



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.

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"> Proposed Minutes

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 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 Subcommittee, 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

(1)

<http://texascityattorneys.org/2011speakerpapers/2011fallconference/DRoggia-RecentStateCases.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:	Public Hearing Notice Zoning Application Metes and Bounds Description of Property Property Exhibit

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 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

Order Confirmation

Customer:	CITY OF PARKER	Customer Account:	100069579
Ad Order #:	0001830660	PO Number:	
Sales Rep:	Max (Mert) Tezkol	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	Product	Placement/Classification - Position
Publish Date: 08/08/2022 Stop Date: 08/08/2022	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 08/08/2022 Stop Date: 08/14/2022	DallasNews.com	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. MUDDY 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**

Exhibit A
Ordinance No. 734

	<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
Traffic Control Devices:	
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
Zoning Change Request, Zoning Change	\$500 plus \$10/acre
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;

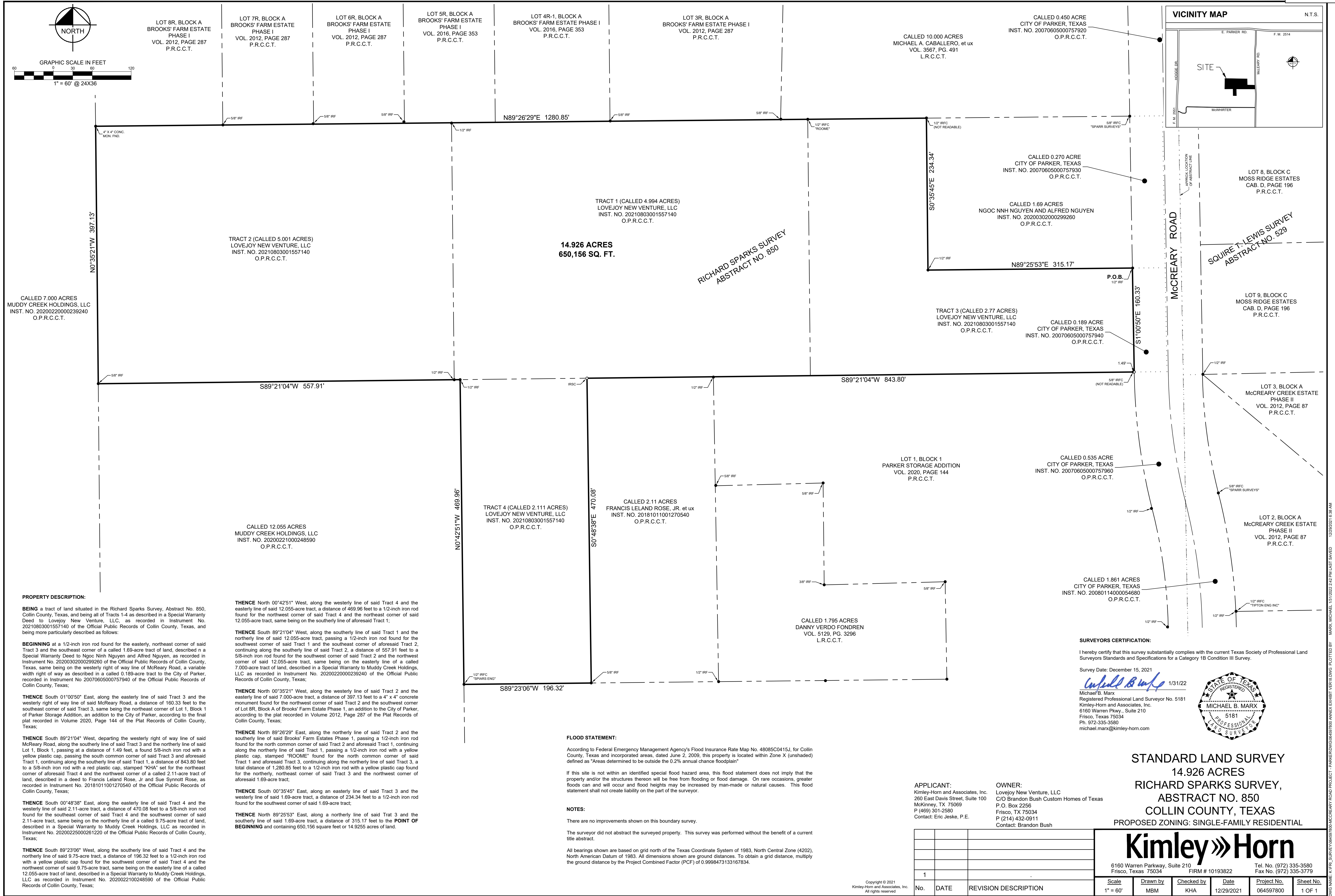
THENCE North 89°25'53" East, along a northerly line of said Tract 3 and the southerly line of said 1.69-acre tract, a distance of 315.17 feet to the **POINT OF BEGINNING** and containing 650,156 square feet or 14.926 acres of land.

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

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:	<ol style="list-style-type: none"> 1. Zoning Application. 2. Metes and Bounds Description of Property. 3. Property Exhibit.

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 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. MUDDY 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**

Exhibit A
Ordinance No. 734

	<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
Traffic Control Devices:	
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
Zoning Change Request, Zoning Change	\$500 plus \$10/acre
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;

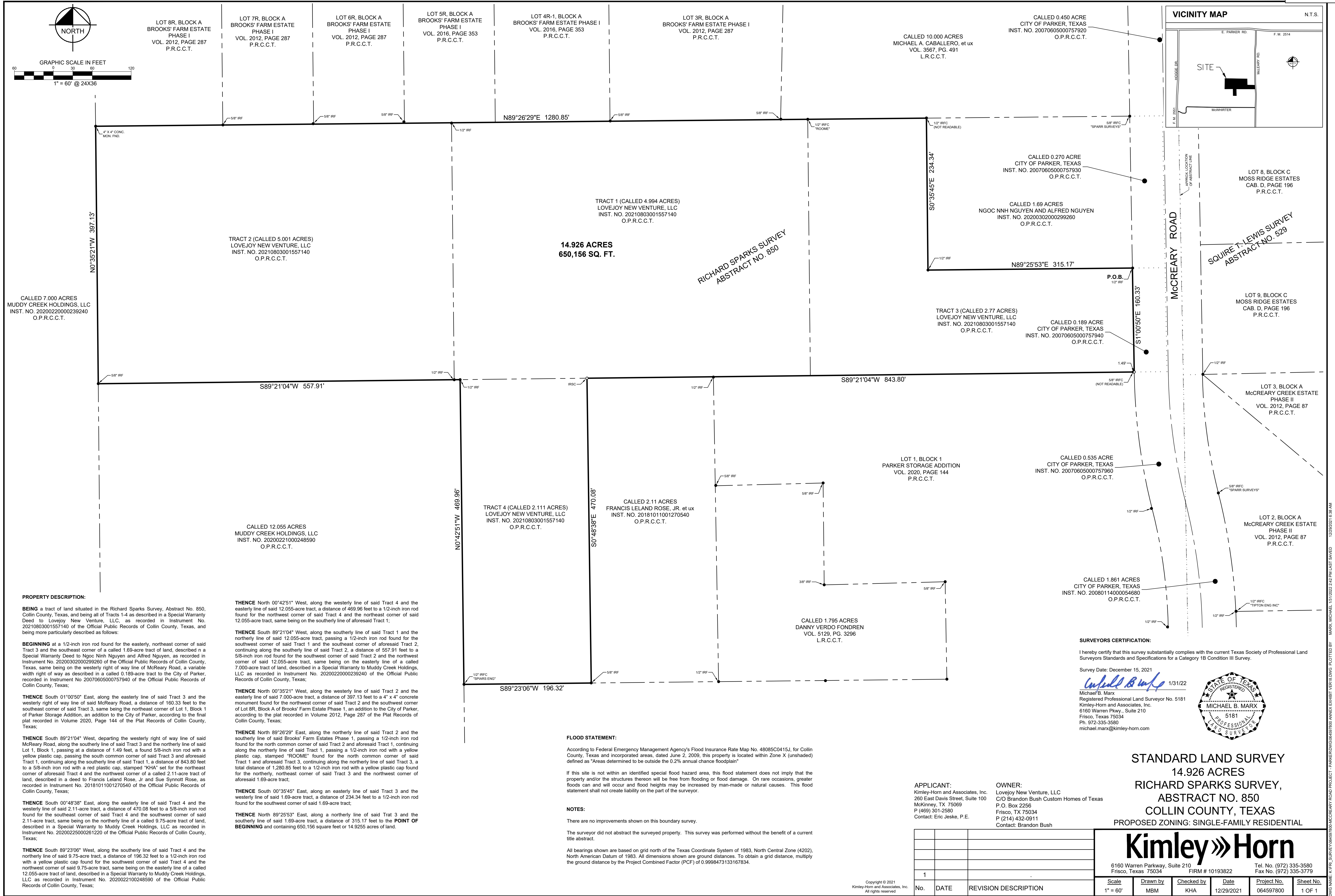
THENCE North 89°25'53" East, along a northerly line of said Tract 3 and the southerly line of said 1.69-acre tract, a distance of 315.17 feet to the **POINT OF BEGINNING** and containing 650,156 square feet or 14.926 acres of land.

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

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:	Public Hearing Notice Revised Annexation/Boundary Map Revised Zoning Map Revised Thoroughfare Plan Map

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 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

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

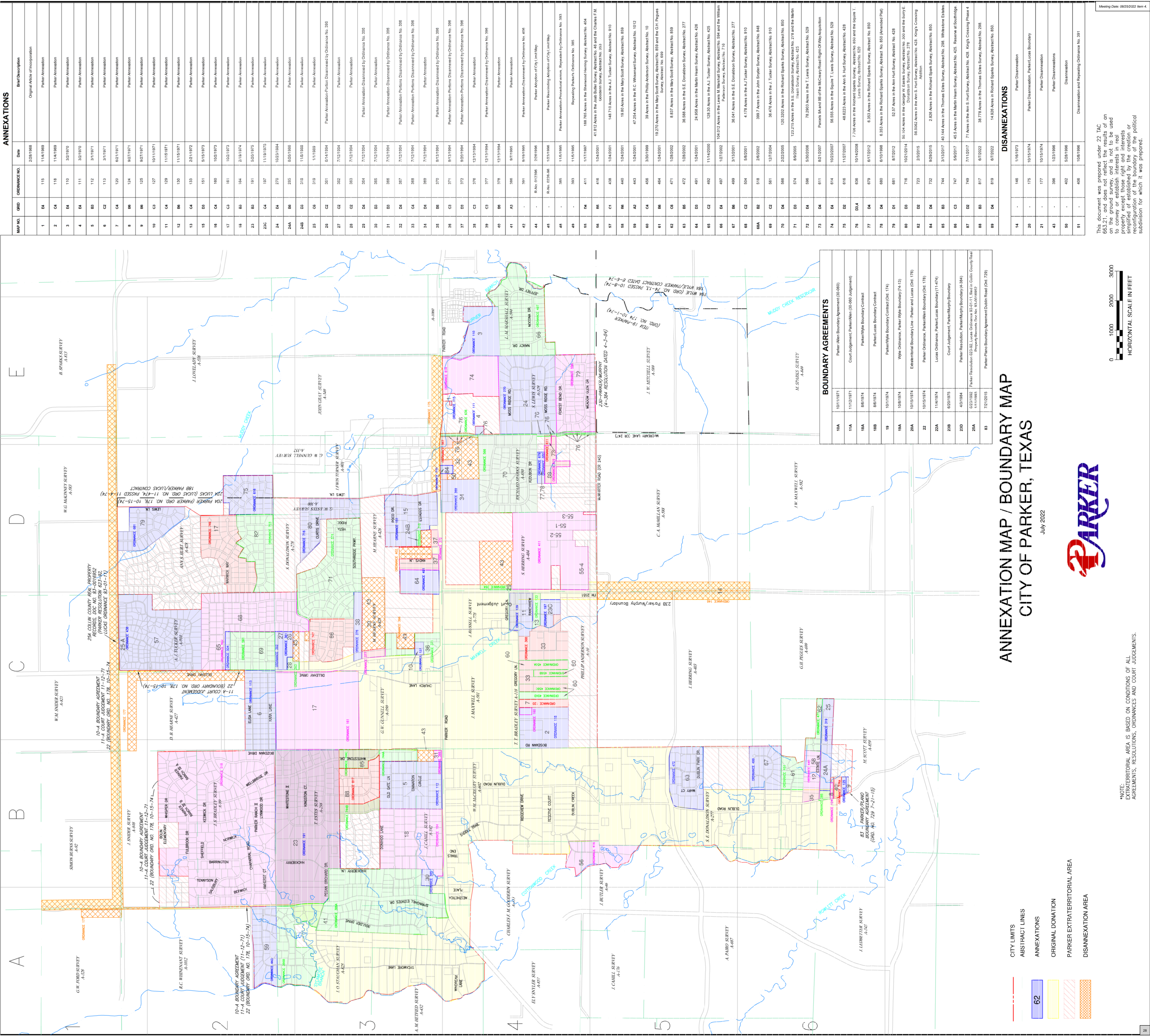
Publish Date: 08/08/2022 Stop Date: 08/08/2022
Publish Date: 08/08/2022 Stop Date: 08/14/2022

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



NOTE:
EXTRA-TERRITORIAL AREA IS BASED ON CONDITIONS OF ALL
AGREEMENTS, RESOLUTIONS, ORDINANCES AND COURT JUDGEMENTS.

0 1000 2000 3000
HORIZONTAL SCALE IN FEET

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

Meeting Date: 08/25/2022 Item 4.

ANNEXATIONS

MAP NO.	ORDINANCE NO.	Date	Brief Description
1	84	11/4/1986	Original Act of Incorporation
2	84	11/4/1986	Parker Annexation
3	84	11/4/1986	Parker Annexation
4	84	11/4/1986	Parker Annexation
5	83	11/15/1971	Parker Annexation
6	82	11/15/1971	Parker Annexation
7	84	11/15/1971	Parker Annexation
8	86	11/15/1971	Parker Annexation
9	86	11/15/1971	Parker Annexation
10	83	11/15/1971	Parker Annexation
11	84	11/15/1971	Parker Annexation
12	86	11/15/1971	Parker Annexation
13	84	11/15/1971	Parker Annexation
15	83	11/15/1971	Parker Annexation
16	84	11/15/1971	Parker Annexation
17	83	11/15/1971	Parker Annexation
18	83	11/15/1971	Parker Annexation
23	83	11/15/1971	Parker Annexation
24	84	11/15/1971	Parker Annexation
24A	86	11/15/1971	Parker Annexation
24B	83	11/15/1971	Parker Annexation
25	86	11/15/1971	Parker Annexation
26	82	11/15/1971	Parker Annexation
27	82	11/15/1971	Parker Annexation
28	84	11/15/1971	Parker Annexation
30	83	11/15/1971	Parker Annexation
31	83	11/15/1971	Parker Annexation
32	84	11/15/1971	Parker Annexation
33	84	11/15/1971	Parker Annexation
34	84	11/15/1971	Parker Annexation
35	86	11/15/1971	Parker Annexation
36	83	11/15/1971	Parker Annexation
37	83	11/15/1971	Parker Annexation
38	83	11/15/1971	Parker Annexation
39	83	11/15/1971	Parker Annexation
40	86	11/15/1971	Parker Annexation
41	83	11/15/1971	Parker Annexation
42	-	11/15/1971	Parker Annexation
44	-	11/15/1971	Parker Annexation
45	-	11/15/1971	Parker Annexation
48	-	11/15/1971	Parker Annexation
49	-	11/15/1971	Parker Annexation
55	84	11/15/1971	Parker Annexation
56	86	11/15/1971	Parker Annexation
57	81	11/15/1971	Parker Annexation
58	86	11/15/1971	Parker Annexation
59	82	11/15/1971	Parker Annexation
60	84	11/15/1971	Parker Annexation
61	86	11/15/1971	Parker Annexation
62	86	11/15/1971	Parker Annexation
63	85	11/15/1971	Parker Annexation
64	84	11/15/1971	Parker Annexation
65	82	11/15/1971	Parker Annexation
66	84	11/15/1971	Parker Annexation
67	86	11/15/1971	Parker Annexation
68	82	11/15/1971	Parker Annexation
69	82	11/15/1971	Parker Annexation
70	84	11/15/1971	Parker Annexation
71	83	11/15/1971	Parker Annexation
72	84	11/15/1971	Parker Annexation
73	84	11/15/1971	Parker Annexation
74	84	11/15/1971	Parker Annexation
75	82	11/15/1971	Parker Annexation
76	83	11/15/1971	Parker Annexation
77	84	11/15/1971	Parker Annexation
78	84	11/15/1971	Parker Annexation
79	81	11/15/1971	Parker Annexation
80	83	11/15/1971	Parker Annexation
82	82	11/15/1971	Parker Annexation
84	84	11/15/1971	Parker Annexation
85	83	11/15/1971	Parker Annexation
86	83	11/15/1971	Parker Annexation
87	82	11/15/1971	Parker Annexation
88	83	11/15/1971	Parker Annexation
89	84	11/15/1971	Parker Annexation

DISANNEXATIONS

MAP NO.	ORDINANCE NO.	Date	Brief Description
14	-	11/15/1971	Parker Disannexation
20	-	10/15/1974	Parker Disannexation
21	-	10/15/1974	Parker Disannexation
43	-	10/15/1974	Parker Disannexation
50	-	10/15/1974	Parker Disannexation
51	-	10/15/1974	Parker Disannexation

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

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

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July 2022

LEGEND

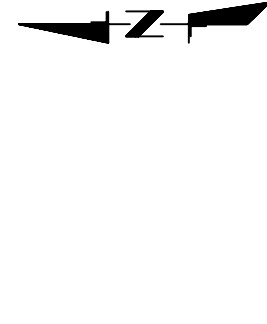
- M6D: 6 LANE DIVIDED - 120 FT. R.O.W.
- M4D-S: 4 LANE SUBURBAN DIVIDED - 105 FT. R.O.W.
- C2S: 2 LANE SUBURBAN DIVIDED COLLECTOR - 70 FT. R.O.W.
(2 THROUGH LANES PLUS LT. TURN)
- 2/4D: ROADWAY TO BE C-2S; R.O.W. TO BE M4D-S - 105 FT. R.O.W.
- CITY LIMIT
- 2 LANE - 70 FT. R.O.W.

THOROUGHFARE PLAN
CITY OF PARKER, TEXAS

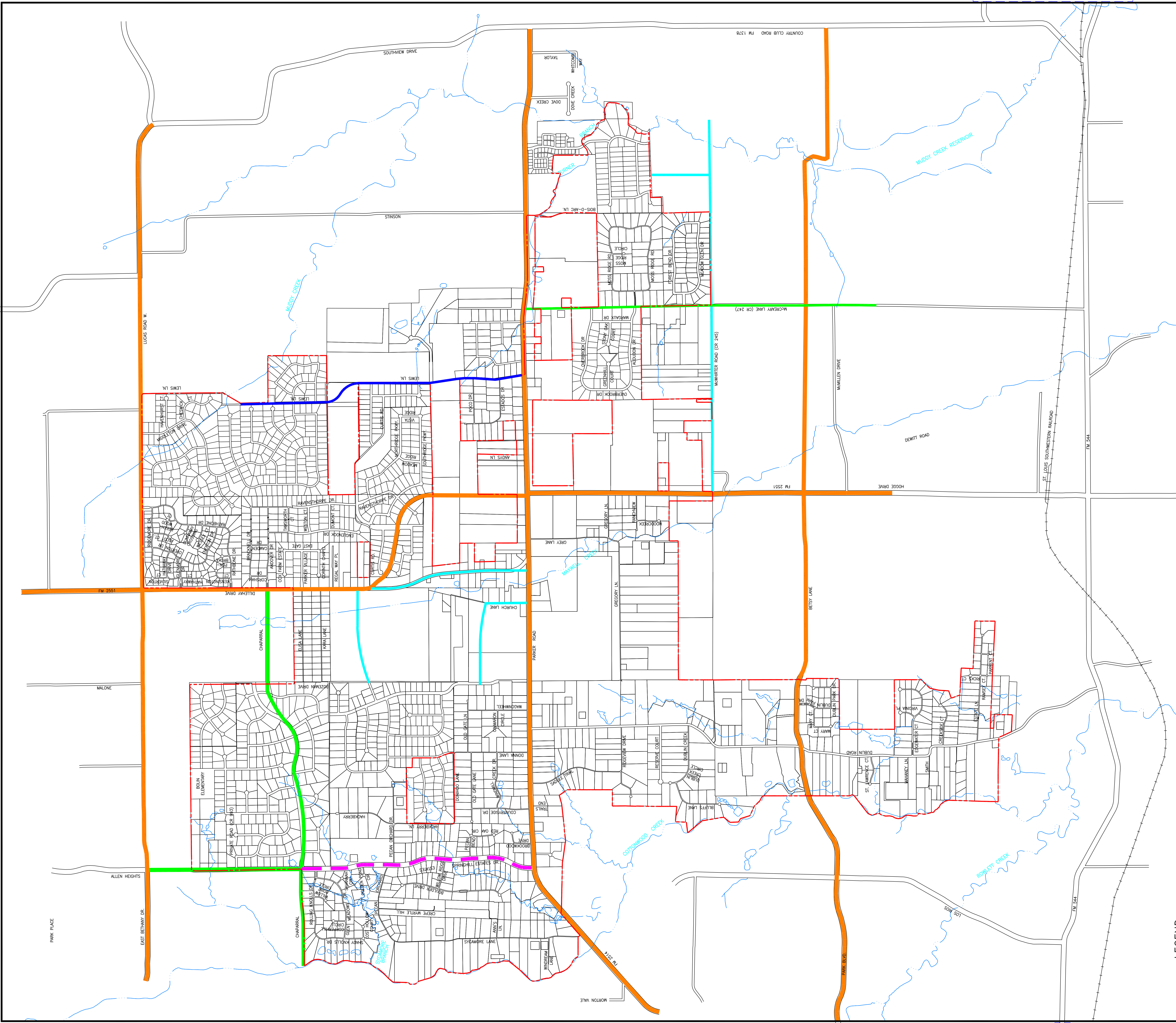
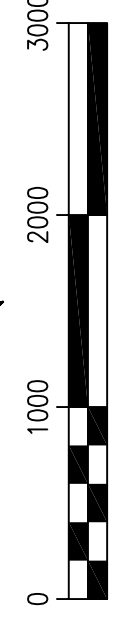


DATE: ----- 2021
ORDINANCE # -----

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



HORIZONTAL SCALE IN FEET





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"> 1. Revised Annexation/Boundary Map. 2. Revised Zoning Map. 3. Revised Thoroughfare Plan Map.

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

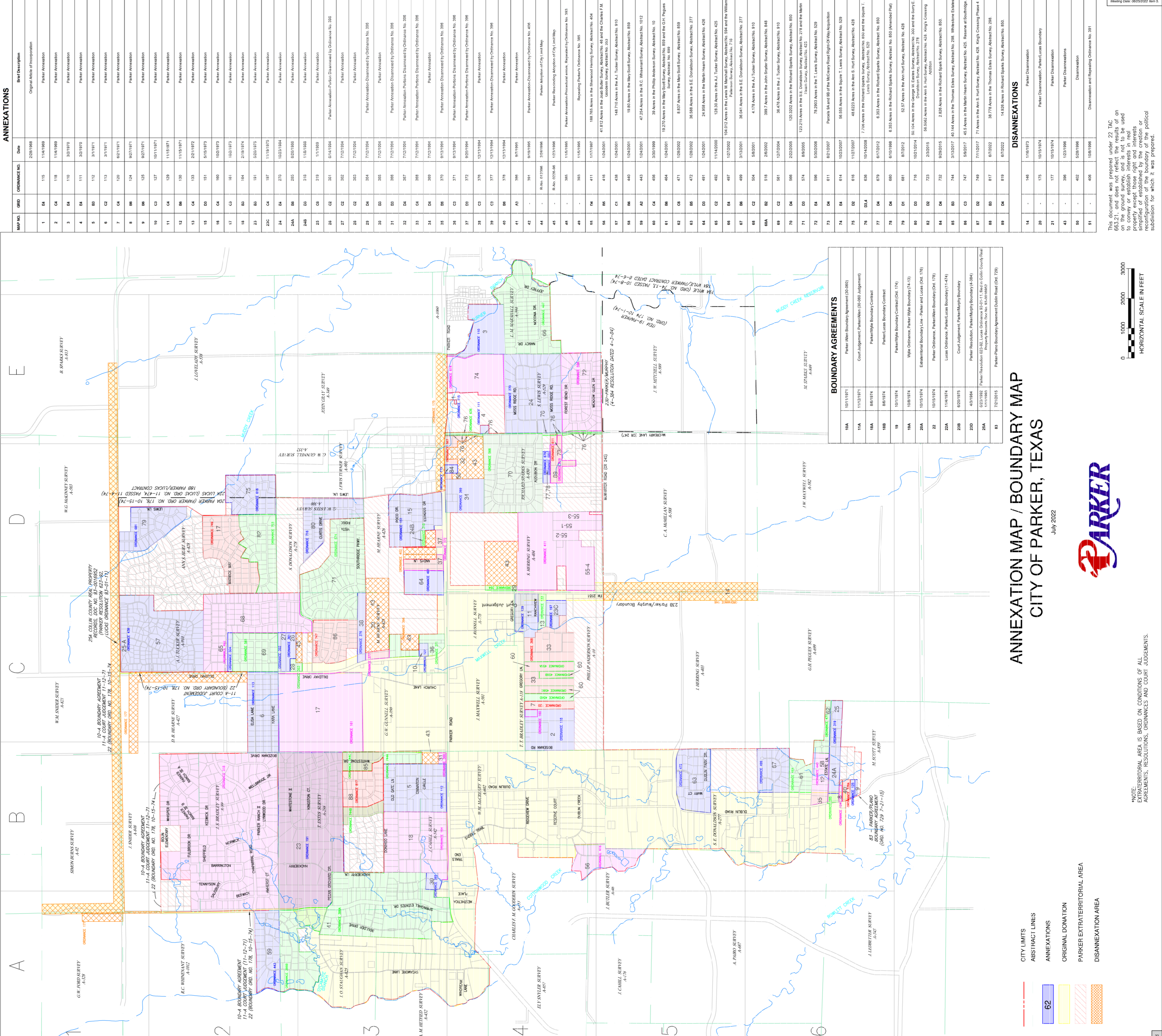
The City's Engineer has updated the three referenced maps. State statutes require that the maps must go to Planning and Zoning Commission, followed by City Council, for approval. Once approved, these maps will support revisions and updates to the City's Comp Plan.

Any questions, contact Public Works Director Gary Machado at Gmachado@parkertexas.us 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



PARK PLACE

EAST BETHANY DR.

FM 2551

LUCAS ROAD W.

SOUTHVIEW DRIVE

STINSON

COUNTRY CLUB ROAD, FM 1378

TAYLOR

MORTON WALK

PIKE BLVD.

COTTONWOOD CREEK

WINDYMEAD LANE

WINDYMEAD LANE

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LEGEND

STREAMS

STREETS

CITY LIMITS

RAILROAD

SURVEY LINES

EU BOUNDARY LINES

PRIVATE DRIVES:
SMITH, MAHANEY, TRAILS END, WINDMEAD LANE, ANNS LANE,
CREPE MYRTLE, REGAL WAY, ANDY'S LANE

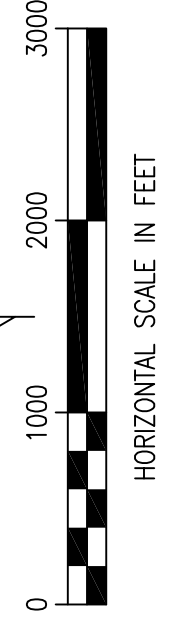
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ZONING MAP
CITY OF PARKER, TEXAS



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

May, 2020



ZONING LEGEND

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

DATE: _____

ORDINANCE # _____

PATTI SCOTT GREY CITY SECRETARY

LEE PETILE MAYOR

This is to certify that this Zoning Map supercedes and replaces the Zoning Map originally adopted by the City on the day of December 2, 1980

ZONING CLASSIFICATION

MAP NO.	ZONING ORDINANCE NO.	Date
1	242A	11/31/1987
2	283	6/10/1988
3	413	12/01/1988
4	442	7/28/1988
5	444	8/11/1988
6	460	5/25/1989
7	466	8/12/1989
8	474	11/9/1989
9	475	11/9/1989
10	483	6/6/2000
11	486	10/11/1991
12	500	3/20/2001
13	501	3/27/2001
14	506	5/29/2001
15	514	11/3/2001
16	546	9/22/2003
17	563	11/12/2005
18	568	3/6/2005
19	575	9/13/2005
20	600	8/22/2006
21	610	9/25/2007
22	615	10/30/2007
23	617	12/4/2007
24	628	8/12/2008
25	637	10/14/2008
26	690	6/17/2012
27	723	2/3/2015
28	726	4/21/2015
29	732	9/29/2016
30	483	6/6/2000
31	483	6/6/2000
32	483	6/6/2000
33	483	6/6/2000
34	483	6/6/2000

MACBERRY LANE (CR 247)

FM 2551

MACBERRY LANE (CR 247)

BETSY LANE

MAMLEN DRIVE

HOOG DRIVE

DEWITT ROAD

ST. LOUIS SOUTHWESTERN RAILROAD

FM 544

FM 544

FM 544

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

LEGEND

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



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

THOROUGHFARE PLAN
CITY OF PARKER, TEXAS

DATE: _____ 2021
ORDINANCE # _____

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

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663.21, and does not reflect the results of an
on the ground survey, and is not to be used
for any legal or engineering purposes. The
property owner is responsible for determining
the location of the boundary of the political
subdivision for which it was prepared.

