established under 40 CFR 355, as amended;
- (3) An amount of oil that either (a) violates applicable water quality standards, or (b) causes a film or sheen upon or discoloration of the surface of the water or any adjoining shoreline or causes a sludge or emulsion to be deposited beneath the surface of the water or upon an adjoining shoreline; or
- (4) Any harmful quantity of any pollutant.

(b) The immediate notification required by subsection (a), if known, shall include the following information:

- (1) The identity or chemical name of the substance released, and whether the substance is an extremely hazardous substance;

- (2) The exact location of the release;
- (3) The time and duration of the release;
- (4) An estimate of the quantity and concentration of the substance released;
- (5) The source of the release;
- (6) Any known or anticipated health risks associated with the release and where appropriate, advice regarding medical attention that may be necessary for exposed individuals
- (7) Any precautions that should be taken as a result of the release;
- (8) Any steps that have been taken to contain and/or clean up the released material and minimize its impacts; and
- (9) The names and telephone numbers of the person or persons to be contacted for further information.

(c) Within 14 calendar days following such release, the responsible person in charge of the facility, vehicle, or other source of the release shall, upon request by the DPW, submit a written report containing each of the items of information specified above in subsection (b), as well as the following additional information:

- (1) The ultimate duration, concentration, and quantity of the release;
- (2) All actions taken to respond to contain, and clean up the release substances, and all precautions taken to minimize the impacts;
- (3) Any known or anticipated acute or chronic health risks associated with the release;
- (4) Where appropriate, advice regarding medical attention necessary for exposed individuals;
- (5) The identity of any governmental/private sector representatives responding to the release; and
- (6) The measure taken or to be taken by the responsible person(s) to prevent similar future occurrences.

(d) The notifications required by subsections (b) and (c) above shall not relieve the responsible person of any expense, loss, damage, or other liability which may be incurred as a result of the release, including any liability for damage to the City's drainage system, to natural resources, or to any other person or property; nor shall such notification relieve the responsible person of any fine, penalty, or other liability which may be imposed pursuant to this article or to state or federal law.

(e) Any person responsible for a release described in subsection (a) above shall reimburse the City for any cost incurred by the City in responding to the release.

IV. STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

(a) General requirements:

(1) All operators of construction sites shall use best management practices to control and reduce the discharge to the City's drainage system and to waters of the U.S. of sediment, silt, earth, soil, and other material associated with the clearing, grading, excavation, and other construction activities to the maximum extent practicable under the circumstances. Such best management practices may include, but not be limited to the following measure:

- a. Preservation of existing vegetation and stabilization measures will be per City of Parker approved construction plans and specifications;
- b. Use of structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from the site to the extent feasible;
- c. Minimization of the tracking of sediments off-site by vehicles, the generation of dust, and the escape of other windblown waste from the site;
- d. Providing general good housekeeping measure to prevent and contain spills of paints, solvents, fuels, septic waste, and other hazardous chemicals and pollutants associated with construction, and to assure proper cleanup ad disposal of any such spills in compliance with state, federal and local requirements;
- e. Prevention of the discharge of building materials, including cement, lime, concrete, and mortar to the City's drainage system or waters of the U.S.;
- f. Implementation of proper waste disposal and waste management techniques, including covering waste materials and minimizing ground contact with hazardous chemicals and trash;
- g. Timely maintenance of vegetation, erosion and sediment control measures, and other best management practices in good and effective operating condition; and
- h. Post construction controls should be used per the City of Parker's approved construction plans and specifications and maintained in accordance with the City of Parker's SWMP.

(2) Qualified personnel (provided by the operator of the construction site) shall inspect disturbed areas of any construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, on either of the schedules designated in the CGP (either every 14 calendar days and within 24-hours of a $\frac{1}{2}$ inch rain event, or at least once every seven days regardless of when it rains). All erosion and sediment control measures and other identified best management practices shall be observed in order to ensure that they are operating correctly and are effective in preventing significant impacts to receiving waters and the City. Based on the results of the inspection, best management practices shall be revised as

appropriate, and as soon as is practicable. Based on the results of the inspection, a follow-up inspection will be conducted and one (1) day given for completion of corrective action(s).

(3) The City may require any plans and specifications that are prepared for the construction of site improvements to illustrate and describe the best management practices required by subsection (a)(1) above, that will be implemented at the construction site. The City may deny approval of any building permit, grading permit, or any other City approval necessary to commence or continue construction, or to assume occupancy, on the grounds that the management practices described in the plans or observed upon a site inspection by the DPW are determined not to control and reduce the discharge of sediment, silt, earth, soil, and other materials associated with clearing, grading, excavation, and other construction activities to the maximum extent practicable under the circumstances.

(4) Any owner with any control over construction activity on their property, whether or not he/she is an operator, is jointly and severally responsible for compliance with the requirements in subsection (a).

(5) Any contractor or subcontractor on a site of construction activity, who is not an owner or operator, but who is responsible under his/her contract or subcontract for implementing a best management practices control measure, is jointly and severally responsible for any willful or negligent failure on his/her part to adequately implement that control measure if such failure causes or contributes to causing the City to violate a water quality standard, the City's NPDES permit, or any state-issued discharge permit for discharges from the City.

(6) The City may require specific structural controls or non-structural controls be installed to protect water quality. Controls may include, but are not be limited to, silt fencing, rock check dams, gabions, soil stabalizers, street sweeping or additional inspections .

(b) Five-acre disturbances.

(1) All operators of sites of construction activity, including clearing, grading, and excavation activities, that result in the disturbance of five or more acres of total land area, or that are part of a common plan of development or sale within which five or more acres of total land area are disturbed, or who are required to obtain an NPDES permit for stormwater discharges associated with construction activity, shall comply with the following requirements (in addition to those in subsection (a)):

a. Any operator who intends to obtain coverage for stormwater discharges from a construction site under the NPDES general permit for stormwater discharges from construction sites ("the construction general permit or CGP") shall submit a signed copy of its Notice of Intent (NOI) to the DPW at least two days prior to the commencement of construction activities. If the construction activity is already underway upon the effective date of this article, the NOI shall be submitted within 30 days or upon request by the City. For stormwater discharges from construction sites where the operator changes, an NOI shall be submitted at least two days prior to when the new operator commences work at the site.

b. Signage shall be posted in accordance with the TCEQ Construction General Permit.

- c. A stormwater pollution prevention plan (SWPPP) shall be prepared and implemented in accordance with the requirements of the construction general permit or any individual or group NPDES permit issued for stormwater discharges from the construction site, and with any additional requirement imposed by or under this article and any other City ordinance.
- d. The SWPPP shall be completed prior to the submittal of the NOI to the DPW and, for new construction, prior to the commencement of construction activities. The SWPPP shall be updated and modified, as appropriate, and as required by the construction general and this ordinance.
- e. A copy of any NOI that is required by subsection (b)(1)a, shall be submitted to the City in conjunction with any application for a building permit, grading permit, and any other City approval necessary to commence or continue construction at the site.
- f. The DPW may require any operator who is required by subsection (b)(1)b to prepare a SWPPP, to submit the SWPPP, and any modification thereto, to the DPW for review. Such submittal and review of the SWPPP may be required by the DPW prior to commencement of or during construction activities at the site.
- g. At the City's discretion it may make the determination to deny any approval of any permit, grading permit, or any approval necessary to commence or continue construction, or to assume occupancy if a site is contributing pollutants to the City's drainage system.
- h. The operator shall make the SWPPP and any modifications (as required and for the duration of the project) thereto available to the DPW upon request.
- i. The DPW may notify the operator at any time that they are not in compliance with their TPDES construction permit. Within seven days of such notification from the DWP (or as otherwise provided by the DPW), the operator shall make the required changes to the SWPPP and shall submit to the DPW a written certification that the requested changes have been made.
- j. Upon final stabilization of the construction site, the owner (or the duly authorized representative thereof) shall submit written certification to the DPW that the site has been finally stabilized. (See definition of final stabilization in this article). The City may withhold an occupancy or use permit for any premises construction on the site until such certification of final stabilization has been filed and the DPW has determined, following any appropriate inspection, that final stabilization has, in fact, occurred and that any required permanent structural controls have been completed.

(c) Less than five acres of disturbance.

All operators of sites of construction activity, including clearing, grading, and excavation activities, that result in the disturbance of less than five acres of total land area, or that are part of a common plan of development or sale within which one to five acres of total land area are

disturbed, or who are required to obtain an NPDES permit for stormwater discharges associated with construction activity, shall comply with 1(b)c through q above (in addition to those in subsection (a). However, instead of submitting a NOI, the CSN should be submitted in accordance with the Construction General Permit.

A copy of the Construction Site Notice (CSN) shall be displayed at the construction site at a place readily available for viewing by the general public, and local, state, and federal authorities.

V. COMPLIANCE MONITORING

(a) Right of entry, inspection, and sampling. City inspectors shall have the right to enter the premises of any person reasonably suspected by the City of discharging pollutants into the City or to waters of the U.S. to determine if the discharger is complying with all requirements of this article, and with any state or federal discharge permit, limitation or requirement. Dischargers shall allow the City inspectors ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying, and for the performance of any additional duties. Dischargers shall make available to the City inspector, upon request, any SWPPPs, modifications thereto, self-inspection reports, monitoring records, compliance evaluations, notices of intent, and any other records, reports, and other documents related to compliance with this article and with any state or federal discharge permit.

(1) Where a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the City inspector will be permitted to enter with out unreasonable delay for the purposes of performing his/her responsibilities.

(2) The City inspector shall have the right to set up on the discharger's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of the discharger's operations.

(3) When pollutants have been discharged the DPW may require any discharger to the City's drainage system or waters of the US to conduct specified sampling, testing, analysis, and other monitoring of its stormwater discharges, and may specify the frequency and parameters of any such required monitoring.

(4) The DPW may require the discharger to install monitoring equipment as necessary at the discharger's expense. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure stormwater flow and quality shall be calibrated to ensure their accuracy.

(5) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the discharger at the written or verbal request of the City inspector and shall not be replaced. The costs of clearing such access shall be borne by the discharger.

(6) Unreasonable delays in allowing the City inspector access to the discharger's premises shall be a violation of this article.

(b) **Search warrants.** If the City inspector has been refused access to any part of the premises from which stormwater is discharged and he/she is able to demonstrate probable cause to believe that there may be a violation of this article or any state or federal discharge permit, limitation or requirement, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the City designed to verify compliance with this article or any order issued hereunder, or to protect the overall public health, safety and welfare of the community, then the City inspector may seek issuance of a search warrant from any court of competent jurisdiction.

VI. ADMINISTRATIVE ENFORCEMENT REMEDIES

(a) **Warning notice.** When the DPW finds that any person has violated, or continues to violate, any provision of this article, or any order issued hereunder, the DPW may serve upon that person either a **verbal warning notice** or a copy of the inspection report, with expected corrective actions. Investigation and/or resolution of the matter in response to the warning notice in no way relieves the alleged violator of liability for any violations occurring before or after receipt of the warning notice. Nothing in this subsection shall limit the authority of the DPW to take any action, including emergency action or any other enforcement action, without first issuing a warning notice.

(b) **Notification of violation.** When the DPW finds that any person has violated, or continues to violate, any provision of this article, or any order issued hereunder, the Code Enforcement Officer may serve upon that person a written notice of violation. **Within five (5) days of the receipt of this notice, the alleged violator shall submit to the Code Enforcement Officer an explanation of the violation and a plan for the satisfactory correction and prevention of reoccurrence thereof along with a plan of specific actions for compliance *or* shall complete specific actions for compliance. The Code Enforcement Officer shall have discretion to determine the amount of time needed for completion of specific action for compliance if the latter option is chosen.** If the alleged violator denies that any violation occurred and/or contends that no corrective action is necessary, an explanation of the basis of any such denial or contention shall be submitted to the Code Enforcement Officer within **five (5) days** of receipt of the notice. **The Code Enforcement Officer shall make a determination within one (1) day on the validity of the claim and shall notify the alleged violator. Upon a denial of the claim, the alleged violator shall have five (5) days to complete specific action for compliance.** Submission of an explanation and/or plan in no way relieves the alleged violator of liability for any violations occurring before or after receipt of the notice of violation. Nothing in this section shall limit the authority of the Code Enforcement Officer to take any action, including emergency action or any other enforcement action, without first issuing a notice of violation.

(c) **Stop Work Order.** Whenever the Code Enforcement Officer finds that any operator of a construction site has violated or continues to violate any provision of this article the Code Enforcement Officer may issue a "Stop Work Order". This order will be posted at the construction site with a copy delivered to the operator. All work at the site should cease until all violations are immediately corrected, and documentation is presented to the Code Enforcement Officer or his representative stating the violation will not re-occur or changes to the SWPPP have been made. Upon receipt of the documentation, a Notice to Proceed will be issued by the Code Enforcement Officer or his representative. Issuance of a "Stop Work" order shall not be a deterrent against, or a prerequisite for, taking any other action against the violator.

(d) Consent order. The Code Enforcement Officer may enter into consent orders, assurances of voluntary compliance, or other similar documents establishing an agreement with any person responsible for noncompliance with any provision in this article or any order issued hereunder. Such documents may include specific action to be taken by the person to correct the noncompliance within a time period specified by the document. Such documents shall have the same force and effect as the administrative orders issued pursuant to subsections (e), (f), and (g) of this section and shall be judicially enforceable.

(e) Show cause hearing. The Code Enforcement Officer may order any person who has violated, or continues to violate, any provision of this article, or any order issued hereunder, to appear before the Code Enforcement Officer and show cause why a proposed enforcement action should not be taken. Notice shall be served on the alleged violator specifying the time and place for the hearing, the proposed enforcement action, the reasons for such action, and a request that the alleged violator show cause why the proposed enforcement action should not be taken. The notice of the hearing shall be served personally or by registered or certified mail (return receipt requested) at least ten (10) days prior to the hearing. Such notice may be served on any authorized representative of the alleged violator. The hearing shall be conducted pursuant to the rights and procedures specified in this article. A show cause hearing shall not be a deterrent against, or prerequisite for, taking any other action against the alleged violator.

(f) Compliance orders. When the Code Enforcement Officer finds that any person has violated or continues to violate, any provision of this article, or any order issued hereunder, the Code Enforcement Officer may issue an order to the violator directing that the violator come into compliance with a specified time limit. Compliance orders also may contain other requirements to address the noncompliance, including additional self-monitoring, and management practices designed to minimize the amount of pollutants discharged to the City's drainage system and waters of the U.S. A compliance order may not extend the deadline for compliance established by a state or federal standard or requirement, nor does a compliance order relieve the person of liability for any violation, including any continuing violation. Issuance of a compliance order shall not be a deterrent against, or a prerequisite for, taking any other action against the violator.

(g) Remediation, abatement and restoration orders. When the Code Enforcement Officer finds that a person has violated or continues to violate, any provision of this article, or any order issued hereunder, and that such violation has adversely affected the City's drainage system, the waters of the U.S., or any other aspect of the environment, the Code Enforcement Officer may issue an order to the violator directing him/her to undertake and implement any appropriate action to remediate and/or abate any adverse effects of the violation upon the City, the waters of the U.S., or any other aspect of the environment, and/or to restore any part of the City, the waters of the U.S., or any other aspect of the environment that has been harmed. Such remedial, abatement, and restoration action may include, but not be limited to: monitoring, assessment, and evaluation of the adverse effects and determination of the appropriate remedial, abatement, and/or restoration action; confinement, removal, cleanup, treatment and disposal of any discharged or released pollution or contamination; prevention, minimization, and/or mitigation of any damage to the public health, welfare, or the environment that may result from the violation; restoration or replacement of City property or natural resources damaged by the violation. The order may direct that the remediation, abatement, and/or restoration be accomplished on a specified compliance schedule and/or be completed within a specified period of time. An order issued under this subsection does not relieve the violator of liability for any violation,

including any continuing violation. Issuance of an order under this subsection shall not be a deterrent against, or a prerequisite for, taking any other action against any responsible party.

(h) Emergency cease and desist orders. When the Code Enforcement Officer finds that any person has violated, or continues to violate, any provision of this article, or any order issued hereunder, or that the person's past violations are likely to recur, and that the person's violation(s) have caused or contributed to an actual or threatened discharge to the City or waters of the U.S. which reasonably appears to present an imminent or substantial endangerment to the health or welfare of persons or to the environment, the Code Enforcement Officer may issue an order to the violator directing it immediately to cease and desist all such violations and directing violator to:

- (1) Immediately comply with all ordinance requirements; and
- (2) Take such appropriate preventive action as may be needed to properly address a continuing or threatened violation, including immediately halting operations and/or terminating the discharge.

Any person notified of an emergency order directed to it under this subsection shall immediately comply and stop or eliminate its endangering discharge. In the event of a discharger's failure to immediately comply voluntarily with the emergency order, the Code Enforcement Officer may take such steps as deemed necessary to prevent or minimize harm to the City's drainage system or waters of the U.S., and/or endangerment to persons or to the environment, including immediate termination of a facility's water supply sewer connection, or other municipals utility services. The Code Enforcement Officer may allow the person to recommence its discharge when it has demonstrated to the satisfaction of the Code Enforcement Officer that the period of endangerment has passed, unless further termination proceedings are initiated against the discharger under this article. A person that is responsible, in whole or in part, for any discharge presenting imminent endangerment shall submit a detailed written statement, describing the causes of the harmful discharge and the measure taken to prevent any future occurrence, to the Code Enforcement Officer within two days of receipt of the emergency order. Issuance of an emergency cease and desist order shall not be a deterrent against, or a prerequisite for, taking any other action against the violator.

(i) "Red tags". Whenever the Code Enforcement Officer finds that any operator of a construction site has violated or continues to violate, any provision of this article, or any order issued thereunder, the Code Enforcement Officer may order that a "red tag" be issued to the operator, posted at the construction site, and distributed to all City departments and divisions whose decisions affect any activity at the site. Unless express written exception is made by the Code Enforcement Officer, the "red tag" shall prohibit any further construction activity at the site and shall bar any further inspection or approval by the City associated with a building permit, grading permit, subdivision plat approval, site development plan approval, or any other City approval necessary to commence or continue construction or to issue occupancy at the site. Issuance of a "red tag" order shall not be a deterrent against, or a prerequisite for, taking any other action against the violator.

VII. RIGHT TO RECONSIDERTION, HEARING AND APPEAL

- (a) Reconsideration and hearing.

(1) Any person subject to a compliance order under Section VI(f), a remediation, abatement, or restoration order under Section VI(g), an emergency cease and desist order under VI(h), or a red tag order under Section VI(i) of this Section may petition the DPW to reconsider the basis for his/her order within **30 days** of the affected person's notice of issuance of such an order.

(2) Failure to submit a timely written petition for reconsideration shall be deemed to be a waiver of any further right to administrative reconsideration or review of the order.

(3) In its petition, the petitioning party must indicate the provisions of the order objected to, the reasons for the objection(s), any facts that are contested, the evidence that supports the petitioner's view of the facts, any alternative terms of an order that the petitioner would accept, and whether the petitioning party requests a hearing on its petition.

(4) The effect of any compliance order under Section VI(f), remediation, abatement, or restoration order under Section VI(g), and any red tag order under Section VI(i) shall be stayed pending the DPW's reconsideration of the petition, any hearing thereon, unless the DPW expressly makes a written determination to the contrary. The effectiveness of any emergency cease and desist order under Section VI(h) shall not be stayed pending the DPW's reconsideration, or any hearing thereon, unless the DPW expressly and in writing stays his/her emergency order.

(5) Within ten (10) days of the submittal of a petition for reconsideration, the DPW shall either:

(1) grant the petition and withdraw or modify the order accordingly; (2) deny the petition, without hearing if no material issue of fact is raised; or (3) if a hearing has been requested and a material issue of fact has been raised, set a hearing on the petition.

(6) Written notice of any hearing set by the DPW pursuant to subsection (a)(5) above, shall be served on the petitioning party personal or by registered or certified mail (return receipt requested) at least ten (10) days prior to the hearing. Such notice may be served on any authorized representative of the petitioning party.

(7) The DPW may himself/herself conduct the hearing and take evidence, or he/she may designate any employee of the city or any specially-designated attorney or engineer to:

(a) Issue in the name of the City notices of hearing requesting the attendance and testimony of witnesses and the production of evidence relevant to any matter involved in the hearing;

(b) Take evidence;

(c) Transmit a report of the evidence and hearing, including transcripts and other evidence, together with recommendations to the DPW for action thereon.

At any hearing held pursuant to this subsection, testimony taken shall be under oath and recorded. Any party is entitled to present his/her case or defense by oral or documentary evidence and to conduct such cross-examination as may be required for a full and true disclosure of the facts. A transcript will be made available to any party to the hearing upon payment of the usual charges thereof.

(8) After the DPW has reviewed the evidence, he/she shall either: (1) grant the petition; (2) deny the petition; or (3) grant the petition in part and deny it in part. The DPW may modify his/her order as is appropriate based upon the evidence and arguments presented at the hearing and his/her action on the petition. Further orders and directives as are necessary and appropriate may be issued.

(b) Appeal.

(1) Any person whose petition for reconsideration by the DPW has not been granted in its entirety and who remains adversely affected by the DPW's order, or who is subject to an order of the DWP issued following a show cause hearing under Section VI(e), may appeal the action of the DWP to the City Council by filing a written appeal with the City Council within ten (10) days of the person's notice of the DPW adverse action on the petition for reconsideration, or within (10) days of the person's notice of the issuance of the order following the show cause hearing, as the case may be.

(2) Failure to submit a timely written appeal to the City Council shall be deemed to be a waiver of further administrative review.

(3) In its written appeal to the City Council, the appealing party shall indicate the particular provisions of the order objected to, the particular determinations of the DWP that are contested, the reasons that the DPW's order and/or determinations that are contested, and any alternative order that the appealing party would accept.

(4) The effect of the DPW's order, as issued or modified, shall not be stayed pending the appeal to the City Council, unless the City Council expressly so states.

(5) Within 30 days of the submittal of a written appeal to the City Council, the City Council shall hear and consider the appeal in open meeting. The appellant shall be notified at least three (3) days in advance of the date and time of the City Council meeting at which the appeal will be heard and considered.

(6) The appellant shall have the right to public appearance before the City Council to present oral and written statements in support of his/her appeal. If the City Council wishes to consider testimony of witnesses or other evidence beyond that in the record of any hearing before the DPW the City Council may remand the matter to the DPW for the taking of additional testimony or other evidence.

(7) Upon consideration of any written and oral statements made to the City Council, as well as the record made before the DPW, the City Council shall act on the appeal by affirming, vacating, or modifying the order of the DPW, and/or by remanding the matter to the DPW for further action

(8) Following final action by the City Council on the appeal, any adversely affected party may challenge such action by the City Council in an appropriate court of competent jurisdiction.

VIII. JUDICIAL ENFORCEMENT REMEDIES

(a) Civil remedies.

(1) Whenever it appears that a person has violated, or continues to violate, any provision of this article that related to:

- a. The preservation of public safety, relating to the materials or methods used in construction of any structure or improvement of real property;
- b. The preservation of public health or to the fire safety of a building or other structure or improvement;
- c. The establishment of criteria for land subdivision or construction of buildings including street design;
- d. Dangerous, damaged, or deteriorated structures or improvements;
- e. Conditions caused by accumulations of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents; or
- f. Point source effluent limitations or the discharge of a pollutant, other than from a nonpoint source, in the City's drainage system.

The City may invoke other City Codes, as amended, and petition the State District Court or the County Court of Law of Collin, through the City Attorney, for either the injunctive relief specified in subsection (2)(a) below, or the civil penalties specified in subsection (2)(3) below, or both the specified injunctive relief and civil penalties.

(2) Pursuant to City Code, as amended, the City may obtain against the owner or the operator of a facility a temporary or permanent injunction, as appropriate, that:

- a. Prohibits any conduct that violates any provision of this article that relates to any matter specified in subsections (a)(1)a-f above; or
- b. Compels the specific performance of any action that is necessary for compliance with any provision of this article that relates to any matter specified in subsections (a)(1)a-f above.

(3) Pursuant to City Code, as amended, the City may recover a civil penalty of not more than **XXXX** per day for each violation of any provision of this article that relates to any matter specified in subsection IX(a)(1)a-e above, and a civil penalty of not more than **XXXX** per day for each violation of any provision of this article that relates to any matter specified in subsection IX(a)(1)f above, if the City proves that:

- a. The defendant was actually notified of the provisions of the ordinance; and

b. After the defendant received notice of the ordinance provisions, the defendant committed acts in violation of the ordinance or failed to take action necessary for compliance with the ordinance.

(b) Criminal penalties.

(1) Any person, who has violated any provision of this article, or any order issued hereunder, shall be strictly liable for such violation regardless of the presence or absence of a culpable mental state, except as expressly provided herein, and shall, upon conviction, be subject to a fine of not more than **XXXX** per violation per day, or any greater fine authorized by state statute.

(2) Any person who has knowingly made any false statement, representation, or certification in any application, record, report, plan, or other documentation filed, or required to be maintained, pursuant to this article, or any order issued hereunder, or who has falsified, tampered with, or knowingly rendered inaccurate any monitoring device or method required under this article shall, upon conviction, be subject to a fine of not more than **\$XXXX** per violation, per day, or any greater fine authorized by state statute.

(3) In determining the amount of any fine imposed hereunder, the court shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration of the violation, any economic benefit gained through the violation, corrective actions by the violator, the compliance history of the violator, the knowledge, intent, negligence, or other state of mind of the violator, and any other factor as justice requires.

(c) Civil suit under the Texas Water Code. Whenever it appears that a violation or threat of violation of any provision of this article, as amended, or any rule, permit, or order of the Texas Water Commission, has occurred or is occurring within the jurisdiction of the City of Parker, the City may have a suit instituted in a state district court through its city attorney for the injunctive relief or civil penalties or both against the person who committed or is committing or threatening to commit the violation.

(d) Remedies nonexclusive. The remedies provided for this article are not exclusive of any other remedies that the City may have under state or federal law or other city ordinances. The City may take any, all, or any combination of these actions against a violator. The City is empowered to take more than one enforcement action against any violation. These actions may be taken concurrently.

IX. ESCALATION OF ENFORCEMENT FOR CONSTRUCTION

The following escalation of enforcement **can be used, or discharged, at the discretion of the DPW or CEO (or representative). Any of these procedures may be used.** during an inspection or during the life of a construction site or the life of stormwater features after construction is complete. See Section VI above.

(a) Warning Notice (VI) – either verbal or written

(b) Notice of Violation (VI)

(c) Stop Work Order (VI)

- (d) Consent Order (VI)
- (e) Show Cause Hearing (VI)
- (f) Compliance Order (VI)
- (g) Remediation, Abatement, Restoration Order (VI)
- (h) Emergency Cease and Desist (VI)
- (i) Red tag (VI)

POST CONSTRUCTION STORMWATER CONTROLS

I. OPTION FOR NEW CONSTRUCTION / POST-CONSTRUCTION

In lieu of II – VI below, the owner of any stormwater feature may pay an amount determined by the department heads to be deposited in a fund maintained by the City for future construction of a stormwater feature of the City's choosing and in a location of the City's choosing.

II. OWNERSHIP

The owner of any stormwater feature shall have full responsibility for maintenance activities so that the stormwater feature remains in good working order. The owner could include a Homeowners' Association or it could include the City; whoever owns the property once all construction operators have relinquished control of the property (see CGP for Notice of Termination).

(a) The maintenance activities shall be performed according to the below guidelines with the first applicable item to serve as the prevailing guideline.

- (1) Documents submitted to and reviewed by the City and filed at the County with the property that establish the maintenance activities for the stormwater feature, if available.
- (2) The manufacturer's recommended maintenance activities if the stormwater feature was manufactured.
- (3) Generally accepted maintenance activities suitable for the area, if available.
- (4) Generally accepted maintenance activities.

(b) Maintenance activities resulting in the following are prohibited:

- (1) Increased erosion potential;
- (2) Decreased bank stability;

- (3) Increased flooding potential;
- (4) Increased pollutants;
- (5) Unnecessary disturbance of vegetation and riparian areas; or
- (6) Increased proliferation of invasive species.

III. NOTICE OF VIOLATION FOR NEW DEVELOPMENT OR RE-DEVELOPMENT

(a) In the event any owner, tenant, agent or person responsible for or claiming or having supervision or control over real property governed by this article fails to comply with the provisions of this article, the City, by and through its Code Enforcement Officer or designee shall give a Notice of Violation to such owner. Such Notice shall be given in any of the following ways:

- (1) Personally to the owner in writing;
- (2) By letter addressed to the owner at the owner's address as recorded in the appraisal district records of the appraisal district in which the property is located; or
- (3) If personal service cannot be obtained:
 - a. By publication in the City's official newspaper at least once;
 - b. By posting notice on or near the front door of each building on the property to which the violation related; or
 - c. By posting a notice to a placard attached to a stake driven into the ground on the property to which the violation relates, if the property contains no buildings.

(b) If the City mails a notice to the owner in accordance with subsection (a) above, the United States Postal Service returns the notice as "refused," "unclaimed," or if the address required by subsection (a)(s) was used and the notice is returned as "not deliverable as addressed" (or an equivalent marking), the validity of the notice is not affected, and the notice is considered as delivered.

(c) In a notice provided under this section, the City may inform the owner by regular mail and a posting on the property that if the owner commits another violation of the same kind or nature on or before the anniversary of the date of the notice, the City, without further notice, may correct the violation at the owner's expense and assess the expense against the property or issue citations. If a violation covered by a notice under this subsection occurs within one (1) year, and the City has not been informed in writing by the owner of an ownership change, then the City, without notice, may take any action permitted in XII below and assess its expenses as provided in XIII below.

IV. CITATIONS, WORK OR IMPROVEMENTS BY THE CITY; CHARGES AGAINST OWNER

If the owner fails or refuses to comply with the demand for compliance in the notice within ten (10) days of such notice, the City may:

- (1) Issue citations as provided; and
- (2) Do the work or make the improvement(s) required, pay for the work done or improvement(s) made and charge the expenses to the owner of the property as provided herein. The property owner will have twenty (20) days to reimburse the City from the completion date of such work to abate the violation(s) at the property.

V. ASSESSMENT OF EXPENSES; LIEN

- (a) In the event the owner fails or refuses to pay such expenses charged to the owner, within twenty (20) days after the abatement work is completed, a lien may be obtained. The lien and any other expenses incurred by the City may be filed against the property.
- (b) To obtain a lien, the City must file a statement of the expenses incurred to correct the condition of the real property with the County Clerk of the County in which the property is located. The statement must also state the name of the owner, if known, and the legal description of the property. The lien attaches upon filing of the statement with the County Clerk.
- (c) The City's lien shall be a prior lien on such property, second only to tax liens and liens for street improvements. The lien amount shall include simple interest, which shall accrue at the rate of ten (10) percent annually on the date the expenses were incurred by the City. The City may bring suit for foreclosure to recover the expenditures and the interest due.

VI. RIGHT OF ENTRY; INSPECTION

The owner shall grant the city a right of entry in the event that the DPW or the Code Enforcement Officer has reason to believe it has become necessary to inspect, monitor, maintain, repair, reconstruct, or discontinue the use of stormwater features and/or structure BMPs; however, in no case shall the right of entry, of itself, confer an obligation on the City to assume responsibility for the stormwater feature and/or structural BMPs.

- (1) Where an owner has security measures in force which require proper identification and clearance before entry into its premises, the owner shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the City will be permitted to enter without unreasonable delay for the purposes of performing his/her responsibilities.
- (2) The City shall have the right to set up on the owner's property, or require installation of, such devices as are necessary to conduct sampling and or metering of the owner's operations.
- (3) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the owner at the written or verbal request of the City and shall not be replaced. The cost of clearing such access shall be borne by the owner.
- (4) Unreasonable delays in allowing the City access to the owner's premises shall be a violation of this section.

SECTION 2. REPEALER CLAUSE: That all provisions of the Ordinances of the City of Parker in conflict with the provision of this Ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City of Parker not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. SEVERABILITY CLAUSE: It is the intent of the City Council that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 4. EFFECTIVE DATE: This Ordinance shall take effect immediately from its passage and publication of the caption as the law in such cases provides.

SECTION 5. That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

ADOPTED on this the 17TH day of December, 2019.

CITY OF PARKER, TEXAS

BY:

LEE PETTLE, MAYOR

ATTEST:

BY:

PATTI SCOTT GREY, CITY SECRETARY

APPROVED AS TO FORM
AND CONTENT:

BY:

BRANDON S. SHELBY,
CITY ATTORNEY

AGENDA DATE	ITEM DESCRIPTION	CONTACT	Notes
2020			
Monthly	Home Rule Charter Commission (HRCC)	Shelby	Last Update 7/2; 8/6; 8/27; 9/3; 9/17, 10/15; 11/19; 12/17
TBD	International Building Codes	Machado	2018 0920 PWD GM working on update
TBD	Annual Codification Supplement	C'Sec	Last update 2019 0604 CC Mtg
TBD	2019 City Fee Schedule - After Fiscal Year	Savage	2015-2016 Approved 2/29; added 2016-17 to FA; last Update 2019 0604; BP Update 2019 0917
TBD	Discussion - Research - Going Electronic	Olson	MLP added 2019 0624; Discussed 2019 061 & 12 Long Term Planning; Demo 2019 1107 AM; 2019 1217 Update
Feb, May, Aug, Nov	Republic Waste Quarterly Report	Bernas	3rd Qtr 2019 1217 CC Agenda
Feb, May, Aug, Nov	Fire Department Quarterly Report	Sheff/Miller/Fowers	3rd Qtr 2019 1119 CC Agenda
Feb, May, Aug, Nov	Investment Quarterly Report	Savage	3rd Qtr 2019 1119 CC Agenda
Tentatively January 7, 2020	Drainage	Meyer	2019 0903 CC Agenda
Tentatively February, 2019 (Waiting on a definite meeting date)	Facility/Transportation	Standridge	2019 0827; 2019 1119 CC Agenda
Tentatively January 21, 2020	Communication	Abraham	2019 0917 CC Agenda
Tentatively January 7, 2020	COMP Plan	Olson/Smith	2019 0903 CC Agenda;
Tentatively January 21, 2020	Capital Improvement Program (CIP)	Taylor	2019 0917 CC Agenda
Tentatively February, 2019 (Waiting on a definite meeting date)	Noise Committee	Olson?	2019 0827 CC Agenda; 2019 1217 CC Agenda
Tentatively January 7, 2020	Pump Station	Olson/Machado	2019 0903 CC Agenda
January, 2020	ONCOR - CABS waiting 10/15	Shelby	2019 0701 Agenda Meeting added
January, 2020	Res. To add a Municipal Court Alt. Judge (Moore)	Olson/Newton	2019 0116 0605 Res. 2018-573 Appmnt of Municipal Court Officials Update; Mayor wants a resume
January, 2020	Discussion on sales tax for May 2020 Election	Shelby	2019 0116 Texas Tax Code, Sec. 321.406 Freq. of Election

AGENDA DATE	ITEM DESCRIPTION	CONTACT	Notes
January, 2020	Ord. No. 777, Update No. 725 - Brush & Bulky	Shelby	2019 0618; Moved again and again
January, 2020	Res. Updating maps, e.g. Zoning, Annexations, Waterline, etc.	Machado	2019 0116 working with Ken, w/CE JB's office
January, 2020	Consider Tax Freeze for those over 65	Shelby	2019 0820 CC - Lou Zettler
January, 2019	Support Animals - Identification Standards	Shelby	2019 0820 CC
January, 2019	Finanical Statement - w-new software	Savage	After Software
January, 2020	Reminder for Dec. Depository Services Bid RFP/Q - check w/GS	Savage	3rd 1 year extension (2017 1205 1st) (2018 1218 2nd)
January, 2020	Election - New Voting System	Shelby	See 2019 1107 Email from Cheryl Gorena
January, 2020	Residency - Boards & Commission	Pettle	Addressed somewhat at 2019 1119
Ask month	Discussion on Development Agreements	Pettle	2019 0922 MLP Email
Ask month	Discussion on requiring sprinklers on all new homes w/train/freezer automatic cutoffs	Pettle	2019 0922 MLP Email
Ask month	Aethestica Development on Parker Road Update	Machado	2019 0922 MLP Email
Ask month	Town Hall Meeting - Drainage	Meyer/Pettle	2019 0922 MLP Email
Tentatively January 8, 2020	Town Hall Meeting - Facility	Pettle/Standridge e/Olson	2019 0922 MLP Email
Ask month	Landscaping & Fertilization	Machado	No bid (under 50K); asking for contract