



## AGENDA

### PLANNING AND ZONING COMMISSION MEETING

**AUGUST 25, 2022 @ 7:00 PM**

Notice is hereby given: the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, August 25, 2022, at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. The meeting will be open to the public.

Pursuant to Texas Government Code § 551.127, notice is given that it is the intent of the Planning and Zoning Commission that a quorum of the Commission will be physically present for the above-referenced meeting at Parker City Hall, 5700 E. Parker Road, Parker Texas. Some Commissioners or City employees may participate in this meeting remotely by means of video conference call in compliance with state law.

#### **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.

#### **INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR JUNE 9, 2022.
2. PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 14.926 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE RICHARD SPARKS SURVEY, ABSTRACT NO. 850, TRACTS 1 THROUGH 4, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).
3. CONSIDERATION AND/OR AN APPROPRIATE ACTION ON THE LOVEJOY NEW VENTURE LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 14.926 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE RICHARD SPARKS SURVEY, ABSTRACT NO. 850, TRACTS 1 THROUGH 4, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).
4. PUBLIC HEARING REGARDING UPDATING CITY MAPS: (I) THE ANNEXATION/BOUNDARY MAP, (II) THE ZONING MAP, AND (III) THE THOROUGHFARE MAP.
5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON UPDATING CITY MAPS, RECOMMENDING ADOPTION AND APPROVAL OF: (I) THE ANNEXATION/BOUNDARY MAP, (II) THE ZONING MAP, AND (III) THE THOROUGHFARE MAP.

**ROUTINE ITEMS****FUTURE AGENDA ITEMS****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 August 19, 2022, 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 .

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.

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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.



## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: August 21, 2022
Exhibits:	<ul style="list-style-type: none"> <li>• <a href="#"><u>Proposed Minutes</u></a></li> </ul>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR JUNE 9, 2022.

### SUMMARY

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

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	08/18/2022
City Attorney:	<i>Trey Lansford</i>	Date:	08/18/2022 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	08/19/2022

**MINUTES****PLANNING AND ZONING COMMISSION SPECIAL MEETING**

June 9, 2022

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:07 p.m.

Commissioners Present: Use “✓” or “X”, please				
x	Chairperson Russell Wright		x	Alternate Larkin Crutcher
	Commissioner Joe Lozano			Alternate JR Douglas
x	Commissioner Wei Wei Jeang		x	Alternate Todd Fecht
	Commissioner David Leamy			
	Commissioner Jasmat Sutaria			
Staff/Others Present:				
x	Public Works Dir. Gary Machado		x	City Attorney Trey Lansford
	City Secretary Patti Scott Grey			City Administrator Luke B. Olson

**APPOINTMENT OF ALTERNATE(S)**

Alternates Crutcher and Fecht were appointed by Chairperson Wright to be voting members for tonight's meeting.

**PLEDGE OF ALLEGIANCE**

The pledges were recited.

**PUBLIC COMMENTS**

Tim Horton spoke to inquire about whether privacy screening for swimming pool equipment, trash cans, etc. for the Brooks Farms neighborhood would be required to be a certain construction under the current zoning code. Chairperson Wright and Commissioner Jeang pointed out that the solid or 50% open fencing requirement is for perimeter fencing around the property line, not for privacy

screens for blocking unsightly items inside the yard from line-of-sight under the current and proposed revised code.

Katharine Booth, 4010 Anns Lane, was unable to attend the meeting and asked that her email be included in the minutes. [See **Exhibit A** – Katharine Booth's **comments, dated June 9, 2022**.]

## INDIVIDUAL CONSIDERATION ITEMS

1. The meeting minutes for the March 10 meeting were reviewed. Alternate Crutcher moved to approve the minutes with a correction of spacing in item 2 pointed out by Chairperson Wright. Alternate Fecht seconded the motion. The motion carried 4-0.
2. Public hearing opened at 7:17 p.m. A letter from Katherine Booth raised two issues: 1) whether the P&Z Commission's actions in revising the zoning regulations are procedurally putting "cart before the horse" as local Government Code requires zoning regulations to be adopted in accordance with the City's Comprehensive Plan; and 2) why is it that building setbacks are not applicable to storage sheds as it would be an "infringement on neighboring property" no different than non-temporary storage units? Ms. Booth was not present at the meeting.

A brief discussion ensued about the issues raised by Ms. Booth. Chairperson Wright explained that the proposed revisions by the P&Z Commission are intended to address inconsistencies and make the language clearer and easier to understand. The proposed changes are consistent with the current Comprehensive Plan and therefore procedurally the P&Z Commission's actions satisfy the Government Code.

Public hearing segment closed at 7:26 p.m.

A brief discussion ensued concerning the current version of the revisions before the Commission. The version for consideration appears to contain the proposed changes from the P&Z Sub-Committee, and additional refinements made by Attorney Lansford to move all definitions to the top of the chapter, and to add back the Planned Development District (PDD) section that was deleted in 2000 before the P&Z Commission's current code-revision exercise. The PDD section gives the City flexibility to plan and approve alternative zoning districts. Attorney Lansford also pointed out that the published version of the proposed revisions omitted a spelling correction from "burr oak" to "bur oak." The Commissioners were satisfied that the proposed revisions are in condition for submission to the City Council for further consideration and approval.

**MOTION:** Commissioner Jeang moved to recommend the proposed revised ordinance including the "bur oak amendment" to the City Council for consideration and approval, and Alternate Crutcher seconded the motion. Motion carried 4-0.

### 3. ADJOURN

Chairperson Wright adjourned the meeting at 7:40 p.m.

Minutes Approved on 25th day of August, 2022.

\_\_\_\_\_  
Chairperson Russell Wright

Attest and Prepared by:

\_\_\_\_\_  
Commission Secretary Wei Wei Jeang

**Exhibit(s):**

A - **Katharine Booth Booth's June 9, 2022 emailed comments**

City of Parker  
 Planning and Zoning Commission  
 5700 E. Parker Road  
 Parker, TX

COMMENTS FOR 6/9/2022 MEETING - ZONING CODE REVISIONS HEARING

First: City Council and P&Z have spent many golden hours over the last few years discussing and trying to implement revisions to the Zoning Code (Ord. 483, passed 2000) and updates to the latest Comprehensive Plan (Ord. 721, passed 2015). At present, it appears that Council is waiting for the code changes to be approved before addressing the Comprehensive Plan.

Per state statutes, this sequence of approval "puts the cart before the horse". "Under Local Government Code § 211.004(a), zoning regulations must be adopted in accordance with a City's comprehensive plan if one exists."(1) Disregarding the procedural requirements leaves the City wide open to zoning regulation challenges.

Second: Within the proposed Zoning Ordinance under consideration tonight there are some sections that seem inconsistent with others. Please especially take another look at the discrepancies between the definition of ACCESSORY USE, ACCESSORY STRUCTURE AND ACCESSORY BUILDING and the section (N) ACCESSORY BUILDINGS changes/exceptions in size/square-footage requirements, building permit requirements and exemption of compliance with standard set backs.

Especially perplexing is:

(P) Storage units and construction containers. (3) **Non-temporary** storage units. (b) Storage sheds of less than **126** 200 square feet of floor area are allowed on residential properties. Not more than **1** one per acre will be allowed. **The shed must be placed behind the rear building line of the principal dwelling, and, on a corner lot, no closer to the street than the main dwelling. Building setbacks do not apply to storage sheds described in this division (P)(3).**

How is a "non-temporary storage shed" different from any building which requires building permit and must honor setback rules? The infringement on neighboring property is exactly the same when any structure is allowed to occupy space within the setback.

Third: Please explain the reasoning behind bringing back PRD/PD zoning district.

Thank you,

Katharine Booth  
 4010 Anns Lane  
 Parker

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(1)

<http://texascityattorneys.org/2011speakerpapers/2011fallconference/DRoggia-RecentStateCaces.pdf>

#### **XIX. Zoning**

***City of Laredo v. Rio Grande H2O Guardian, No. 04-10-00872-CV (Tex. App—San Antonio, July 27, 2011).*** After the City of Laredo amended its zoning map, Rio Grande filed a declaratory judgment action against the City challenging the legality of the new zoning ordinances. In response, the City filed a motion for summary judgment. Among other things, the City argued that Rio Grande's claim that the new zoning ordinance was not adopted in accordance with the City's comprehensive plan was moot. The City's argument is based on the fact that, during the instant suit, the City modified its comprehensive plan as permitted by its charter. Under Local Government Code § 211.004(a), zoning regulations must be adopted in accordance with a City's comprehensive plan if one exists. The court reasoned that if a City fails to adopt zoning ordinances in accordance with its comprehensive plan, such ordinances are void *ab initio*. Thus, the court held that the ordinances were never valid and the City could not revive them by subsequently amending the comprehensive plan.

SEE ALSO: <http://texascityattorneys.org/2010speakerpapers/LandUseLaw.pdf>



## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: August 21, 2022
Exhibits:	<b>Public Hearing Notice</b> <b>Zoning Application</b> <b>Metes and Bounds Description of Property</b> <b>Property Exhibit</b>

### AGENDA SUBJECT

PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 14.926 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE RICHARD SPARKS SURVEY, ABSTRACT NO. 850, TRACTS 1 THROUGH 4, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

### SUMMARY

Please review the information provided.

Any questions, contact Public Works Director Gary Machado at [Gmachado@parkertexas.us](mailto:Gmachado@parkertexas.us) prior to the meeting.

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	08/18/2022
City Attorney:	<i>Trey Lansford</i>	Date:	08/18/2022
Public Work Director	<i>Gary Machado</i>	Date:	08/19/2022

### Order Confirmation

**Customer:** CITY OF PARKER  
**Ad Order #:** 0001830660  
**Sales Rep:** Max (Mert) Tezkol

**Customer Account:** 100069579  
**PO Number:**  
**Order Taker:** Max (Mert) Tezkol

**Net Amount:** \$282.40

**Tax Amount:** \$0.00

**Total Amount:**

**Payment Method:** Check/Money Order

**Payment Amount:** \$0.00

**Amount Due:**

**Ad Order #:** 0001830660

**Ad Number:** 0001830660-01

**Color:**

**Ad Size:** 2 X 28.00 Li

#### Ad Content

**NOTICE OF PUBLIC HEARING**  
 Notice is hereby given that the Planning and Zoning Commission for the City of Parker will hold a Public Hearing on Thursday, August 25, 2022 at 7:00 P.M. at the Parker City Hall, 5700 E. Parker Road to receive public comment on a request for permanent zoning of a tract of land containing 14.926 acres of land, more or less, located in the Richard Sparks Survey, Abstract No. 850, Tracts 1 through 4, generally identified as 3501 McCreary Road.  
 The request for zoning has been submitted by Lovejoy New Venture LLC for a proposed permanent zoning of Single-Family Residential (SF).  
 The public hearing will be followed by discussion and possible recommendation on the proposed zoning by the Planning and Zoning Commission regarding the same. Contact Public Works Director Gary Machado at (972) 442-6811 for more information or to comment regarding the proposed zoning at any time before the public hearing.

#### Run Dates

Publish Date: 08/08/2022 Stop Date: 08/08/2022  
 Publish Date: 08/08/2022 Stop Date: 08/14/2022

#### Product

Dallas Morning News  
 DallasNews.com

#### Placement/Classification - Position

Legals Bids Notices - LN Legal Notices  
 Legals Bids Notices - LN Legal Notices



**ZONING BOUNDARY CHANGE APPLICATION FORM**  
**ANNEXATION REQUEST FORM**

1. Requesting:

Permanent Zoning  **SF**  
 Re-Zoning  (See Note\*)  
 Annexation

\*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

Applicant/Company Name: KIMLEY-HORN & ASSOCIATES, INC.

Company Address: 260 EAST DAVIS STREET

MCKINNEY, TX 75069

Company Phone Number: (469) 452-2506

Company Email: BROCK.CORBETT@KIMLEY-HORN.COM

Contact Name: BROCK CORBETT

Contact Phone Number: (469) 452-2506

Contact Email: BROCK.CORBETT@KIMLEY-HORN.COM

2. Description and Location of Property:

- a. Survey and abstract: RICHARD SPARKS SURVEY, ABSTRACT NO. 850
- b. Lot and block: TRACT 1-4
- c. Total number of acres: 14.926 ACRES
- d. Location further described: ±1,800 LF N OF THE INTERSECTION OF MCCREARY RD AND MCWHIRTER RD

3. Attach 8 copies of the preliminary plat or survey that contains:

- a. North point, scale, and date
- b. Name and address of:
  - i. Applicant
  - ii. Engineer or surveyor responsible for survey of plat
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to the property
- e. Location of existing or platted streets within and adjacent to the existing property
- f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant:  Date: 07/14/2022

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

REQUEST FOR ZONING BOUNDARY CHANGE:

You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. NGOC NINH & ALFRED NGUYEN, 3507 MCCREARY RD
2. MICHAEL & LINDA G CABALERRO, 3511 MCCREARY RD
3. HENRY & LURA R RANEY, 7000 AUDUBON DR
4. CURTIS D & SUSAN POHL, 6906 AUDUBON DR
5. CALVIN G & JOYCE S ARNOLD, 6904 AUDUBON DR
6. ALEXANDER & MARIE DINVERNO, 6902 AUDUBON DR
7. SCOTT E & MARIA J FLETCHER, 6900 AUDUBON DR
8. STEVE RHODES, 6808 AUDUBON DR
9. MUDGY CREEK HOLDINGS LLC
10. CHUAN & KUET CHOI LO CHIAN, 3415 MCCREARY RD
11. AGAP ALLEN LLC, 3453 MCCREARY RD
12. DANNY VERDO FONDREN, 3399 MCCREARY RD
13. ROSE FRANCIS LELAND JR & SUE SYNNOTT
14. \_\_\_\_\_
15. \_\_\_\_\_

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

Thank you.  
City of Parker  
5700 E Parker Road  
Parker, Texas 75002

**City of Parker  
Fee Schedule  
2016**

<u>Current Fees</u>	
<i>Contractor Registration - Renewed Annually</i>	
Electrical Contractor	\$100.00
Fire Sprinkler Contractor	No Fee
General Contractor	\$100.00
Irrigation Contractor	\$100.00
Backflow Tester	\$100.00
Mechanical Contractor	\$100.00
Plumbing Contractor	No Fee
Pool Contractor	\$100.00
<i>Inspection Fees</i>	
Re-Inspections	\$50.00
Annual Backflow Test - Fire Sprinkler System (commercial)	\$25.00
Annual Fire System Inspection (commercial)	\$50.00
<i>Development Fees</i>	
Abandonment of Real Property	\$500.00
Annexation Petitions	\$400 plus \$5 /acre
Copies -Subdivision Regulations and Zoning Ordinance Book	\$150.00
Plat - Development	\$300 plus \$30/Acre
Plat -Preliminary	\$800 plus \$30/Acre
Plat - Final	\$800 plus \$30/Acre
Plat - Final Plat Filing Fees	100% plus 15% adm costs
Plat -Minor Subdivision (5 acres or less)	\$500 plus \$100/lot
Plat -Re-Plat Application/Amending Plat	\$500 plus \$15/lot
Public Works Inspection/Engineering Plans/Legal Review (50% Water/50% City)	5% of total construction costs
Site Plan	\$300 plus \$25/Acre
<i>Traffic Control Devices:</i>	
Per divided street intersection (signage)	\$300.00
Per linear foot per lane line (painting)	\$0.75
Per street intersection (signage)	\$150.00
Signs for street names (each)	\$200.00
Special Activities District	\$500 plus \$30/Acre*
Zoning - Special Use Permit	\$1,000.00
Special Use Permit Annual Renewal - Cross Creek Ranch, Ord. 273	\$1,000.00
 <i>Zoning Change Request, Zoning Change</i>	
Zoning Variance Request	\$600.00

**BEING** a tract of land situated in the Richard Sparks Survey, Abstract No. 850, Collin County, Texas, and being all of Tracts 1-4 as described in a Special Warranty Deed to Lovejoy New Venture, LLC, as recorded in Instrument No. 20210803001557140 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the easterly, northeast corner of said Tract 3 and the southeast corner of a called 1.69-acre tract of land, described in a Special Warranty Deed to Ngoc Ninh Nguyen and Alfred Nguyen, as recorded in Instrument No. 20200302000299260 of the Official Public Records of Collin County, Texas, same being on the westerly right of way line of McReary Road, a variable width right of way as described in a called 0.189-acre tract to the City of Parker, recorded in Instrument No 20070605000757940 of the Official Public Records of Collin County, Texas;

**THENCE** South 01°00'50" East, along the easterly line of said Tract 3 and the westerly right of way line of said McReary Road, a distance of 160.33 feet to the southeast corner of said Tract 3, same being the northeast corner of Lot 1, Block 1 of Parker Storage Addition, an addition to the City of Parker, according to the final plat recorded in Volume 2020, Page 144 of the Plat Records of Collin County, Texas;

**THENCE** South 89°21'04" West, departing the westerly right of way line of said McReary Road, along the southerly line of said Tract 3 and the northerly line of said Lot 1, Block 1, passing at a distance of 1.49 feet, a found 5/8-inch iron rod with a yellow plastic cap, passing the south common corner of said Tract 3 and aforesaid Tract 1, continuing along the southerly line of said Tract 1, a distance of 843.80 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of aforesaid Tract 4 and the northwest corner of a called 2.11-acre tract of land, described in a deed to Francis Leland Rose, Jr and Sue Synnott Rose, as recorded in Instrument No. 20181011001270540 of the Official Public Records of Collin County, Texas;

**THENCE** South 00°48'38" East, along the easterly line of said Tract 4 and the westerly line of said 2.11-acre tract, a distance of 470.08 feet to a 5/8-inch iron rod found for the southeast corner of said Tract 4 and the southwest corner of said 2.11-acre tract, same being on the northerly line of a called 9.75-acre tract of land, described in a Special Warranty to Muddy Creek Holdings, LLC as recorded in Instrument No. 20200225000261220 of the Official Public Records of Collin County, Texas;

**THENCE** South 89°23'06" West, along the southerly line of said Tract 4 and the northerly line of said 9.75-acre tract, a distance of 196.32 feet to a 1/2-inch iron rod with a yellow plastic cap found for the southwest corner of said Tract 4 and the northwest corner of said 9.75-acre tract, same being on the easterly line of a called 12.055-acre tract of land, described in a Special Warranty to Muddy Creek Holdings, LLC as recorded in Instrument No. 2020022100248590 of the Official Public Records of Collin County, Texas;

**THENCE** North 00°42'51" West, along the westerly line of said Tract 4 and the easterly line of said 12.055-acre tract, a distance of 469.96 feet to a 1/2-inch iron rod found for the northwest corner of said Tract 4 and the northeast corner of said 12.055-acre tract, same being on the southerly line of aforesaid Tract 1;

**THENCE** South 89°21'04" West, along the southerly line of said Tract 1 and the northerly line of said 12.055-acre tract, passing a 1/2-inch iron rod found for the southwest corner of said Tract 1 and the southeast corner of aforesaid Tract 2, continuing along the southerly line of said Tract 2, a distance of 557.91 feet to a 5/8-inch iron rod found for the southwest corner of said Tract 2 and

the northwest corner of said 12.055-acre tract, same being on the easterly line of a called 7.000-acre tract of land, described in a Special Warranty to Muddy Creek Holdings, LLC as recorded in Instrument No. 20200220000239240 of the Official Public Records of Collin County, Texas;

**THENCE** North 00°35'21" West, along the westerly line of said Tract 2 and the easterly line of said 7.000-acre tract, a distance of 397.13 feet to a 4" x 4" concrete monument found for the northwest corner of said Tract 2 and the southwest corner of Lot 8R, Block A of Brooks' Farm Estate Phase 1, an addition to the City of Parker, according to the plat recorded in Volume 2012, Page 287 of the Plat Records of Collin County, Texas;

**THENCE** North 89°26'29" East, along the northerly line of said Tract 2 and the southerly line of said Brooks' Farm Estates Phase 1, passing a 1/2-inch iron rod found for the north common corner of said Tract 2 and aforesaid Tract 1, continuing along the northerly line of said Tract 1, passing a 1/2-inch iron rod with a yellow plastic cap, stamped "ROOME" found for the north common corner of said Tract 1 and aforesaid Tract 3, continuing along the northerly line of said Tract 3, a total distance of 1,280.85 feet to a 1/2-inch iron rod with a yellow plastic cap found for the northerly, northeast corner of said Tract 3 and the northwest corner of aforesaid 1.69-acre tract;

**THENCE** South 00°35'45" East, along an easterly line of said Tract 3 and the westerly line of said 1.69-acre tract, a distance of 234.34 feet to a 1/2-inch iron rod found for the southwest corner of said 1.69-acre tract;

**THENCE** North 89°25'53" East, along a northerly line of said Tract 3 and the southerly line of said 1.69-acre tract, a distance of 315.17 feet to the **POINT OF BEGINNING** and containing 650,156 square feet or 14.926 acres of land.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998473133167834.

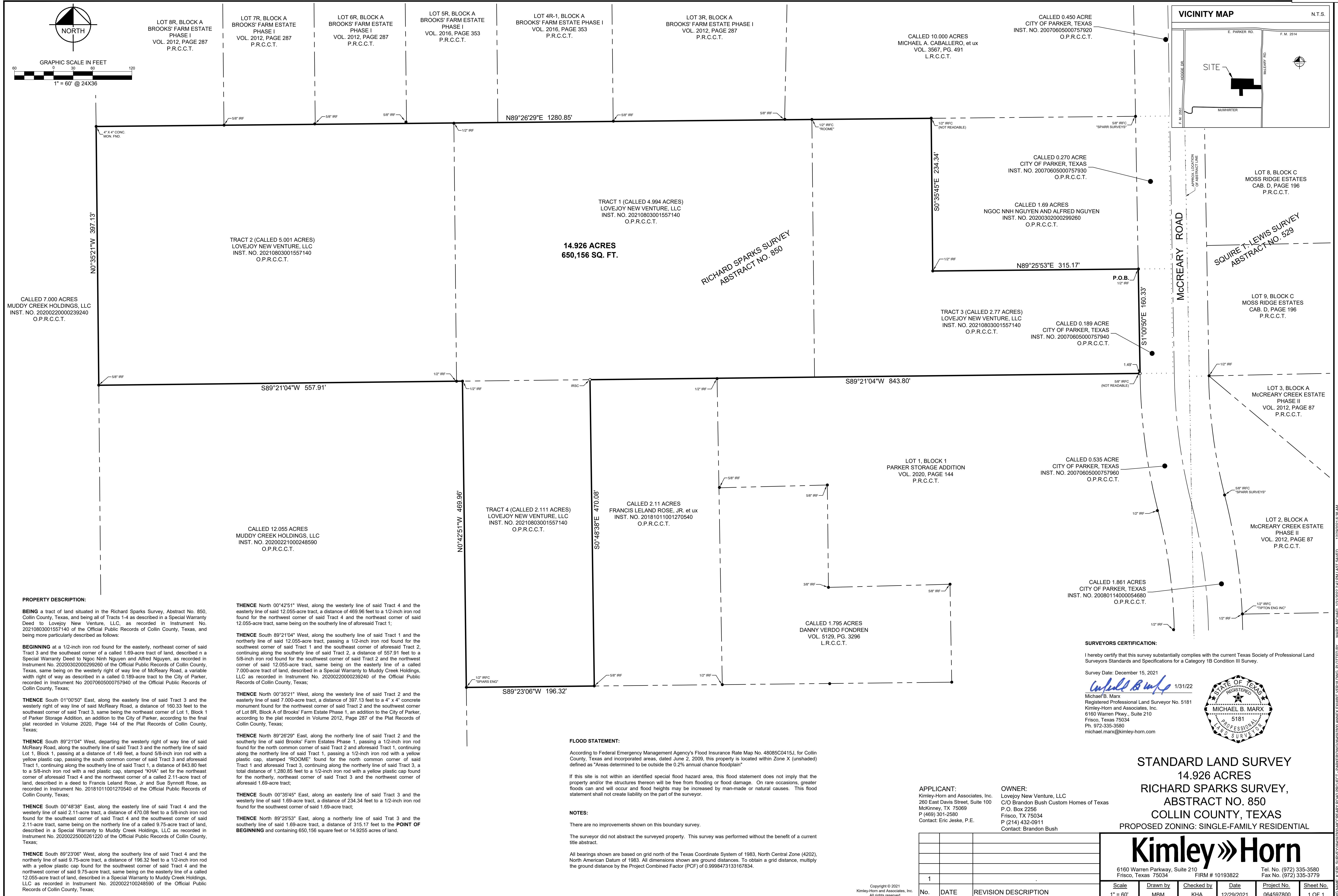


1/31/22

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Michael B. Marx  
 Registered Professional Land Surveyor No. 5181  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Ph. 972-335-3580  
 michael.marx@kimley-horn.com





STANDARD LAND SURVEY  
14.926 ACRES  
RICHARD SPARKS SURVEY,  
ABSTRACT NO. 850  
COLLIN COUNTY, TEXAS  
OSER ZONING: SINGLE FAMILY RESIDENTIAL

# Kimley >>> Horn

exas 75034 FIRM # 10193822 Fax No. (972) 335-3777  
Drawn by Checked by Date Project No. Shee  
MBM KHA 12/29/2021 064597800 1 C

הנתקה מהתפקידים הדרושים ממנה, ופיזר מושבם במקומות אחרים.



## Council Agenda Item

Budget Account Code:		Meeting Date: See above.
Budgeted Amount:		Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:		Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:		Date Prepared: August 21, 2022
Exhibits:	1. <b>Zoning Application.</b> 2. <b>Metes and Bounds Description of Property.</b> 3. <b>Property Exhibit.</b>	

### AGENDA SUBJECT

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON THE LOVEJOY NEW VENTURE LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 14.926 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE RICHARD SPARKS SURVEY, ABSTRACT NO. 850, TRACTS 1 THROUGH 4, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

### SUMMARY

Lovejoy New Venture LLC has requested permanent zoning of Single Family Residential for the newly annexed 14.926 acres. See attached documents.

Any questions, contact Public Works Director Gary Machado at [Gmachado@parkertexas.us](mailto:Gmachado@parkertexas.us) prior to the meeting.

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	08/18/2022
City Attorney:	<i>Trey Lansford</i>	Date:	08/18/2022
Public Work Director	<i>Gary Machado</i>	Date:	08/19/2022



**ZONING BOUNDARY CHANGE APPLICATION FORM**  
**ANNEXATION REQUEST FORM**

1. Requesting:

Permanent Zoning  **SF**  
 Re-Zoning  (See Note\*)  
 Annexation

\*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

Applicant/Company Name: KIMLEY-HORN & ASSOCIATES, INC.

Company Address: 260 EAST DAVIS STREET

MCKINNEY, TX 75069

Company Phone Number: (469) 452-2506

Company Email: BROCK.CORBETT@KIMLEY-HORN.COM

Contact Name: BROCK CORBETT

Contact Phone Number: (469) 452-2506

Contact Email: BROCK.CORBETT@KIMLEY-HORN.COM

2. Description and Location of Property:

- a. Survey and abstract: RICHARD SPARKS SURVEY, ABSTRACT NO. 850
- b. Lot and block: TRACT 1-4
- c. Total number of acres: 14.926 ACRES
- d. Location further described: ±1,800 LF N OF THE INTERSECTION OF MCCREARY RD AND MCWHIRTER RD

3. Attach 8 copies of the preliminary plat or survey that contains:

- a. North point, scale, and date
- b. Name and address of:
  - i. Applicant
  - ii. Engineer or surveyor responsible for survey of plat
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to the property
- e. Location of existing or platted streets within and adjacent to the existing property
- f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant:  Date: 07/14/2022

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

REQUEST FOR ZONING BOUNDARY CHANGE:

You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. NGOC NINH & ALFRED NGUYEN, 3507 MCCREARY RD
2. MICHAEL & LINDA G CABALERRO, 3511 MCCREARY RD
3. HENRY & LURA R RANEY, 7000 AUDUBON DR
4. CURTIS D & SUSAN POHL, 6906 AUDUBON DR
5. CALVIN G & JOYCE S ARNOLD, 6904 AUDUBON DR
6. ALEXANDER & MARIE DINVERNO, 6902 AUDUBON DR
7. SCOTT E & MARIA J FLETCHER, 6900 AUDUBON DR
8. STEVE RHODES, 6808 AUDUBON DR
9. MUDGY CREEK HOLDINGS LLC
10. CHUAN & KUET CHOI LO CHIAN, 3415 MCCREARY RD
11. AGAP ALLEN LLC, 3453 MCCREARY RD
12. DANNY VERDO FONDREN, 3399 MCCREARY RD
13. ROSE FRANCIS LELAND JR & SUE SYNNOTT
14. \_\_\_\_\_
15. \_\_\_\_\_

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

Thank you.  
City of Parker  
5700 E Parker Road  
Parker, Texas 75002

**City of Parker  
Fee Schedule  
2016**

<u>Current Fees</u>	
<i>Contractor Registration - Renewed Annually</i>	
Electrical Contractor	\$100.00
Fire Sprinkler Contractor	No Fee
General Contractor	\$100.00
Irrigation Contractor	\$100.00
Backflow Tester	\$100.00
Mechanical Contractor	\$100.00
Plumbing Contractor	No Fee
Pool Contractor	\$100.00
<i>Inspection Fees</i>	
Re-Inspections	\$50.00
Annual Backflow Test - Fire Sprinkler System (commercial)	\$25.00
Annual Fire System Inspection (commercial)	\$50.00
<i>Development Fees</i>	
Abandonment of Real Property	\$500.00
Annexation Petitions	\$400 plus \$5 /acre
Copies -Subdivision Regulations and Zoning Ordinance Book	\$150.00
Plat - Development	\$300 plus \$30/Acre
Plat -Preliminary	\$800 plus \$30/Acre
Plat - Final	\$800 plus \$30/Acre
Plat - Final Plat Filing Fees	100% plus 15% adm costs
Plat -Minor Subdivision (5 acres or less)	\$500 plus \$100/lot
Plat -Re-Plat Application/Amending Plat	\$500 plus \$15/lot
Public Works Inspection/Engineering Plans/Legal Review (50% Water/50% City)	5% of total construction costs
Site Plan	\$300 plus \$25/Acre
<i>Traffic Control Devices:</i>	
Per divided street intersection (signage)	\$300.00
Per linear foot per lane line (painting)	\$0.75
Per street intersection (signage)	\$150.00
Signs for street names (each)	\$200.00
Special Activities District	\$500 plus \$30/Acre*
Zoning - Special Use Permit	\$1,000.00
Special Use Permit Annual Renewal - Cross Creek Ranch, Ord. 273	\$1,000.00
 <i>Zoning Change Request, Zoning Change</i>	
Zoning Variance Request	\$600.00

**BEING** a tract of land situated in the Richard Sparks Survey, Abstract No. 850, Collin County, Texas, and being all of Tracts 1-4 as described in a Special Warranty Deed to Lovejoy New Venture, LLC, as recorded in Instrument No. 20210803001557140 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the easterly, northeast corner of said Tract 3 and the southeast corner of a called 1.69-acre tract of land, described in a Special Warranty Deed to Ngoc Ninh Nguyen and Alfred Nguyen, as recorded in Instrument No. 20200302000299260 of the Official Public Records of Collin County, Texas, same being on the westerly right of way line of McReary Road, a variable width right of way as described in a called 0.189-acre tract to the City of Parker, recorded in Instrument No 20070605000757940 of the Official Public Records of Collin County, Texas;

**THENCE** South 01°00'50" East, along the easterly line of said Tract 3 and the westerly right of way line of said McReary Road, a distance of 160.33 feet to the southeast corner of said Tract 3, same being the northeast corner of Lot 1, Block 1 of Parker Storage Addition, an addition to the City of Parker, according to the final plat recorded in Volume 2020, Page 144 of the Plat Records of Collin County, Texas;

**THENCE** South 89°21'04" West, departing the westerly right of way line of said McReary Road, along the southerly line of said Tract 3 and the northerly line of said Lot 1, Block 1, passing at a distance of 1.49 feet, a found 5/8-inch iron rod with a yellow plastic cap, passing the south common corner of said Tract 3 and aforesaid Tract 1, continuing along the southerly line of said Tract 1, a distance of 843.80 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of aforesaid Tract 4 and the northwest corner of a called 2.11-acre tract of land, described in a deed to Francis Leland Rose, Jr and Sue Synnott Rose, as recorded in Instrument No. 20181011001270540 of the Official Public Records of Collin County, Texas;

**THENCE** South 00°48'38" East, along the easterly line of said Tract 4 and the westerly line of said 2.11-acre tract, a distance of 470.08 feet to a 5/8-inch iron rod found for the southeast corner of said Tract 4 and the southwest corner of said 2.11-acre tract, same being on the northerly line of a called 9.75-acre tract of land, described in a Special Warranty to Muddy Creek Holdings, LLC as recorded in Instrument No. 20200225000261220 of the Official Public Records of Collin County, Texas;

**THENCE** South 89°23'06" West, along the southerly line of said Tract 4 and the northerly line of said 9.75-acre tract, a distance of 196.32 feet to a 1/2-inch iron rod with a yellow plastic cap found for the southwest corner of said Tract 4 and the northwest corner of said 9.75-acre tract, same being on the easterly line of a called 12.055-acre tract of land, described in a Special Warranty to Muddy Creek Holdings, LLC as recorded in Instrument No. 2020022100248590 of the Official Public Records of Collin County, Texas;

**THENCE** North 00°42'51" West, along the westerly line of said Tract 4 and the easterly line of said 12.055-acre tract, a distance of 469.96 feet to a 1/2-inch iron rod found for the northwest corner of said Tract 4 and the northeast corner of said 12.055-acre tract, same being on the southerly line of aforesaid Tract 1;

**THENCE** South 89°21'04" West, along the southerly line of said Tract 1 and the northerly line of said 12.055-acre tract, passing a 1/2-inch iron rod found for the southwest corner of said Tract 1 and the southeast corner of aforesaid Tract 2, continuing along the southerly line of said Tract 2, a distance of 557.91 feet to a 5/8-inch iron rod found for the southwest corner of said Tract 2 and

the northwest corner of said 12.055-acre tract, same being on the easterly line of a called 7.000-acre tract of land, described in a Special Warranty to Muddy Creek Holdings, LLC as recorded in Instrument No. 20200220000239240 of the Official Public Records of Collin County, Texas;

**THENCE** North 00°35'21" West, along the westerly line of said Tract 2 and the easterly line of said 7.000-acre tract, a distance of 397.13 feet to a 4" x 4" concrete monument found for the northwest corner of said Tract 2 and the southwest corner of Lot 8R, Block A of Brooks' Farm Estate Phase 1, an addition to the City of Parker, according to the plat recorded in Volume 2012, Page 287 of the Plat Records of Collin County, Texas;

**THENCE** North 89°26'29" East, along the northerly line of said Tract 2 and the southerly line of said Brooks' Farm Estates Phase 1, passing a 1/2-inch iron rod found for the north common corner of said Tract 2 and aforesaid Tract 1, continuing along the northerly line of said Tract 1, passing a 1/2-inch iron rod with a yellow plastic cap, stamped "ROOME" found for the north common corner of said Tract 1 and aforesaid Tract 3, continuing along the northerly line of said Tract 3, a total distance of 1,280.85 feet to a 1/2-inch iron rod with a yellow plastic cap found for the northerly, northeast corner of said Tract 3 and the northwest corner of aforesaid 1.69-acre tract;

**THENCE** South 00°35'45" East, along an easterly line of said Tract 3 and the westerly line of said 1.69-acre tract, a distance of 234.34 feet to a 1/2-inch iron rod found for the southwest corner of said 1.69-acre tract;

**THENCE** North 89°25'53" East, along a northerly line of said Tract 3 and the southerly line of said 1.69-acre tract, a distance of 315.17 feet to the **POINT OF BEGINNING** and containing 650,156 square feet or 14.926 acres of land.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998473133167834.



1/31/22

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Michael B. Marx  
 Registered Professional Land Surveyor No. 5181  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Ph. 972-335-3580  
 michael.marx@kimley-horn.com







## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: August 21, 2022
Exhibits:	<b>Public Hearing Notice</b> <b>Revised Annexation/Boundary Map</b> <b>Revised Zoning Map</b> <b>Revised Thoroughfare Plan Map</b>

### AGENDA SUBJECT

PUBLIC HEARING REGARDING UPDATING CITY MAPS: (I) THE ANNEXATION/BOUNDARY MAP, (II) THE ZONING MAP, AND (III) THE THOROUGHFARE MAP.

### SUMMARY

Please review the information provided.

Any questions, contact Public Works Director Gary Machado at [Gmachado@parkertexas.us](mailto:Gmachado@parkertexas.us) prior to the meeting.

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	08/18/2022
City Attorney:	<i>Trey Lansford</i>	Date:	08/18/2022
Public Work Director	<i>Gary Machado</i>	Date:	08/19/2022

### Order Confirmation

**Customer:** CITY OF PARKER

**Customer Account:** 100069579

**Sales Rep:**

**Order Taker:**

**Net Amount:**

**Tax Amount:** \$0.00

**Total Amount:**

**Payment Method:**

**Payment Amount:** \$0.00

**Amount Due:**

**Ad Order #:** 0001830662

**Size:** 2 X 24.00 Li

#### Ad Content

Public Hearing Notice for Consideration of  
Updated City Maps

Pursuant to Texas Local Government Code Chapters 211 and 213, there will be a public hearing by the City of Parker's Planning and Zoning Commission concerning the recommendation of approval of updated City maps at a scheduled meeting on Thursday, August 25, 2022 beginning at 7:00 p.m., followed by discussion and possible recommendation on the proposed maps by the Commission. The maps to be considered are (i) the Annexation/Boundary Map, (ii) the Zoning Map, and (iii) the Thoroughfare Map. The Public Hearing will be held at the Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. Contact Public Works Director Gary Machado at (972) 442-6811 for more information or to comment regarding the proposed updated City maps at any time before the public hearing.

#### Run Dates

Publish Date: 08/08/2022 Stop Date: 08/08/2022  
Publish Date: 08/08/2022 Stop Date: 08/14/2022

#### Product

Dallas Morning News  
DallasNews.com

#### Placement/Classification - Position

Legals Bids Notices - LN Legal Notices  
Legals Bids Notices - LN Legal Notices

# ANNEXATION MAP / BOUNDARY MAP CITY OF PARKER, TEXAS

July 2022

## ANNEXATIONS

MAP NO.	GRID	ORDNANCE NO.	DATE	BRIEF DESCRIPTION
1	E4	115	11/14/1989	Original Article of Incorporation
2	C4	118	11/14/1989	Parker Annexation
3	E4	110	3/21/1970	Parker Annexation
4	E4	111	3/21/1970	Parker Annexation
5	E3	112	3/19/1971	Parker Annexation
6	C2	113	3/19/1971	Parker Annexation
7	C4	120	6/21/1971	Parker Annexation
8	B6	124	9/27/1971	Parker Annexation
9	B6	125	9/27/1971	Parker Annexation
10	C3	127	10/11/1971	Parker Annexation
11	C4	129	11/15/1971	Parker Annexation
12	B6	130	11/15/1971	Parker Annexation
13	C4	133	2/21/1972	Parker Annexation
14	B3	191	5/20/1973	Parker Annexation
15	D3	151	5/15/1973	Parker Annexation
16	C4	160	10/21/1973	Parker Annexation
17	C3	161	10/21/1973	Parker Annexation
18	B3	164	2/19/1974	Parker Annexation
19	B3	191	5/20/1975	Parker Annexation
20	C4	197	11/16/1975	Parker Annexation
21	C4	301	6/14/1984	Parker Annexation-Portion Disclaimed by Ordinance No. 300
22	C2	322	7/12/1984	Parker Annexation
23	C2	323	7/12/1984	Parker Annexation
24	C4	325	7/12/1984	Parker Annexation
25	C6	319	11/16/1989	Parker Annexation
26	C2	364	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 205
27	C2	365	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 206
28	C4	366	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 207
29	C4	367	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 208
30	C3	368	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 209
31	C3	369	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 210
32	C4	370	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 211
33	C4	372	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 212
34	C4	373	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 213
35	B6	374	7/12/2004	Parker Annexation Disclaimed by Ordinance No. 214
36	C3	371	9/13/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 295
37	C3	372	9/20/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 296
38	C3	373	12/13/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 297
39	C3	377	12/13/1994	Parker Annexation Disclaimed by Ordinance No. 298
40	B6	378	12/13/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 299
41	A3	386	9/7/1995	Parker Annexation-Portion Disclaimed by Ordinance No. 306
42	-	391	9/19/1995	Repeating Parker's Ordinance No. 305
43	C3	396	10/13/1996	Parker Annexation Disclaimed by Ordinance No. 404
44	-	403	10/23/1996	Parker Recording Adoption of City Limit Map
45	-	404	10/26/1996	Parker Annexation Disclaimed by Ordinance No. 405
46	B6	405	11/15/1995	Parker Annexation-Portion Disclaimed by Ordinance No. 303
47	C1	438	12/15/1995	Parker Annexation-Portion Disclaimed by Ordinance No. 406
48	-	486	12/15/1995	Repeating Parker's Ordinance No. 305
49	-	503	1/15/1996	Parker Annexation Disclaimed by Ordinance No. 407
50	B6	511	1/17/1997	188.765 Acres in the Shandon/Herring Survey, Abstract No. 404
51	B6	512	1/24/2001	41.812 Acres in the Judd/Biller Survey, Abstract No. 49, and the Charles F.M. Anderson Survey, Abstract No. 353
52	D3	516	1/24/2001	19.270 Acres in the Mary Scott Survey, Abstract No. 859 and the G.H. Pugues Survey, Abstract No. 910
53	C6	518	1/24/2001	148.110 Acres in the A.J. Tucker Survey, Abstract No. 910
54	B6	520	1/24/2001	19.80 Acres in the Mary Scott Survey, Abstract No. 859
55	B6	524	1/24/2001	47.254 Acres in the R.C. Whisman Survey, Abstract No. 102
56	B6	525	1/24/2001	39 Acres in the Phillip Anderson Survey, Abstract No. 10
57	B6	526	1/24/2001	19.270 Acres in the Mary Scott Survey, Abstract No. 859 and the G.H. Pugues Survey, Abstract No. 910
58	B6	527	1/24/2001	8.837 Acres in the M.A. M. Marshall Survey, Abstract No. 594 and the William Fawcett Survey, Abstract No. 710
59	A2	443	1/24/2001	36.588 Acres in the S.E. Donaldson Survey, Abstract No. 277
60	C4	456	3/30/1999	39 Acres in the Judd/Biller Survey, Abstract No. 49, and the Charles F.M. Anderson Survey, Abstract No. 353
61	B6	484	1/24/2001	19.270 Acres in the Mary Scott Survey, Abstract No. 859 and the G.H. Pugues Survey, Abstract No. 910
62	C6	471	1/24/2002	104.012 Acres in the S.E. Donaldson Survey, Abstract No. 277
63	B5	472	1/24/2002	104.202 Acres in the Richard Sparks Survey, Abstract No. 850
64	D3	491	1/24/2001	24.958 Acres in the A.J. Tucker Survey, Abstract No. 426
65	C2	492	1/11/2000	128.30 Acres in the A.J. Tucker Survey, Abstract No. 425
66	E4	497	1/27/2002	8.837 Acres in the Lewis M. Marshall Survey, Abstract No. 594 and the William Fawcett Survey, Abstract No. 710
67	B6	499	3/13/2001	36.041 Acres in the S.E. Donaldson Survey, Abstract No. 277
68	C2	504	5/8/2001	4.178 Acres in the A.J. Tucker Survey, Abstract No. 910
69	C2	518	2/26/2002	39.97 Acres in the John Snyder Survey, Abstract No. 848
70	D4	566	1/27/2004	36.478 Acres in the Judd/Biller Survey, Abstract No. 49
71	D3	574	8/9/2005	122.215 Acres in the E.E. Donaldson Survey, Abstract No. 428
72	E4	596	5/30/2006	48.6223 Acres in the Thomas E. Hensel Survey, Abstract No. 428
73	D4	611	8/21/2007	7.06 Acres in the Richard Sparks Survey, Abstract No. 850 and the G.H. Pugues Survey, Abstract No. 910
74	E4	614	10/23/2007	56.555 Acres in the Richard Sparks Survey, Abstract No. 850
75	D2	616	11/27/2007	52.57 Acres in the Ann Hart Survey, Abstract No. 428
76	D3.4	636	10/14/2008	50.144 Acres in the Thomas E. Hensel Survey, Abstract No. 428
77	D4	679	1/17/2012	45.5 Acres in the Marin/Ham Survey, Abstract No. 425, Reserve at Southridge, 12.00 Acres in the G.H. Pugues Survey, Abstract No. 910
78	D4	680	1/10/1998	3.635 Acres in the Richard Sparks Survey, Abstract No. 850
79	D1	681	8/7/2012	52.57 Acres in the Ann Hart Survey, Abstract No. 428
80	D3	716	10/21/2014	50.144 Acres in the G.H. Pugues Survey, Abstract No. 910
81	C3	747	5/9/2017	45.5 Acres in the Marin/Ham Survey, Abstract No. 425, Reserve at Southridge, 12.00 Acres in the G.H. Pugues Survey, Abstract No. 910
82	D2	723	2/23/2015	56.555 Acres in the Richard Sparks Survey, Abstract No. 850
83	D4	732	9/26/2015	2.828 Acres in the Richard Sparks Survey, Abstract No. 850
84	D4	744	7/13/2017	40.144 Acres in the Thomas E. Hensel Survey, Abstract No. 428
85	B3	745	10/15/1974	Parker Dissemination, Parker/Lucas Boundary
86	C3	747	10/15/1974	Parker Annexation
87	D2	749	7/11/2017	Parker Resolution, Parker/Murphy Boundary (4-384)
88	B3	817	6/7/2022	Parker Resolution, Parker/Murphy Boundary (4-384)
89	D4	819	6/7/2022	14.928 Acres in Richard Sparks Survey, Abstract No. 850

## DISANNEXATIONS

MAP NO.	GRID	ORDNANCE NO.	DATE	BRIEF DESCRIPTION
20	-	175	10/15/1974	Parker Dissemination
21	-	177	10/15/1974	Parker Dissemination
43	-	398	1/23/1988	Parker Dissemination
50	-	402	5/28/1988	Parker Dissemination
51	-	406	10/8/1988	Dissemination and Repeating Ordinance No. 381

## HORIZONTAL SCAFF INFFECT

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

CITY LIMITS  
ABSTRACT LINES  
ANNEXATIONS  
ORIGINAL DONATION  
PARKER EXTRATERRITORIAL AREA  
DISANNEXATION AREA







## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: August 21, 2022
Exhibits:	<ol style="list-style-type: none"> <li>1. <b>Revised Annexation/Boundary Map.</b></li> <li>2. <b>Revised Zoning Map.</b></li> <li>3. <b>Revised Thoroughfare Plan Map.</b></li> </ol>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON UPDATING CITY MAPS, RECOMMENDING ADOPTION AND APPROVAL OF: (I) THE ANNEXATION/BOUNDARY MAP, (II) THE ZONING MAP, AND (III) THE THOROUGHFARE MAP.

### SUMMARY

The City's Engineer has updated the three referenced maps. State statutes require that the maps must go to Planning and Zoning Commission, followed by City Council, for approval. Once approved, these maps will support revisions and updates to the City's Comp Plan.

Any questions, contact Public Works Director Gary Machado at [Gmachado@parkertexas.us](mailto:Gmachado@parkertexas.us) prior to the meeting.

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	08/18/2022
City Attorney:	<i>Trey Lansford</i>	Date:	08/18/2022
Public Work Director	<i>Gary Machado</i>	Date:	08/19/2022

# ANNEXATION MAP / BOUNDARY MAP CITY OF PARKER, TEXAS

July 2022

## ANNEXATIONS

MAP NO.	GRID	ORDNANCE NO.	DATE	BRIEF DESCRIPTION
1	E4	115	11/14/1989	Original Article of Incorporation
2	C4	118	11/14/1989	Parker Annexation
3	E4	110	3/21/1970	Parker Annexation
4	E4	111	3/21/1970	Parker Annexation
5	E3	112	3/19/1971	Parker Annexation
6	C2	113	3/19/1971	Parker Annexation
7	C4	120	6/21/1971	Parker Annexation
8	B6	124	9/27/1971	Parker Annexation
9	B6	125	9/27/1971	Parker Annexation
10	C3	127	10/11/1971	Parker Annexation
11	C4	129	11/15/1971	Parker Annexation
12	B6	130	11/15/1971	Parker Annexation
13	C4	133	2/21/1972	Parker Annexation
14	B3	191	5/20/1973	Parker Annexation
15	D3	151	5/15/1973	Parker Annexation
16	C4	160	10/21/1973	Parker Annexation
17	C3	161	10/21/1973	Parker Annexation
18	B3	164	2/19/1974	Parker Annexation
19	B3	191	5/20/1975	Parker Annexation
20	C4	197	11/16/1975	Parker Annexation
21	C4	301	6/14/1984	Parker Annexation-Portion Disclaimed by Ordinance No. 300
22	C2	322	8/20/1980	Parker Annexation
23	C2	323	7/12/1984	Parker Annexation
24	C2	324	7/12/1984	Parker Annexation
25	C6	319	11/16/1989	Parker Annexation
26	C2	325	6/14/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 300
27	C2	326	7/12/1994	Parker Annexation
28	C2	327	7/12/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 305
29	C4	328	7/12/1994	Parker Annexation
30	C3	329	7/12/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 305
31	C3	330	7/12/1994	Parker Annexation
32	C4	331	7/12/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 305
33	C4	332	7/12/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 305
34	C4	333	7/12/1994	Parker Annexation
35	B6	370	9/13/1994	Parker Annexation
36	C3	371	9/13/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 306
37	C3	372	9/20/1994	Parker Annexation-Portion Disclaimed by Ordinance No. 306
38	C3	373	12/13/1994	Parker Annexation
39	C3	377	12/13/1994	Parker Annexation
40	B6	378	12/13/1994	Parker Annexation-Portion Disclaimed by City Limit Map
41	A3	386	9/7/1995	Parker Annexation
42	-	391	9/19/1995	Parker Annexation-Portion Disclaimed by Ordinance No. 406
43	C3	396	10/13/1996	Parker Annexation
44	-	403	10/13/1996	Parker Annexation
45	-	404	10/23/1996	Parker Annexation-Portion Disclaimed by Ordinance No. 406
46	B6	405	11/15/1995	Parker Annexation
47	C1	438	12/14/2001	Parker Annexation-Portion Disclaimed by Ordinance No. 406
48	-	486	12/14/2001	Parker Annexation-Portion Disclaimed by Ordinance No. 406
49	-	493	12/14/2001	Parker Annexation-Portion Disclaimed by Ordinance No. 406
50	A2	443	1/24/2001	47.254 Acres in the R.C. Whisman Survey, Abstract No. 102
51	B6	444	3/30/1999	39 Acres in the Phillip Anderson Survey, Abstract No. 10
52	D3	491	1/24/2001	19.270 Acres in the Mary Scott Survey, Abstract No. 859 and the G.H. Puges Survey, Abstract No. 353
53	C6	492	1/24/2001	148.110 Acres in the A.J. Tucker Survey, Abstract No. 910
54	B6	440	1/24/2001	19.80 Acres in the Mary Scott Survey, Abstract No. 859
55	F4	411	11/17/1997	188.765 Acres in the Sheldon Hartung Survey, Abstract No. 404
56	B6	412	1/24/2001	41.1812 Acres in the John Butler Survey, Abstract No. 46 and the Charles F.M. Anderson Survey, Abstract No. 353
57	C1	438	1/24/2001	19.270 Acres in the Mary Scott Survey, Abstract No. 859 and the G.H. Puges Survey, Abstract No. 353
58	B6	440	1/24/2001	19.80 Acres in the A.J. Tucker Survey, Abstract No. 910
59	A2	443	1/24/2001	47.254 Acres in the R.C. Whisman Survey, Abstract No. 102
60	C4	456	3/30/1999	39 Acres in the Phillip Anderson Survey, Abstract No. 10
61	B6	484	1/24/2001	19.270 Acres in the Mary Scott Survey, Abstract No. 859 and the G.H. Puges Survey, Abstract No. 353
62	C6	471	1/24/2002	8.837 Acres in the Mary Scott Survey, Abstract No. 859
63	B5	472	1/24/2002	36.588 Acres in the S.E. Donaldson Survey, Abstract No. 277
64	D3	491	1/24/2001	24.958 Acres in the Martin Hart Survey, Abstract No. 426
65	C2	492	1/24/2001	128.30 Acres in the A.J. Tucker Survey, Abstract No. 425
66	E4	497	1/27/2002	104.012 Acres in the Lewis M. Marshall Survey, Abstract No. 594 and the William Fawcett Survey, Abstract No. 716
67	B6	498	3/13/2001	36.041 Acres in the S.E. Donaldson Survey, Abstract No. 277
68	C2	504	5/8/2001	4.178 Acres in the A.J. Tucker Survey, Abstract No. 910
69	C2	518	2/26/2002	39.91 Acres in the John Snyder Survey, Abstract No. 848
70	D4	566	2/22/2005	120.3202 Acres in the Richard Sparks Survey, Abstract No. 850
71	D3	574	8/9/2005	122.215 Acres in the E.E. Donaldson Survey, Abstract No. 278 and the Martin Hart Survey, Abstract No. 426
72	E4	596	5/30/2006	78.2905 Acres in the Lewis M. Marshall Survey, Abstract No. 594 and the William Fawcett Survey, Abstract No. 716
73	D4	611	8/21/2007	Parcels 9A and 9B of the McCrary Road Right-of-Way Acquisition
74	E4	614	10/23/2007	56.555 Acres in the Richard Sparks Survey, Abstract No. 850
75	D2	616	11/27/2007	52.57 Acres in the Ann Hart Survey, Abstract No. 428
76	D3.4	636	10/14/2008	50.144 Acres in the Thomas E. Hart Survey, Abstract No. 428
77	D4	679	1/17/2012	6.353 Acres in the Richard Sparks Survey, Abstract No. 850
78	D4	680	1/10/1998	3.635 Acres in the Richard Sparks Survey, Abstract No. 850 (Amended Plan)
79	D1	681	8/7/2012	52.57 Acres in the Ann Hart Survey, Abstract No. 428
80	D3	716	10/21/2014	50.144 Acres in the Thomas E. Hart Survey, Abstract No. 428
81	C3	747	5/9/2017	45.5 Acres in the Martin Hart Survey, Abstract No. 425, Reserve at Southridge, LLC Survey, Abstract No. 228
82	D2	723	2/3/2015	56.552 Acres in the Ann S. Hart Survey, Abstract No. 228
83	B3	744	3/13/2017	40.144 Acres in the Thomas E. Hart Survey, Abstract No. 428
84	D4	732	9/26/2015	2.828 Acres in the Richard Sparks Survey, Abstract No. 850
85	B3	745	10/15/1974	Parker Dissemination-Lucas Boundary
86	C3	747	10/15/1974	Parker Dissemination
87	D2	749	7/11/2017	Parker Dissemination
88	B3	817	6/7/2022	Parker Dissemination
89	D4	819	6/7/2022	14.928 Acres in Richard Sparks Survey, Abstract No. 850

## DISANNEXATIONS

MAP NO.	GRID	ORDNANCE NO.	DATE	BRIEF DESCRIPTION
20	-	175	10/15/1974	Parker Dissemination
21	-	177	10/15/1974	Parker Dissemination
43	-	398	1/23/1986	Parker Dissemination
50	-	402	5/28/1986	Parker Dissemination
51	-	406	10/8/1986	Dissemination and Repeating Ordinance No. 391

DISANNEXATION AREA

CITY LIMITS

ABSTRACT LINES

ANNEXATIONS

ORIGINAL DONATION

PARKER EXTRATERRITORIAL AREA


DISANNEXATION AREA

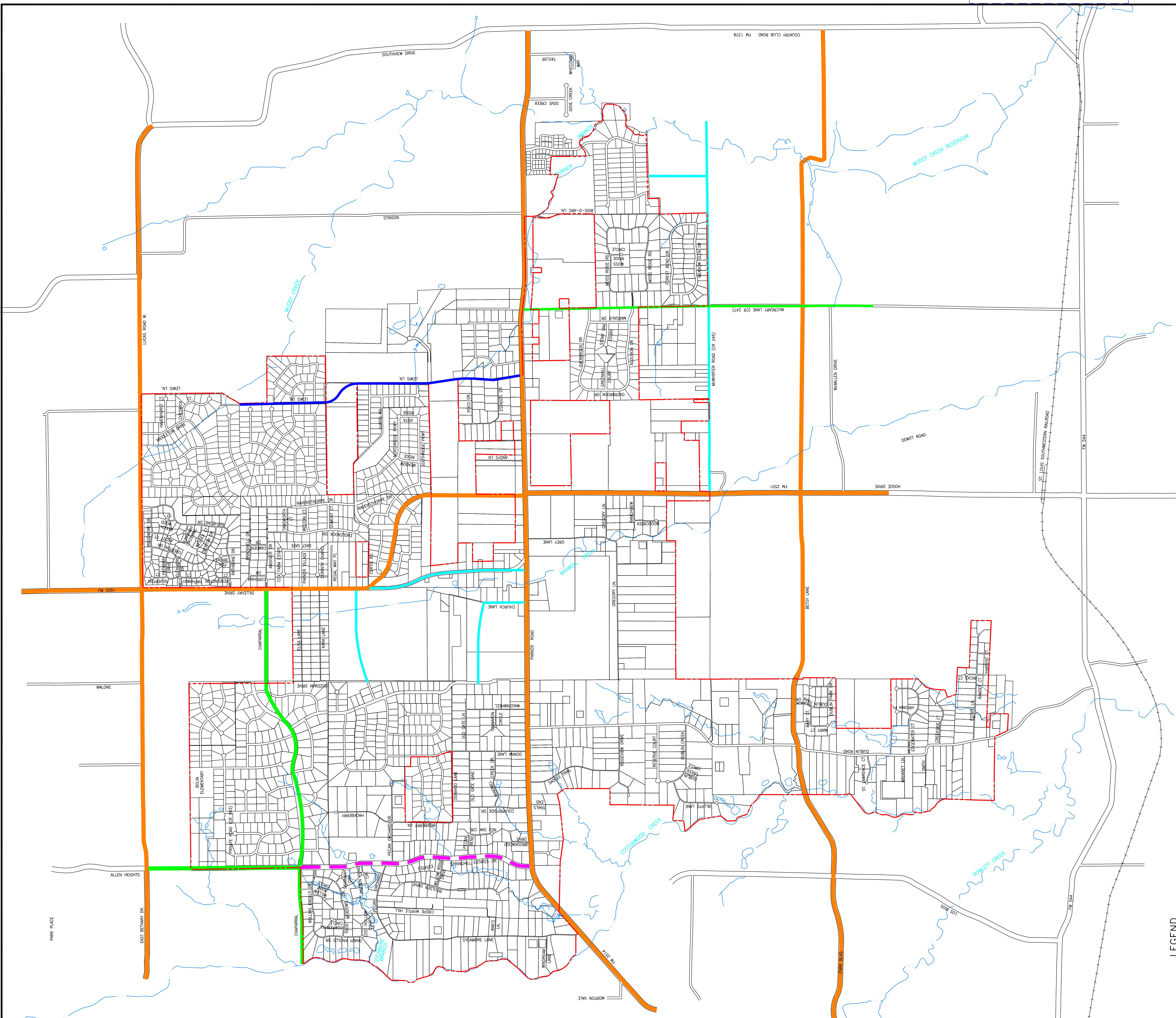
HORIZONTAL SCAFF INFFECT

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

MAP NO.	GRID	ORDNANCE NO.	DATE	BRIEF DESCRIPTION
22	175	10/15/1974	Parker Dissemination	
23	177	10/15/1974	Parker Dissemination	
24	398	1/23/1986	Parker Dissemination	
25	402	5/28/1986	Parker Dissemination	
26	406	10/8/1986	Dissemination and Repeating Ordinance No. 391	

MAP NO.	GRID	ORDNANCE NO.	DATE	BRIEF DESCRIPTION
27	175	10/15/1974	Parker Dissemination	
28	177	10/15/1974	Parker Dissemination	
29	398	1/23/1986	Parker Dissemination	
30	402	5/28/1986	Parker Dissemination	
31	406	10/8/1986	Dissemination and Repeating Ordinance No. 391	





## THOROUGHFARE PLAN CITY OF PARKER, TEXAS



DATE: \_\_\_\_\_, 2021  
ORDINANCE # \_\_\_\_\_

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

USES: PRIVATE DRIVES: SMITH, MAHANIE, TRAILS END, WINDREAM, LANE, ANN'S LANE, CREPE MYRTLE, REGAL WAY, ANDYS LANE

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**

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