AGENDA

JOINT MEETING

CITY COUNCIL & PLANNING AND ZONING (P&Z) COMMISSION -

COMPREHENSIVE PLAN WORKSHOP

OCTOBER 24, 2023 @ 6:00 PM

Notice is hereby given the City Council & Planning and Zoning (P&Z) Commission for the City of Parker will meet on Tuesday, October 24, 2023, 6:00 PM at the Parker City Hall Complex-Fire Department Training Room, 5700 E. Parker Road, Parker, Texas 75002. The City Council meeting will be open to the public.

Pursuant to Texas Government Code § 551.127, notice is given that it is the intent of the City Council that a quorum of the Council will be physically present for the above-referenced meeting at Parker City Hall Complex - Fire Department Training Room, 5700 E. Parker Road, Parker, Texas. Some council members 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

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.**

WORKSHOP

1. COMPREHENSIVE PLAN
   DISCUSSION OF COMPREHENSIVE PLAN MATERIALS AND NEXT STEPS

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 October 20, 2023 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at www.parkertexas.us.

Date Notice Removed

Patti Scott Grey
City Secretary

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

Council Agenda Item

Budget Account Code:		Meeting Date:	See above.
Budgeted Amount:		Department/ Requestor:	Council
Fund Balance-before expenditure:		Prepared by:	ACA/CS Scott Grey for City Administrator Olson
Estimated Cost:		Date Prepared:	October 20, 2023
Exhibits:	1. Comp Plan from 1987 – Ord. No. 300 2. Comp Plan from 2015 – Ord. No. 721 3. Maps 4. Working Draft of Comp Plan 5. Guides A. Guide A – Introduction to Comprehensive Plan B. Guide B – Basics of Planning and Zoning 6. Comp-R PowerPoint (Council requested 2023 0314 for additional review & feedback.) 7. Proposed Comprehensive Plan		

AGENDA SUBJECT

WORKSHOP

COMPREHENSIVE PLAN

DISCUSSION OF COMPREHENSIVE PLAN MATERIALS AND NEXT STEPS

SUMMARY

Please review the information provided and be prepared for a discussion.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	10/20/2023
City Attorney:	Amy J. Stanphill	Date:	10/xx/2023 via Municode
City Administrator:	Luke B. Olson	Date:	10/ xx /2023

ORDINANCE NO. 300

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

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

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

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

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

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

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

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

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

SECTION 1. COMPREHENSIVE PLAN AND LAND USE MAP ADOPTED:

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

SECTION 2. CONFLICTS

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

SECTION 3. SEVERABILITY

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

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

CITY OF PARKER, TEXAS

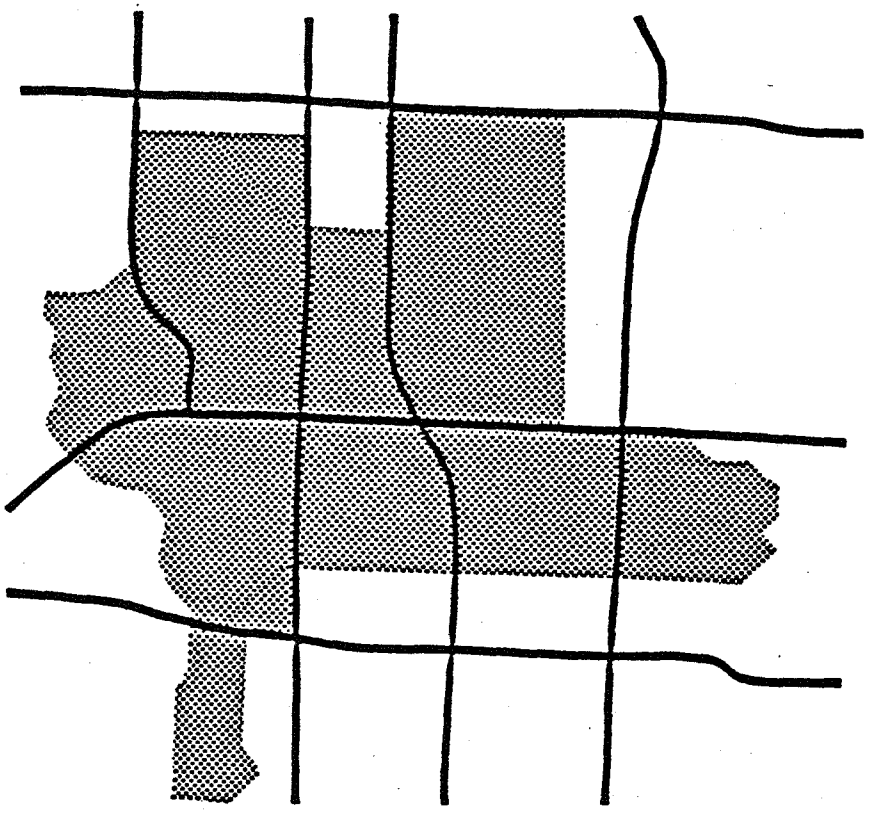
Frank Tucker

Frank Tucker, Mayor

ATTEST:

Betty McMenamy

Betty McMenamy, Secretary



CITY OF PARKER

COMPREHENSIVE PLAN

1987 - 2002

CITY OF PARKER

March 1, 1987

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

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

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

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

Very truly yours,

Frank Tucker

Frank Tucker,
Mayor

FT/bmc

100 EAST PARKER ROAD • PARKER, TEXAS 75069 • (214) 442-6811

APPROVED

COMPREHENSIVE PLAN

for the

CITY OF PARKER, TEXAS

January 13, 1987

Prepared by:

JBG PLANNERS, INC

and

CITY AND REGIONAL PLANNING
INSTITUTE OF URBAN STUDIES
UNIVERSITY OF TEXAS AT ARLINGTON

(AS EDITED BY THE CITY OF PARKER)

CITY OF PARKER COMPREHENSIVE PLAN

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EXECUTIVE SUMMARY

PART I. EXECUTIVE SUMMARY

A. PURPOSE OF THE PLAN

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

1. **Establish a plan as a guide for controlling all future growth and land uses in the city.**

2. **Develop guidelines for city staff and officials in making day to day development and zoning decisions.**

3. **Present documentation to the public to display the city government's short and long term intentions which will be able to:**

   a) **Coordinate the different functions, inter-relationships and mechanisms among city departments.**

   b) **Minimize potential conflicts about land use decisions between adjacent cities and their adjacent land areas.**

4. **Establish sound fiscal recommendations, linked to the plan, which will allow the build-up of revenues to enable the financing of public needs without incurring a rapid increase of city taxes in the near future.**

B. LOCATION AND GROWTH OF THE CITY

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

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

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

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

C. SUMMARY OF PROBLEMS AND DEFICIENCIES

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

HOUSING

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

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

TRANSPORTATION

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

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

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

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

PARKS

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

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

ENVIRONMENTAL ELEMENT AND CONSERVATION

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

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

SANITATION

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

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

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

UTILITIES

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

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

Storm drainage policies are inadequately defined in ordinances.

VISUAL IMAGE

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

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

COMMUNITY DEVELOPMENT IMAGE

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

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

BUDGET AREAS

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

Taxes are currently limited to a property tax base only.

EXTRA TERRITORIAL JURISDICTION (ETJ)

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

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

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

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

D. PLAN HIGHLIGHTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DATA AND INFORMATION

PART II. DATA AND INFORMATION

1.0 BACKGROUND AND CONDITIONS

1.1 PURPOSE OF THE PLAN

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

a. **Establish a plan as a guide for controlling all future growth and land uses in the city.**

b. **Develop guidelines for city staff and officials in making day to day development and zoning decisions.**

c. **Present documentation to the public to display the city government's short and long term intentions which will be able to:**

1) Coordinate the different functions, inter-relationships and mechanisms among city departments.

2) Minimize potential conflicts about land use decisions between adjacent cities and their adjacent land areas.

d. **Establish sound fiscal recommendations, linked to the plan, which will allow the build-up of revenues to enable the financing of public needs without incurring a rapid increase of city taxes in the near term.**

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

1.2 LOCATION AND GROWTH OF THE CITY

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

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

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

1.3 COMMUNITY FACILITIES

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

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

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

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

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

1.4 SUMMARY OF PROBLEMS AND DEFICIENCIES

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

HOUSING

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

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

TRANSPORTATION

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

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

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

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

PARKS

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

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

ENVIRONMENTAL ELEMENT AND CONSERVATION

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

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

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

SANITATION

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

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

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

UTILITIES

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

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

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

VISUAL IMAGE

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

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

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

COMMUNITY DEVELOPMENT IMAGE

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

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

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

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

2.0 POPULATION AND CITY PROFILE

2.1 DEMOGRAPHIC SUMMARY

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

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

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

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

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

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

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

2.2 POPULATION CHANGE

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

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

TABLE 1: PROJECTED POPULATION

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

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

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

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

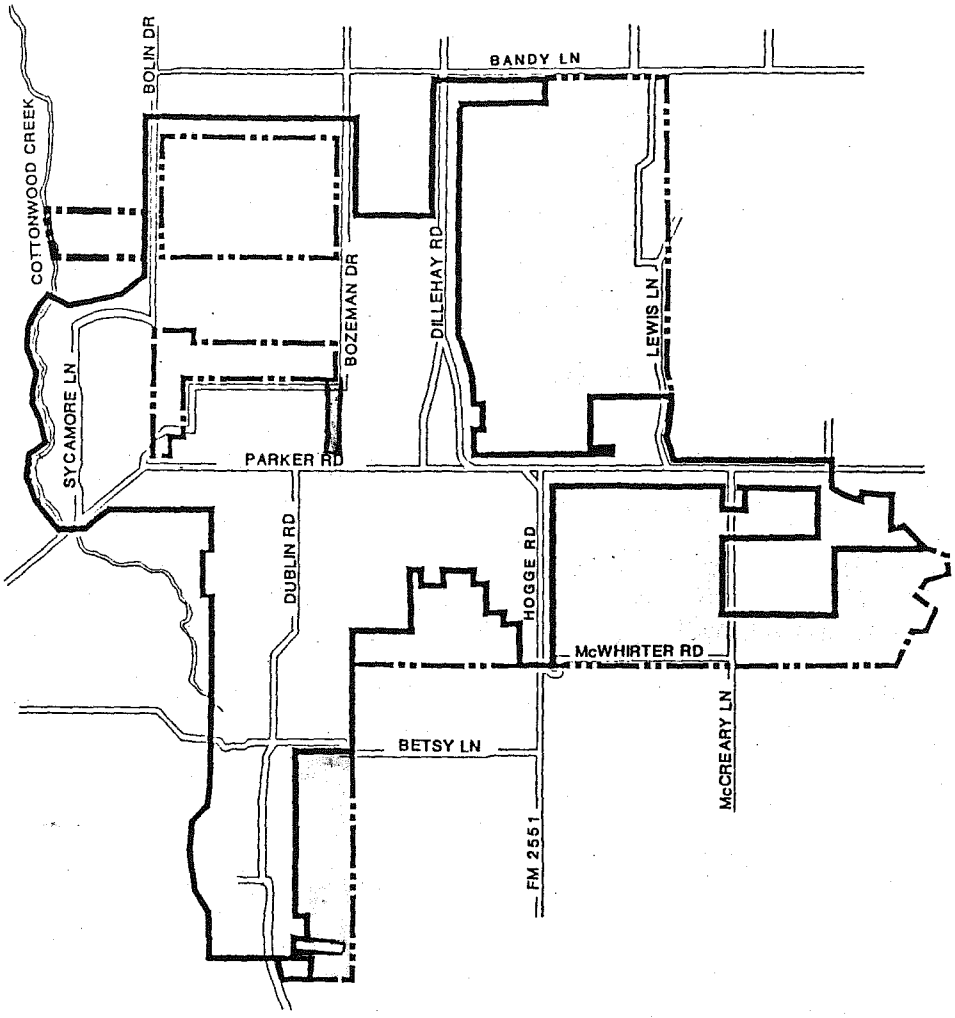
3.0 LAND USE AND PHYSICAL FEATURES

3.1 EXISTING LAND USE

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

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

EXHIBIT 1



CITY AREA

EXTRA TERRITORIAL JURISDICTION

EXISTING CITY LIMITS

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX

NORTH

0 1000 2000 4000 FT

JBG PLANNERS, INC.
Dallas, Texas

1
EXHIBIT

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

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

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

3.2 EXISTING WATER SUPPLY

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

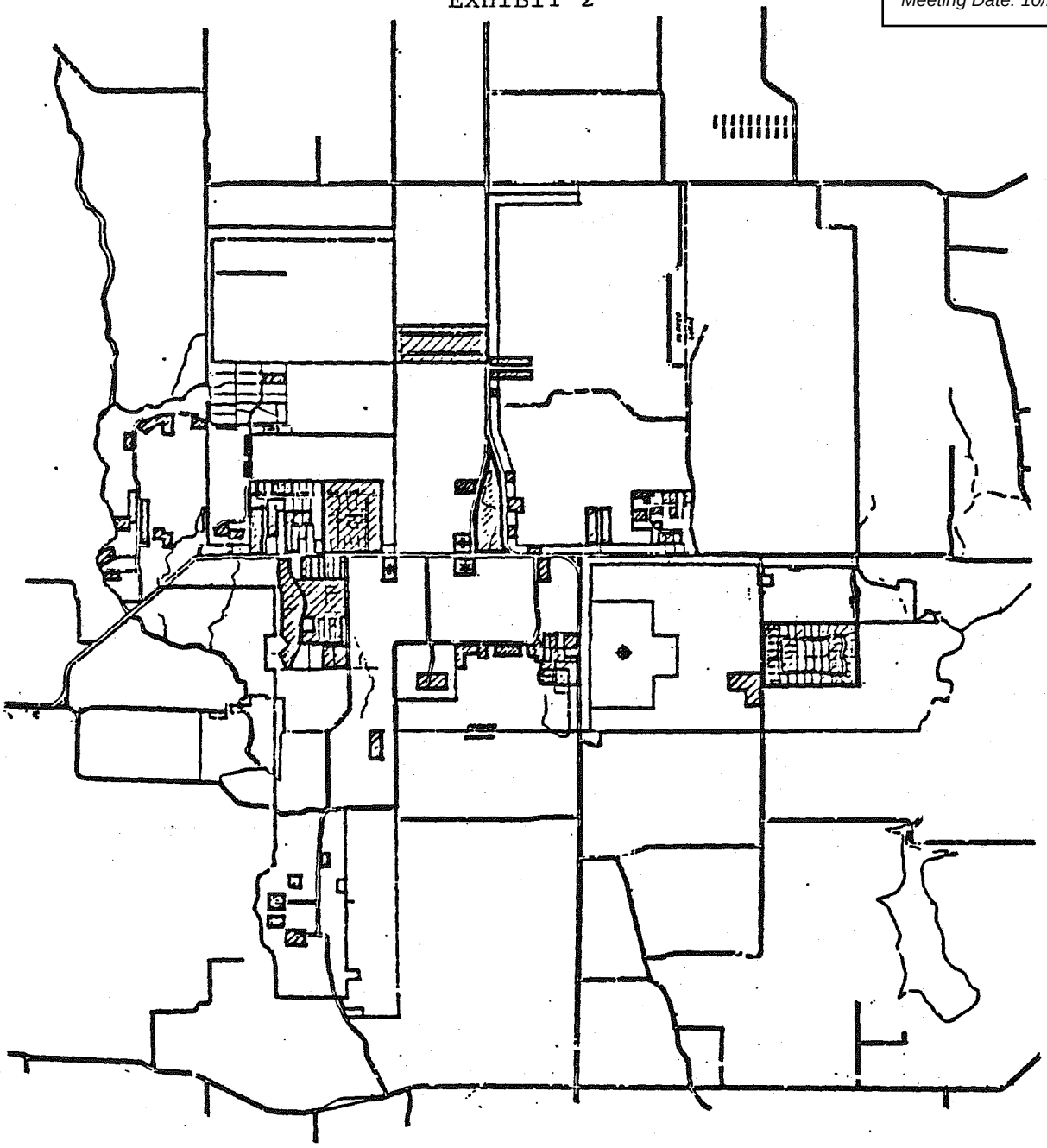
The Pecan Orchard Water Supply Corporation has recently purchased a computer and software to enable it to project supply and demand needs; and they have just completed a study to project firefighting requirements with regard to line sizing. A system wide master plan is in the process of being developed.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

3.3 DRAINAGE AND FLOOD PLAINS

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

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

EXHIBIT 2



EXISTING LAND USE

COMPREHENSIVE PLAN - 2001

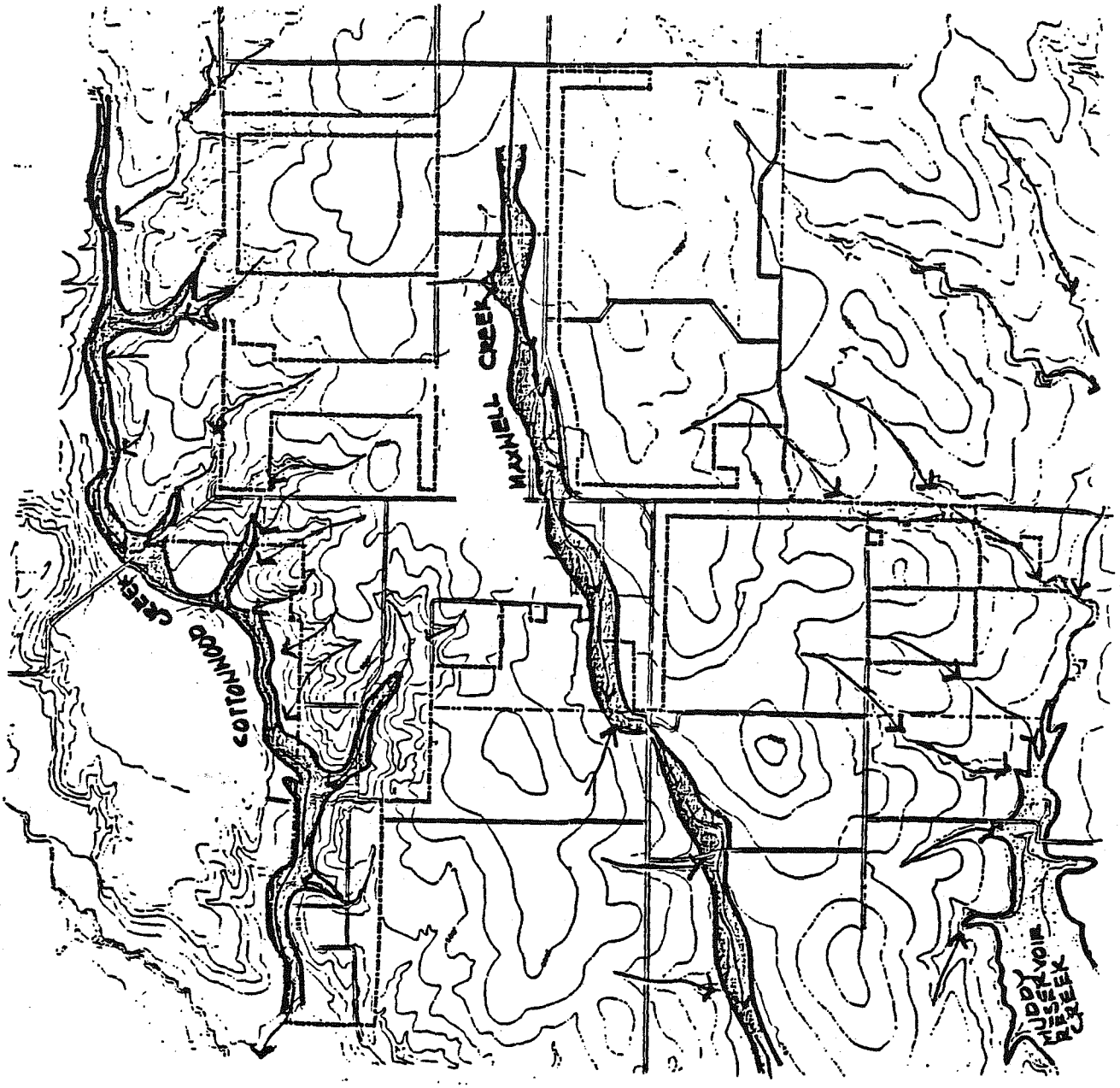
CITY OF PARKER
Collin County, TX

NORTH

0 1000 2000 4000 FT

JBG PLANNERS, INC.
Dallas, Texas

2
EXHIBIT



WATER DRAINAGE AND FLOOD PRONE AREA

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX

NORTH

0 1000 2000 4000 FT

JBG PLANNERS, INC.
Dallas, Texas

3
EXHIBIT

3.4 OPEN SPACE AND COMMUNITY FACILITIES

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

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

3.5 EXISTING SOILS, SEWAGE SYSTEMS AND WASTEWATER

3.5.1 SOILS

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

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

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

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

3.5.2 SEWAGE SYSTEMS

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

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

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

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

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

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

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

3.5.3 FUTURE WASTEWATER DISPOSAL

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

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

4.0 THOROUGHFARE SYSTEM

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

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

5.0 FISCAL ANALYSIS

5.1 REVENUES AND EXPENDITURES

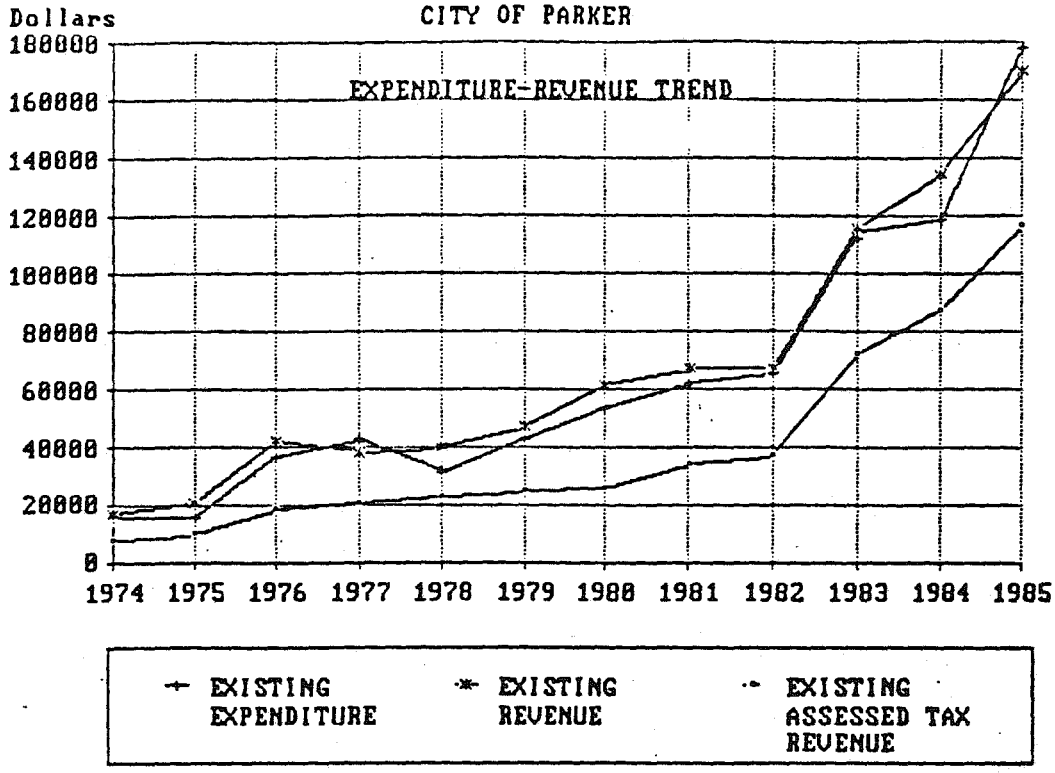
Any plan for the future needs to consider the fiscal impact on the existing and future residents. For this reason, existing finances need to be analyzed. Currently, the City of Parker is under fiscal stress and has difficulties budgeting to meet the barest essentials, and, in providing the necessities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

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

TABLE 2: REVENUE AND EXPENDITURE GROWTH TRENDS

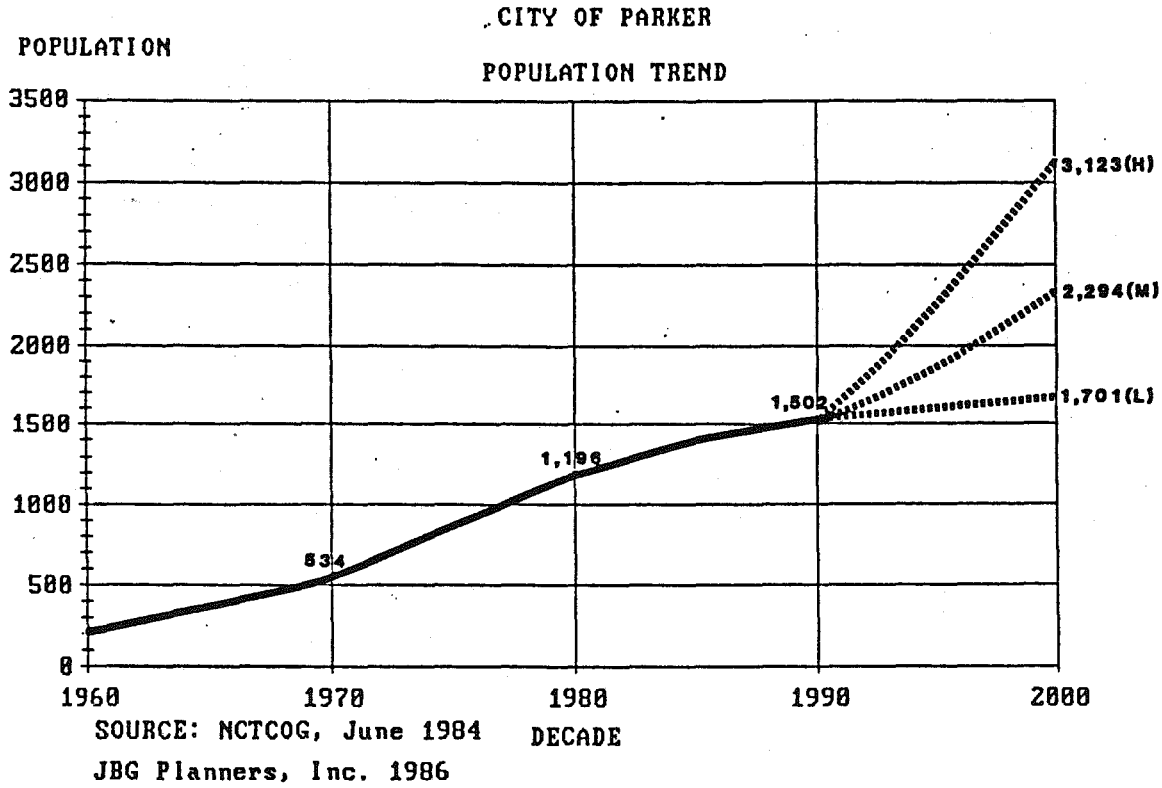
Year	Expenditure	Growth Rate	Revenue	Surplus/ (Deficit)	Ad Valorem Tax	Ad Valorem Tax-Total Revenue	City Tax Rate (per $100)
1974	$ 15,509		$17,158	$ 1,649	$ 7,848	45.7 %	0.25
1975	15,420	- .57%	20,765	5,345	9,484	45.7 %	0.30
1976	36,318	135.5%	41,698	5,380	17,938	43.0 %	0.30
1977	42,330	16.6%	37,868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

Table 3: Revenues and Expenditures Trends 1974-1985



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

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



5.2 METHODS OF BUILDING REVENUES

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

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

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

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

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

1. **An equitable and reasonable means of allocating infrastructure cost needs to be developed between the public and private sectors while assuring that infrastructure and the goals of the residents for a large lot, single family city get met.**

2. **Some alternative means of financing public services and facilities effectively and in a timely manner needs to be developed without unduly burdening the developer and the new buyer.**

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

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

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

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

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

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

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

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

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

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

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

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

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

6.0 EXTRA TERRITORIAL JURISDICTION

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

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

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

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

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

7.0 LAND USE CONFLICTS WITH ADJACENT CITIES

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

1. one city relegates its least desirable land uses to its edges, thus impacting a neighboring city.

2. one city does not communicate or accept the input of its neighbor city when a land use decision needs to be made.

3. misalignment of thoroughfares between the two cities may place some land in an adverse position in relation to contiguous parcels.

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

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

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

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

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

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

8.0 GOALS, OBJECTIVES AND DEVELOPMENT ALTERNATIVES

8.1 RESIDENT QUESTIONNAIRE

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

1. Residents do not want major changes, or tampering, with their present subdivision, or neighborhood.

2. Only single-family detached housing should be developed in the future. This desire eliminates any potential for apartments or condominiums.

3. The city should do something to require people to repair their fences. The question is what can the city do; the only action that can be taken is a public policy statement encouraging the residents to improve their fencing.

4. The stabling of horses are creating health and sanitation problems in current neighborhoods. Large animals should be controlled in new subdivisions.

5. In future subdivisions, there should be a plan for open space and equestrian centers. This desire indicates that the city should require developers to provide these centers in the overall plan rather than allow the stabling of horses on individual lots.

6. Residents are almost 50-50 split on accepting increases in their taxes to provide a new sewer system. But with the current sanitation problems in some neighborhoods, future subdivisions should be required to be connected to the sewer system running through Parker.

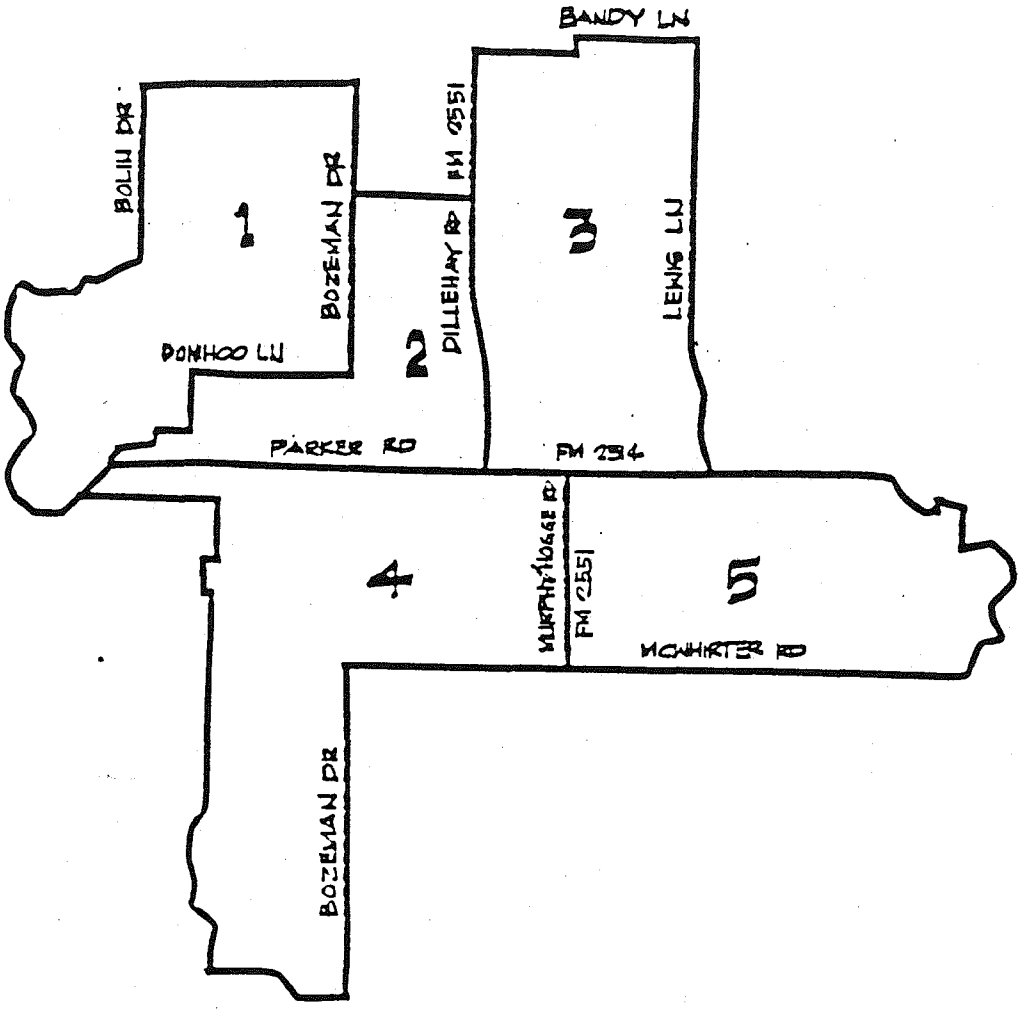
7. There should be a variety of housing styles to meet social and economic needs.

8. The city should have a long range plan for the future.

9. A system of private and public open space, hike and bridle paths should be planned for the city. These paths should be placed in future subdivisions which would permit neighborhood associations to hold and maintain them.

10. Almost an even split appeared about allowing neighborhood business services in Parker. Those who disagreed might have thought that neighborhood commercial businesses, such as 7-11 stores might be in their neighborhoods.

EXHIBIT 4



PLANNING DISTRICTS

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX

NORTH

0 1000 2000 4000 FT

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

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

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

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

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

1/2 of the families have 3 or fewer persons

5 families are single parent households

34.9% of the families have no children

16.39% of the families have 2 children

Only 16.3% of the families have more than 2 children

THE FAMILY SIZE IS RELATIVELY SMALL!

8.2 NEED FOR CAUTION IN GOAL CONVERSION

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

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

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

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

THE COMPREHENSIVE PLAN

PART III. THE COMPREHENSIVE PLAN

9.0 PROPOSED LAND USE PLAN

9.1 STRATEGIES

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

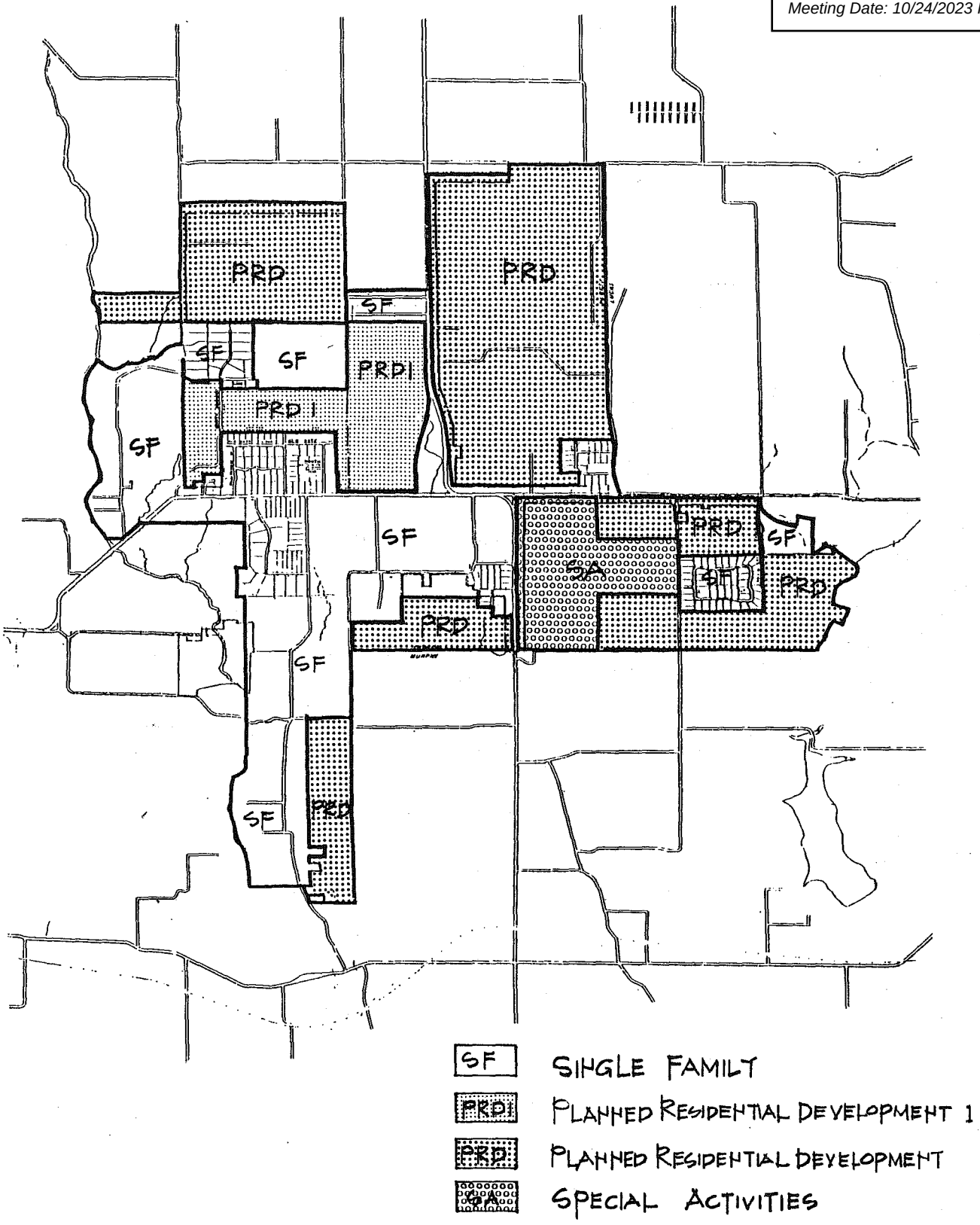
As discussed elsewhere in the plan, there is a threat of rapid suburbanization of the city. Parker is expected to have a serious diminution in its open space areas. The difficulty with the loss of open space relates to the desire of the residents to maintain the rural atmosphere.

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

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

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

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



PROPOSED LAND USE

CITY OF PARKER
Collin County, TX

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

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

*1 assumes 2 acre/Dwelling Unit

*2 assumes 3.8 persons per family

TABLE 6:
TOTAL LAND USE ACREAGES FOR COMPREHENSIVE PLAN

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

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

***2 INCLUDES EXISTING 1 ACRE LOTS (Easy Acres)**

9.2 DESCRIPTION OF ELEMENTS OF THE PLAN

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

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

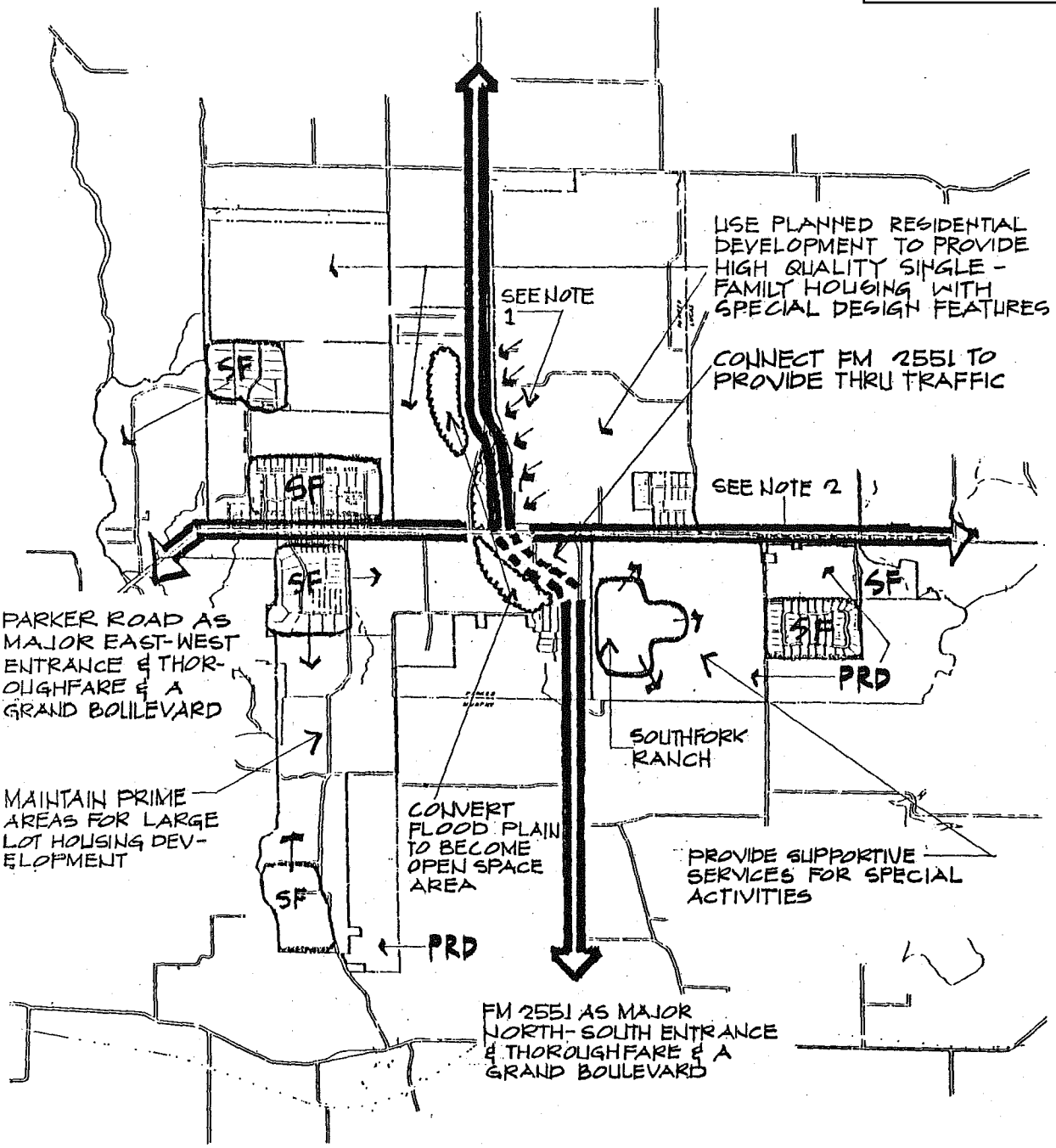
9.2.2 All new PRD housing will be either two acre lot minimums or well designed, development plans incorporating open space systems, buffers and more dense housing. In addition, the new housing will be subject to extensive design controls to perpetuate the image of an western semi-rural oriented city.

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

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

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

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



NOTES:

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

DEVELOPMENT OPPORTUNITIES

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX

NORTH

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

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

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

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

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

9.3 SINGLE FAMILY DISTRICT

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

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

9.3.2 minimum lot width shall be 200 feet.

9.3.3 minimum lot depth shall be 300 feet.

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

9.3.5 minimum side yard shall be 40 feet.

9.3.6 maximum percentage lot coverage shall be 10 percent.

9.3.7 no garage shall face the street.

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

9.4 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9.6 SPECIAL ACTIVITIES DISTRICT (SURROUNDING SOUTHFORK RANCH)

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

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

9.6.2 Facade Treatments and Colors:

9.6.2.1 Wood materials

9.6.2.2 All buildings must have overhangs and colonnades.

9.6.2.3 Canopies required, projecting from colonnades.

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

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

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

9.6.2.7 Only shingle or tile roofs are permitted.

9.6.3 Height, Setback, Parking and Landscaped Area.

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

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

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

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

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

9.6.3.6 Trees required as screening for parking and buildings.

9.6.3.7 Sidewalks shall be brick paving or special sidewalks.

9.6.3.8 15' -0" high light standards

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

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

9.7 THE DUAL IMPACT FEE CONCEPT

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

9.8 THE WATER SYSTEM AND PHASING

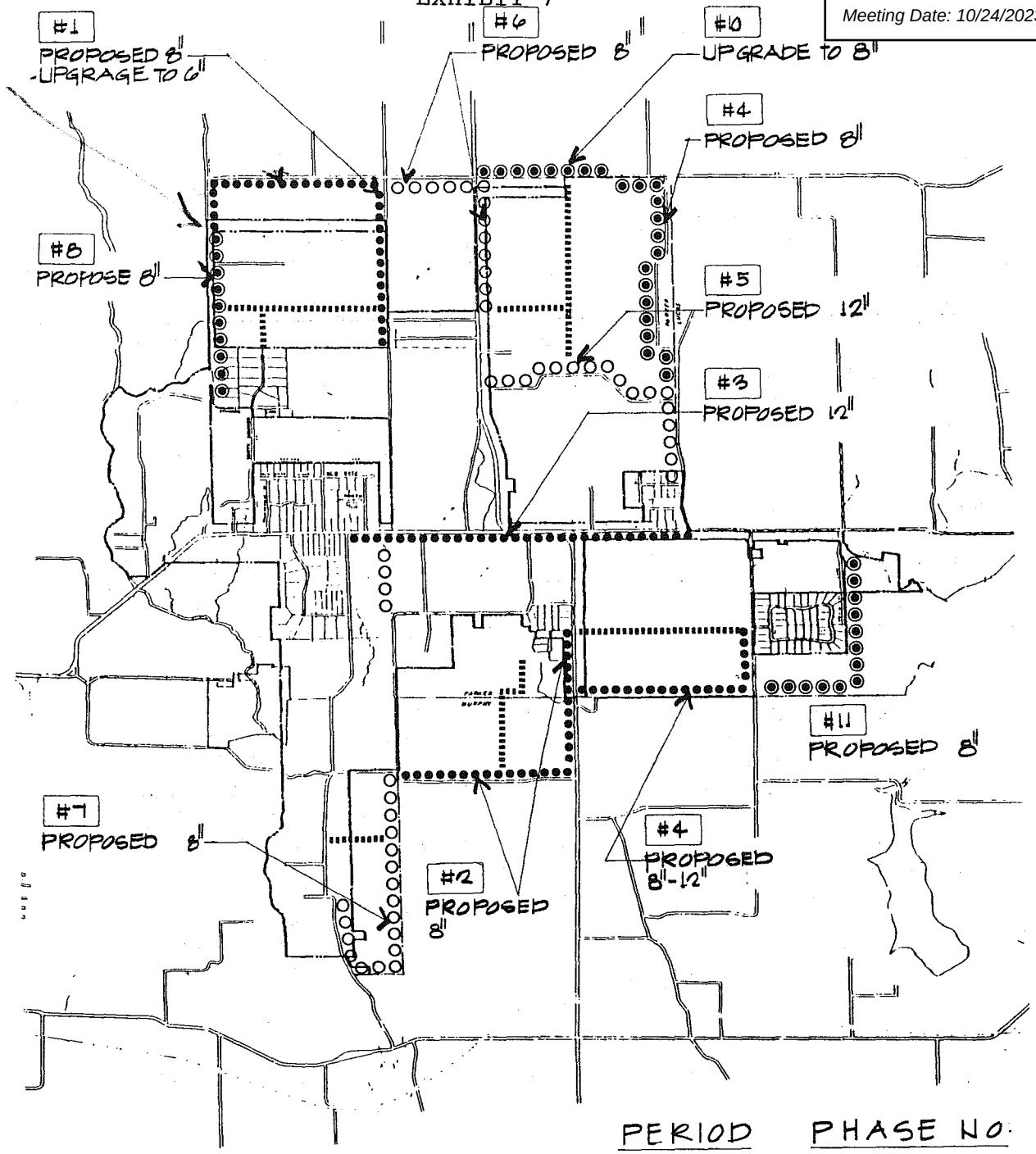
9.8.1 WATER SYSTEM PLAN

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

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

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

EXHIBIT 7



PERIOD	PHASE NO.
1986-1991	#1, #2, #3, #4
1992-1998	#5, #6, #7
1999-2005	#8, #9, #10, #11
INTERNAL TIES	

PROPOSED WATER LINES

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX

NORTH

0 1000 2000 4000 FT

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EXHIBIT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9.9 DEVELOPMENT PHASING AND POINTS

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

9.10 THOROUGHFARE PLAN

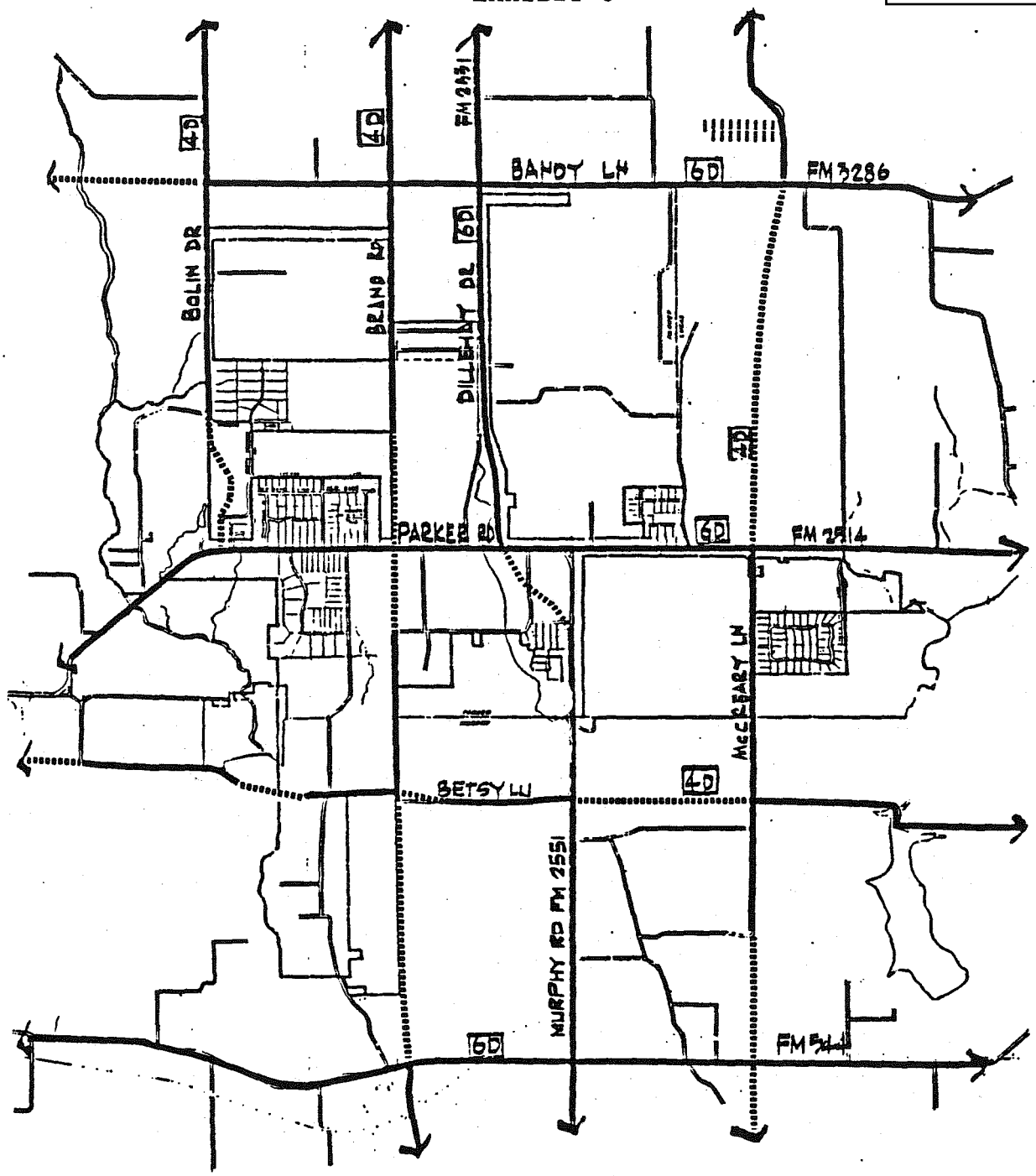
Major access to the City of Parker is from the west, from the population centers of Dallas and Plano. Most people having destinations in Parker will travel into the city along Parker Road, from the west and FM-544 from the west of the city, to either Brand Road, FM-2551 (Murphy Road) or McCreary Lane.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

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

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

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

EXHIBIT 8



PROPOSED THOROUGHFARE PLAN

COMPREHENSIVE PLAN - 2001

CITY OF PARKER
Collin County, TX

NORTH

0 1000 2000 4000 FT

JBG PLANNERS, INC.
Dallas, Texas

8
EXHIBIT

RECOMMENDATIONS FOR IMPLEMENTATION

PART IV. RECOMMENDATIONS FOR IMPLEMENTATION

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

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

10.0 GROUPS IDENTIFIED AS IMPLEMENTORS:

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

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

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

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

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

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

10.1 TOOLS FOR IMPLEMENTATION

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

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

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

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

10.2 RECOMMENDED ORDINANCE CHANGES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10.3 REVIEW AND UPDATE OF COMPREHENSIVE PLAN

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

10.3.1 PLAN EVALUATION:

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

10.3.2 PARTIAL UPDATING:

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

10.3.3 MAJOR UPDATING:

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

10.3.4 CONTINUOUS PLANNING:

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

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

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

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

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

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

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

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

10.4 LIST OF REQUIRED NEW ORDINANCES AND AGREEMENTS FOR IMPLEMENTATION

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

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

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

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

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

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

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

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

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

APPENDIX SECTION

APPENDIX I

CITY OF PARKER COMPREHENSIVE PLAN

STATISTICAL SUMMARY TO CITIZENS' QUESTIONNAIRE

Issue 1:

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

Issue 2:

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

Issue 3:

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

Issue 4:

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

Issue 5:

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

Issue 6:

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

Issue 7:

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

Issue 8:

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

Issue 9:

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

APPENDIX I

Issue 10:

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

Issue 11:

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

Issue 12:

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

Issue 13:

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

Issue 14:

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

Issue 15:

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

Issue 16:

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

Issue 17:

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

Issue 18:

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

Issue 19:

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

APPENDIX I

Issue 20:

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

Issue 21:

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

Issue 22:

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

Issue 23:

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

Issue 24:

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

Issue 25:

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

Issue 26:

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

Issue 27:

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

Issue 28:

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

Issue 29:

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

Issue 30:

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

APPENDIX I

Issue 31:

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

Issue 32:

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

Issue 33:

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

Issue 34:

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

Issue 35:

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

Issue 36:

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

APPENDIX II

CITY OF PARKER COMPREHENSIVE PLAN

THE DUAL IMPACT FEE CONCEPT

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

1 rapid growth and continuing trends toward suburbanization.

2 deteriorating infrastructure in established areas.

3 effects of inflation on traditional revenue sources, specifically the ad valorem property tax.

4 unwillingness of voters to pass bond programs not required to serve the existing population.

5 reluctance to local officials to impose higher taxes.

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

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

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

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

APPENDIX II

single family	2 bedroom	$ 458.00
single family	3 bedroom	538.00
single family	4 bedroom	580.00
single family	5 bedroom	620.00
single family	6+ bedrooms	660.00

office	up to 20,000 sf	$1,700.00
office	20,001 to 40,000 sf	2,500.00
office	40,001 to 66,000 sf	3.200.00
office	66,001 to 100,000 sf	4,500.00

special activities	up to 20,000 sf	$2,200.00
special activities	20,001 to 40,000 sf	2,700.00
special activities	40,001 to 66,000 sf	3,200.00
special activities	66,001 to 100,000 sf	3,700.00

per acre.....$8,200.00

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

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

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

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

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

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

APPENDIX II

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

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

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

APPENDIX III

CITY OF PARKER COMPREHENSIVE PLAN

DEVELOPMENT PHASING AND POINTS

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

1) **DISTANCE FROM WATER LINES:**
   within 1/2 mile = 3 points
   between 1/2 and 1 mile = 1 point
   over 1 mile = 0 points

2) **DISTANCE FROM PAVED ROAD:**
   Same as 1)

3) **HIKE AND BRIDLE TRAIL:**
   If continuous and connected with your site plan, then 3 points.

4) **TREES, SHRUBS, ETC.:**
   If rows of trees are planted along streets, then 3 points (on 50 foot on center).

5) **DISTANCE FROM FIRE HYDRANTS:**
   Minimum 300 foot lengths along streets between hydrants, then 3 points.

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

APPENDIX III

TABLE 9: POINT AND IMPACT FEE DETERMINATION EXAMPLE

1) distance from water line = 3/4 mile.....1 point

2) distance from paved road = 3/4 mile.....1 point

3) hike and bridle trail provided.....3 points

4) trees and shrubs provided as per plan reqts.....3 points

5) fire hydrants provided as per 300 feet o.c.....3 points

TOTAL POINTS.....11 POINTS

POINTS REQUIRED.....15 POINTS

DEFICIENCY POINTS..... 4 POINTS

REQUIRED POINT PENALTY @ 4 points x required dual impact fees = amount to be assessed by city.

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

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

ORDINANCE NO. 721
(Comprehensive Plan)

AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING AND RESTATING THE COMPREHENSIVE PLAN OF THE CITY; ADOPTING AND APPROVING A SERIES OF MAPS SETTING FORTH THE COMPREHENSIVE PLAN; INCLUDING BUT NOT LIMITED TO PROVISIONS FOR LAND USE, TRANSPORTATION, AND PUBLIC UTILITIES; DEFINING THE RELATIONSHIP BETWEEN THE COMPREHENSIVE PLAN AND THE CITY DEVELOPMENT REGULATIONS AND THE CONSISTENCY REQUIRED BETWEEN THE PLAN AND THE DEVELOPMENT REGULATIONS; RATIFYING THE ANNEXATION PLAN; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Parker ("City") desires to amend and restate the Comprehensive Plan of the City ("Plan") in order to recognize and respond to the realities of the past and projected growth of the City, the adjacent cities, and the nearby special districts; and

WHEREAS, the City may adopt a Comprehensive Plan forth the long range development of the City, as defined in this ordinance for both the content, and design of the Plan; and

WHEREAS, the Plan may be used to coordinate and guide the establishment of the development regulations of the City; and

WHEREAS, the Comprehensive Plan is adopted by this Ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the City Plan Commission has reviewed the Plan; and all other legal requirements have been met;

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

SECTION 1. MAPS. The maps identified in exhibit A attached hereto are approved as a part of this comprehensive plan, referred to herein as the Plan. The maps include, and are not limited to, the following:

A. Comprehensive Plan Map - This map shall illustrate future land use and include the following:
   (i) The boundaries of the city, and its Extra Territorial Jurisdiction ("ETJ").

(ii) The existing zoning, if developed and no change is contemplated, and the planned zoning, if undeveloped and/or not zoned or a change in zoning is contemplated.

(iii) The following legally required clearly visible statement:

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

B. Annexation Map - A map that illustrates the boundaries of the municipality and its extraterritorial jurisdiction.

(i) A copy of the map shall be kept in the office of the secretary or clerk of the City. A copy of the map shall also be kept in the office of the City Engineer.

(ii) (a) If the city annexes territory, the map shall be immediately corrected to include the annexed territory. The map shall be annotated to indicate:

(1) the date of annexation;

(2) the number of the annexation ordinance, if any; and

(3) a reference to the minutes or municipal ordinance records in which the ordinance is recorded in full.

(b) If the City's extraterritorial jurisdiction is expanded or reduced, the map shall be immediately corrected to indicate the change in the City's extraterritorial jurisdiction. The map shall be annotated to indicate:

(1) the date the City's extraterritorial jurisdiction was changed;

(2) the number of the ordinance or resolution, if any, by which the change was made; and

(3) a reference to the minutes or municipal ordinance or resolution records in which the ordinance or resolution is recorded in full.

C. The Zoning Map - showing:

(i) the boundaries of the City, and any additional area in the ETJ bound by the terms of a development agreement; and

(ii) The ordinance number, date, and zoning classification of each tract of land zoned by the City.

D. The Thoroughfare Map - showing:

Existing and planned right of ways, road easements, and major public utility easements within the City, and in the ETJ.

E. The Trails Map - showing:

Existing and planned trails within the City, and in the ETJ.

F. The Water Master Plan – showing:
Existing and Planned water mains and line sizes, and major water storage facilities.

SECTION 2. PUBLIC VIEW. All Maps shall be readily available for viewing at City Hall. The Zoning Map and the Comprehensive Plan Map shall be displayed in a location available to the public within City Hall.

SECTION 3. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN. The Plan may, in the future, be adopted or amended by ordinance passed after a public hearing conducted after public notice of the hearing not less than 10 days prior to the hearing by posting notice at City Hall and on the website of the City; and after a review and recommendation is received from the City Planning and Zoning Commission.

SECTION 4. EFFECT ON OTHER CITY PLANS. The existence of the City Comprehensive Plan does not limit the ability of the City to prepare other plans, policies, or strategies as required. The relationship of the Plan and the development regulations, and other plans, policies or strategies of the City may be determined in the discretion of the City Council on each specific development proposal brought before the City. The standards for determining the consistency required between the Plan and the development regulations will include a review of the proposal, its relationship to neighboring tracts, its requirements for road access and usage and utility services, and the best interest of the City, all as determined by the sound discretion of the City Council. The City Council is expected to apply development regulations in the form of zoning or development agreements in the best interest of the City with regard to each tract of land. Variations between the Comprehensive Plan, and the development of each tract may occur as the City Council considers the all of the factors of the development that exist at the time the proposal for development is received. The creation by the City Council of an additional zoning district, or districts, in the Comprehensive Zoning Ordinance of the City to accommodate current or future needs of the City is authorized by this Comprehensive Plan. The use of development agreements for property located in the extra-territorial jurisdiction of the City in compliance with the Texas Local Government Code is also authorized.

SECTION 5. ANNEXATION PLAN. This ordinance ratifies and approves the Annexation Plan of the City, which is:

"No annexation is planned which would require the type and nature of the annexation plan required by Local Government Code section 43.052. The City plans only to proceed under Subchapter C-1, ANNEXATION PROCEDURE FOR AREAS EXEMPTED FROM MUNICIPAL ANNEXATION PLAN."

The provisions of this Section 5 shall be posted on the City website as the "Annexation Plan" of the City.

SECTION 6. SEVERABILITY CLAUSE. It is hereby declared the intention of the City Council that if any section, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or otherwise illegal by the valid judgment or decree of any court of competent jurisdiction, such event shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this, since the same would have been enacted by the City Council without such unconstitutional or illegal phrase, clause, sentence, paragraph, or section.

SECTION 7. REPEALER CLAUSE. This Ordinance restates and amends all prior Comprehensive Plans, including Maps, and Comprehensive Plan ordinances prior to the date of this ordinance. All comprehensive planning ordinances, including their related plans and maps are repealed, and replaced by this Ordinance and the maps and plans approved herein.

SECTION 8. PUBLICATION. In accordance with Section 52.011 of the Local Government Code, the caption of this Ordinance shall be published either (a) in every issue of the official newspaper of the City of Parker for two days, or (b) one issue of the newspaper if the official newspaper is a weekly paper.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective upon publication as required in Section 8.

PASSED AND APPROVED this the 3rd day of March, 2015.

APPROVED:

Z MARSHALL, MAYOR

CITY OF PARKER COLLIN CO. TEXAS

ATTEST:

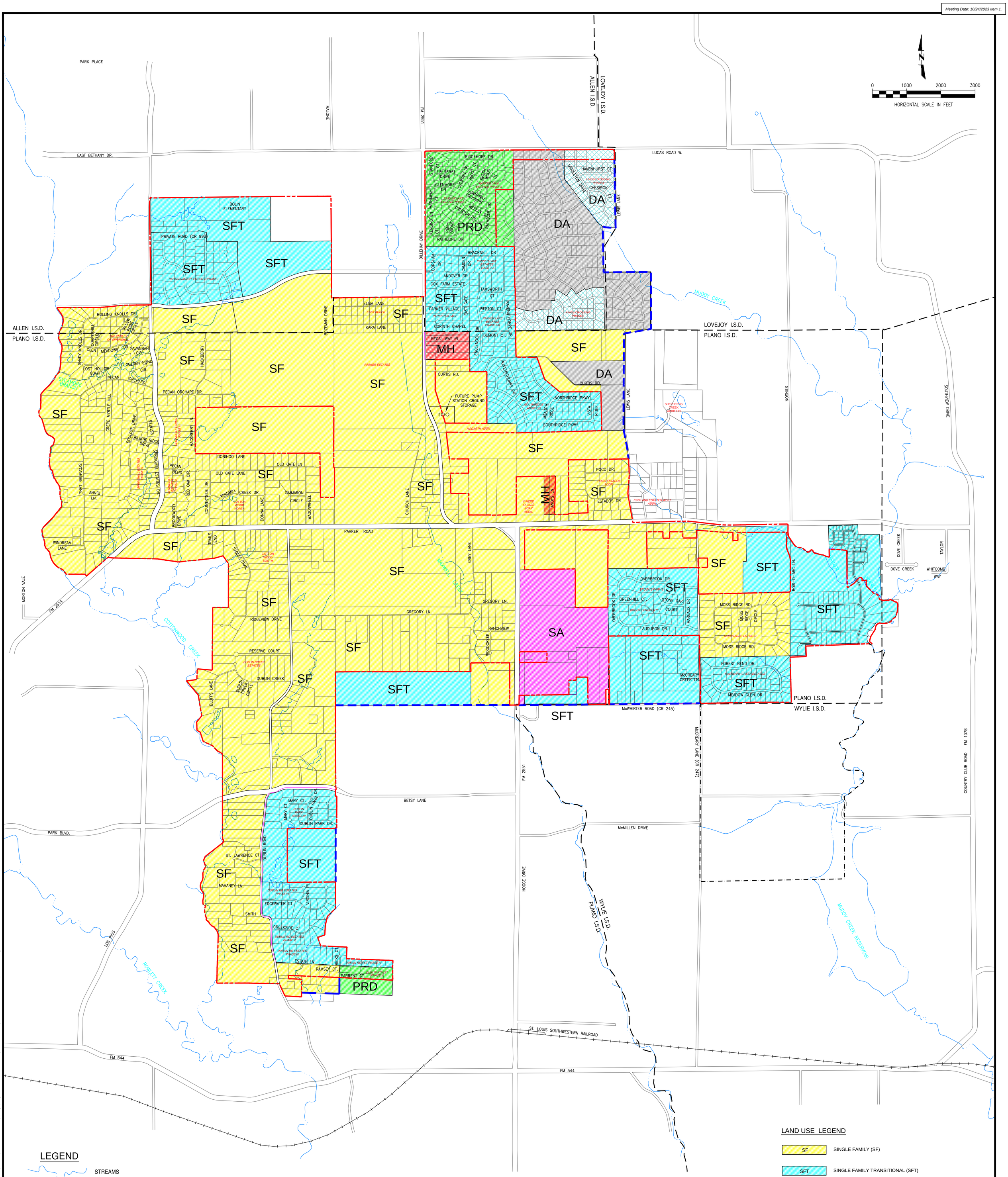
Carrie L. Smith

CARRIE L. SMITH, CITY SECRETARY

APPROVED AS TO FORM:

JAMES E. SHEPHERD, CITY ATTORNEY

COMPREHENSIVE PLAN MAP
CITY OF PARKER, TEXAS



LEGEND

- STREAMS
- STREETS
- CITY LIMITS
- RAILROAD
- SURVEY LINES
- ETJ BOUNDARY LINES

LAND USE LEGEND

- SF — SINGLE FAMILY (SF)
- SFT — SINGLE FAMILY TRANSITIONAL (SFT)
- PRD — PLANNED RESIDENTIAL DEVELOPMENT (PRD)
- MH — MANUFACTURED HOUSING (MH)
- SA — SPECIAL ACTIVITIES (SA)
- DA — DEVELOPMENT AGREEMENT (DA) (PLATTED)
- DA — DEVELOPMENT AGREEMENT (DA)

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES

PASSED BY PARKER CITY COUNCIL:
JANUARY 6, 2015, ORD. # 721

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 of the political subdivision for which it was prepared.

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

REVISIONS BY BIRKHOFF, HENDRICKS & CONWAY, L.L.P. : 10/08/08 -
ADDED STONEBRIDGE CREEK (EAST) & STONE HEATH (NORTH) SUBDIVISIONS
REVISED:07/10/01-ADD ORD. 491,492,497,499 AND AND DEVELOPMENTS
REVISED CITY LIMITS LINE
REVISED:02/15/01-REVISED CITY LIMITS, TRACTS ASPER ORD. 406 DISANNEXATION
PARKER LAKE ESTATES PHASE II

January 2015

PLOTTED BY: KBURKS ON 2/27/2015
PLOT STYLE: ----
PLOT SCALE: 1:1
H:\Projects\Parker\4096\204-2015 Mapping\City Council Exhibits\Parker Comprehensive Plan Map 2015.dwg
REVISED: 2/2/15 - KBURKS

ANNEXATION MAP / BOUNDARY MAP
CITY OF PARKER, TEXAS
ORDINANCES *

PASSED BY PARKER CITY COUNCIL
JANUARY 6, 2015, ORD. # 721

LEGEND

- ORIGINAL CITY LIMITS
- ABSTRACT LINES
- COURT JUDGEMENT AND AGREEMENT LINES
- CITY LIMITS
- 62 — ANNEXATIONS
- 40 — PREVIOUS ANNEXATIONS
- PARKER EXTRATERRITORIAL AREA
- DISANNEXATION AREA

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

*NOTE:
EXTRATERRITORIAL 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 of established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

January 2015

REVISED: 2/3/15 – KBURKS

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MAP NO.	ORDINANCE NO. OR OTHER	Date	Brief Description	Gross	Net	Acreage	Increase	Deed Acreage
		7/28/1968	Original Article of Incorporation					
1	115	11/4/1969	Parker Annexation					
2	118	11/4/1969	Parker Annexation					
3	110	3/2/1970	Parker Annexation					
4	111	3/2/1970	Parker Annexation					
5	112	3/1/1971	Parker Annexation					
6	113	3/1/1971	Parker Annexation					
7	120	6/21/1971	Parker Annexation					
8	124	9/27/1971	Parker Annexation					
9	125	9/27/1971	Parker Annexation					
10	127	10/11/1971	Parker Annexation					
10A		10/11/1971	Parker/Allen Boundary Agreement					
11	129	11/15/1971	Parker Annexation					
11A	Judgement	11/12/1971	Court Judgement, Parker/Allen					
12	130	11/15/1971	Parker Annexation					
13	133	2/21/1972	Parker Annexation					
14	146	1/15/1973	Parker Disannexation					
15	151	5/15/1973	Parker Annexation					
16	160	10/1/1973	Parker Annexation					
17	161	10/1/1973	Parker Annexation					
18	164	2/19/1974	Parker Annexation					
18A	Contract	8/6/1974	Parker/Wylie Boundary Contract					
18A1	171	8/6/1974	Authorizing Contracting with Neighboring Cities					
18B	Contract	8/6/1974	Parker/Lucas Boundary Contract					
19	174	10/1/1974	Parker Ordinance, Parker/Wylie Boundary, Contract					
19A	74-13	10/8/1974	Wylie Ordinance, Parker/Wylie Boundary					
20	175	10/15/1974	Parker Disannexation, Parker/Lucas Boundary					
20A	176	10/15/1974	Extraterritorial Boundary Line - Parker and Lucas					
21	177	10/15/1974	Parker Disannexation					
22	178	10/15/1974	Parker Ordinance, Parker/Allen Boundary					
22A	11-474	11/4/1974	Lucas Ordinance, Parker/Lucas Boundary					
23	191	5/22/1975	Parker Annexation					
23A	Resolution	6/5/1975	Murphy Resolution, Parker/Murphy Boundary					
23B	Judgement	6/22/1975	Court Judgement, Parker/Murphy Boundary					
23C	197	11/18/1975	Parker Annexation					
23D	4-384 Resolution	4/8/1984	Parker Resolution, Parker/Murphy Boundary					
24	270	10/23/1984	Parker Annexation					
24A	286	8/26/1986	Parker Annexation					
24B	318	11/6/1988	Parker Annexation					
25	319	1/1/1989	Parker Annexation					
25A	93-01-11	1/11/1993	Lucas Ordinance, Release of area to Parker					
26	361	6/14/1994	Parker Annexation-Portion Disannexed by Ordinance No. 396					
27	362	7/12/1994	Parker Annexation					
28	363	7/12/1994	Parker Annexation					
29	364	7/12/1994	Parker Annexation-Disannexed by Ordinance No. 396					
30	365	7/12/1994	Parker Annexation					
31	366	7/12/1994	Parker Annexation-Disannexed by Ordinance No. 396					
32	367	7/12/1994	Parker Annexation-Portions Disannexed by Ordinance No. 396					
33	368	7/12/1994	Parker Annexation-Portions Disannexed by Ordinance No. 396					
34	369	7/12/1994	Parker Annexation					
35	370	9/13/1994	Parker Annexation-Disannexed by Ordinance No. 396					
36	371	9/13/1994	Parker Annexation-Portions Disannexed by Ordinance No. 396					
37	372	9/22/1994	Parker Annexation-Portions Disannexed by Ordinance No. 396					
38	376	12/13/1994	Parker Annexation					
39	377	12/13/1994	Parker Annexation-Disannexed by Ordinance No. 396					
40	378	12/13/1994	Parker Annexation					
41	386	9/7/1995	Parker Annexation					
42	391	9/19/1995	Parker Annexation-Disannexed by Ordinance No. 396					
43	396	1/23/1996	Parker Disannexations					
44	R-No. 012396	2/26/1996	Parker Adoption of City Limit Map					
45	R-No. 07226-96	1/23/1996	Parker Rescinding Adoption of City Limit Map					
46	411	12/10/1996	Parker Annexation					
47	416	6/10/1997	Parker Annexation					
48	395	11/5/1996	Parker Annexation-Procedural errors, Repealed by Ordinance No. 393					
49	393	11/5/1996	Repealing Parker's Ordinance No. 395					
50	402	5/28/1996	Disannexation					
51	406	10/8/1996	Disannexation and Repealing Ordinance No. 391					
52	440	7/14/1998	Parker Annexation					
53	443	9/11/1998	Parker Annexation					
54	416	6/10/1998	Parker Annexation					
			ANNEXATIONS 1997-2014					
55	411	1/17/1997	188.785 Acres in the Sherwood Herring Survey, Abstract No. 404	188.785 Acres				183.879
56	416	1/24/2001	41.812 Acres in the Josh Butler Survey, Abstract No. 46 and the Charles F.M. Gooderin Survey, Abstract No. 353					41.043
57	438	1/24/2001	148.710 Acres in the A.J. Tucker Survey, Abstract No. 910	147.710 Acres				148.71
58	440	1/24/2001	19.80 Acres in the Mary Scott Survey, Abstract No. 859	19.80 Acres				19.838
59	443	1/24/2001	47.254 Acres in the R.C. Whisenant Survey, Abstract No. 1012	47.254 Acres				48.358
60	456	3/20/1998	39 Acres in the Phillip Anderson Survey, Abstract No. 10	39 Acres				41.483
61	464	1/24/2001	19.270 Acres in the Mary Scott Survey, Abstract No. 859 and the G.H. Pegues Survey, Abstract No. 699	19.270 Acres				19.225
62	471	1/28/2002	8.837 Acres in the Mary Scott Survey, Abstract No. 859	8.837 Acres				8.263
63	472	1/28/2002	36.586 Acres in the S.E. Donaldson Survey, Abstract No. 277	36.586 Acres				51.691
64	491	1/24/2001	24.958 Acres in the Martin Hearn Survey, Abstract No. 426	24.958 Acres				29.912
65	492	11/14/2002	128.30 Acres in the A.J. Tucker Survey, Abstract No. 425	128.30 Acres				162.186
66	497	1/27/2003	104.012 Acres in the Lewis M. Marshall Survey, Abstract No. 594 and the William Patterson Survey, Abstract No. 716	104.012 Acres				104.012
67	499	3/13/2001	36.541 Acres in the S.E. Donaldson Survey, Abstract No. 277	36.541 Acres				36.541
68	504	5/8/2001	4.178 Acres in the A.J. Tucker Survey, Abstract No. 910	4.178 Acres				76.398
69	561	1/27/2004	Extraterritorial Boundary Line - Parker and Lucas					36.476
70	566	1/22/2006	120.3202 Acres in the Richard Sparks Survey, Abstract No. 850	120.3202 Acres				122.021
71	574	8/8/2005	123.215 Acres in the S.E. Donaldson Survey, Abstract No. 278 and the Martin Hearn Survey, Abstract No. 425	123.215 Acres				No Closure
72	596	8/30/2006	78.2903 Acres in the T. Lewis Survey, Abstract No. 529	78.2903 Acres				78.648
73	611	8/21/2007	Parcels 84 and 88 of the McCreary Road Right-Of-Way Acquisition					1.97
74	614	10/23/2007	96.595 Acres in the Squire T. Lewis Survey, Abstract No. 529	96.595 Acres				96.792
75	616	11/27/2007	48.6223 Acres in the Ann S. Hurt Survey, Abstract No. 428	48.6223 Acres				48.779
76	636	10/14/2008	7.706 Acres in the Richard Sparks Survey, Abstract No. 850 and the Squire T. Lewis Survey, Abstract No. 529	7.706 Acres				7.706
77	679	6/17/2010	6.353 Acres in the Richard Sparks Survey, Abstract No. 850	6.353 Acres				6.353
78	680	6/10/1998	6.353 Acres in the Richard Sparks Survey, Abstract No. 850 (Amended Plat)	6.353 Acres				6.353
79	681	8/7/2012	52.57 Acres in the Ann Hurt Survey, Abstract No. 428	52.57 Acres				52.57
80	716	10/21/2014	50.104 Acres in the George W. Easlies Survey, Abstract No. 330 and the Sury E. Donaldson Survey, Abstract No. 278	50.104 Acres				50.104
81	721	1/6/2015	COMPREHENSIVE PLAN					

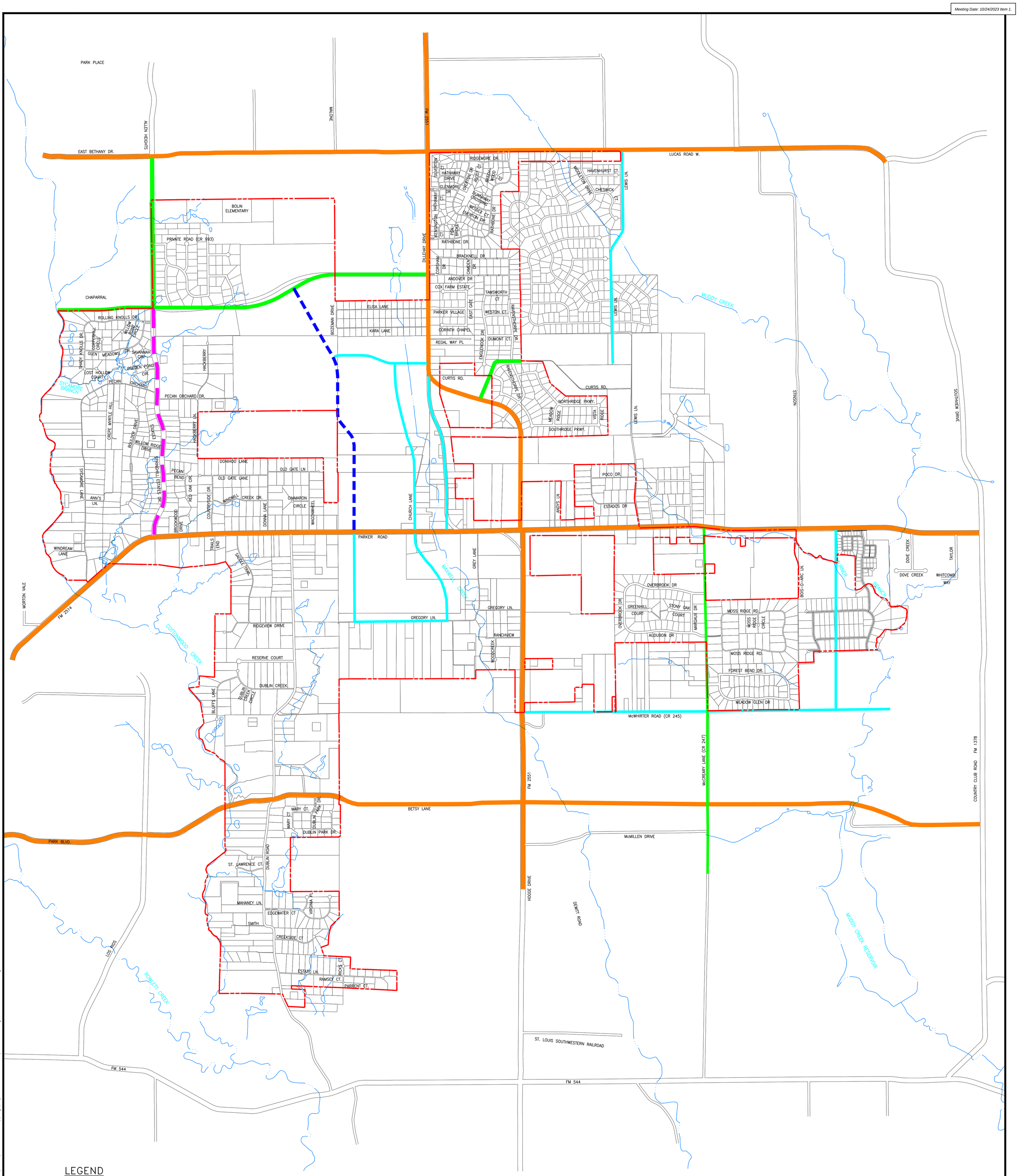
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HORIZONTAL SCALE IN FEET

PARK PLACE
EAST BETHANY DR.
MALONE
FM 2551
LUCAS ROAD W.
BOLIN ELEMENTARY
PRIVATE ROAD (CR 993)
DILLEHAY DRIVE
LEWIS LN.
LONESOME DOVE ESTATES
MUDDY CREEK
CURTIS RD.
SUNSON
SOUTHVIEW DRIVE
MORTON VALE
FM 3514
COTTONWOOD CREEK
PARKER ROAD
MAYWELL
GREGORY LN.
RIDGEVIEW DRIVE
RESERVE COURT
DUBLIN CREEK
RANCHVIEW
WOODCREEK
McWHIRTER ROAD (CR 245)
McCREARY CREEK LN.
McCREARY LANE (CR 247)
DOVE CREEK
WHITCOMB WAY
TAYLOR
COUNTRY CLUB ROAD
FM 1378
BETSY LANE
PARK BLVD.
McMILLEN DRIVE
HOGGE DRIVE
DEWITT ROAD
LOS RIOS
ROWLETT CREEK
ST. LOUIS SOUTHWESTERN RAILROAD
FM 544

PRD 17 — RIDGEMORE DR., HATHAWAY DRIVE, GLENMORE DR., KENSINGTON HATHAWAY CT., SILVERTON CT., OVERTON DR., ASCOT CT., BECKAL WOOD CT., QUINNAWAY CROSSING, WESSEX CT., QUARTON DR., PEN BROOKE CT., RATHBONE DR., RATHBONE DR.
PRD 6 — PARKER LAKE ESTATES PHASE 2A
DA 23 — HAVENHURST CT., KINGS CROSSING PHASE 1, CHESWICK CT., MIDDLETON DRIVE
DA — MIDDLETON DRIVE, HOLBROOK CIRCLE, ASHFORD COURT, WESTFIELD DRIVE
SFT 16 — BRACKNELL DR., CORSHAM DR., CAMDEN DR., ANDOVER DR., COX FARM ESTATE, TAMSWORTH CT., EAST GATE, WESTON CT., PARKER VILLAGE PHASE 1, CORINTH CHAPEL, PARKER LAKE ESTATES PHASE 2A
SFT 10 — ELISA LANE, KARA LANE, PARKER ESTATES
SFT 1 — DUMONT CT., RAVENSTHORPE DR., ENGLEMOOR DR.
SFT 19 — NORTHRIDGE PKWY., SOUTHRIDGE PKWY., MEADOW RIDGE, SOUTHRIDGE ADDITION, VISTA RIDGE, HOGARTH ADDN.
MHD — REGAL WAY PL.
MHD — WHERE EAGLES SOAR ADDN.
SF 1 — POCO DR., POCO ESTATES ADDN., ESTADOS DR., KIRKLAND ESTATES WEST ADDN.
SF 1 — SHEPHERDS CREEK ADDITION
SF 1 — ROLLING KNOLLS DR., THE KNOLLS, SHADY KNOLLS DR., COPPERHILL CIR., MILLOW MEADOW CIRCLE, GLEN MEADOWS DR., SAVANNAH CIR., GOLDEN POND CIR., LOST HOLLOW COURT, PECAN ORCHARD CIR., SYCAMORE BRANCH
SF 1 — HACKBERRY, PECAN ORCHARD DR., HACKBERRY LN., CREPE MYRTLE HILL, BOULDER DRIVE, WILLOW RIDGE DRIVE, SPRINGHILL ESTATES, SPRINGHILL ESTATES DR., SPRINGHILL ESTATES PHASE 1, SPRINGHILL ESTATES PHASE 2, SPRINGHILL FARMS PHASE 1, SYCAMORE LANE, ANN'S LN.
SF 1 — DONIHOO LANE, OLD GATE LN, OLD GATE LANE, PECAN BEND CIR., RED OAK, COUNTRYSIDE DR., WINDMILL CREEK DR., CIMMARON CIRCLE, DONNA LANE, WAGONWHEEL, BROOKWOOD DRIVE, COTTON WOOD NORTH
SF 1 — WINDREAM LANE, TRAILS END, SADDLE TRAIL, COTTON WOOD SOUTH
SF 1 — CHURCH LANE
SF 1 — GREY LANE
SF 1 — BLUFFS LANE, DUBLIN CREEK CIRCLE, DUBLIN CREEK ESTATES
SF 1 — MAHANEY LN., SMITH
SF 1 — CREEKSIDE CT., DUBLIN RD. ESTATES PHASE IV, DUBLIN RD. ESTATES PHASE V, ESTATE LN., RAMSEY CT., RICKS CT., DUBLIN RD. ESTATES PHASE VI, PARRENT CT.
SF 24 — ST. LAWRENCE CT.
SF 1 — DUBLIN PARK DR., MARY CT., DUBLIN PARK ADDITION
SF 1 — EDGEWATER CT., VIRGINIA PL., DUBLIN RD. ESTATES PHASE I
SF 1 — ELISA LANE, EASY ACRES
SF 1 — PARKER ESTATES
SF 1 — HACKBERRY
SF 1 — DUBLIN RD. ESTATES PHASE III
SF 1 — DUBLIN RD. ESTATES PHASE II
SF 1 — MOSS RIDGE RD., MOSS RIDGE CIRCLE, MOSS RIDGE ESTATES
SF 1 — FOREST BEND DR., WILDFIRE CREEK ESTATES
SFT 22 — BOIS D'ARC LN.
SFT 11 — MOSS RIDGE RD.
SFT 18 — OVERBROOK DR., BROOK'S PARKS
SFT 15 — GREENHILL CT., STONY OAK COURT, BROOKS PROPERTY, MARQUIX DR., AUDUBON DR.
SFT 20 — MEADOW GLEN DR.
SA 3 — WINDSOR LN.
A-O — GREGORY LN.
A-O — MAYWELL
A-O — GREY LANE
A-O — CHURCH LANE
A-O — DUBLIN ROAD
A-O — BRANCH
A-O — SYCAMORE BRANCH
A-O — COTTONWOOD CREEK
A-O — ROWLETT CREEK
A-O — MUDDY CREEK
A-O — DOVE CREEK
A-O — BRANCH
A-O — BRANCH
A-O — BRANCH



LEGEND

- M6D: 6 LINE 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.
- RESIDENTAIL COLLECTOR - 85 FT. R.O.W. (32 FT. PAVEMENT)
- CITY LIMIT

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

THOROUGHFARE PLAN
CITY OF PARKER, TEXAS

PARKER

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

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

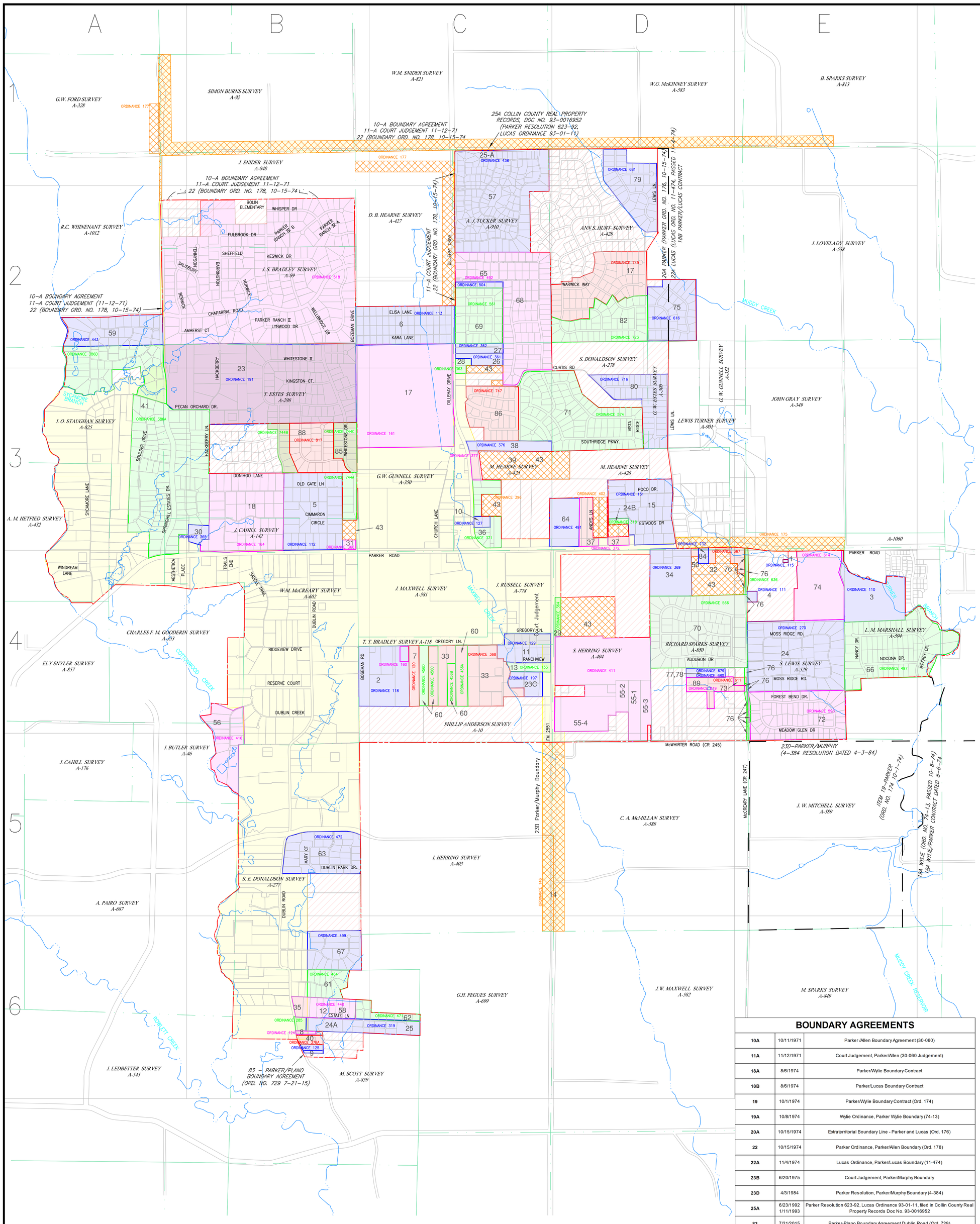
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January 2015

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REVISED: 2/2/15 - KBURKS



ANNEXATIONS

MAP NO.	GRID	ORDINANCE NO.	Date	Brief Description
			2/28/1968	Original Article of Incorporation
1	E4	115	11/4/1969	Parker Annexation
2	C4	118	11/4/1969	Parker Annexation
3	E4	110	3/2/1970	Parker Annexation
4	E4	111	3/2/1970	Parker Annexation
5	B3	112	3/1/1971	Parker Annexation
6	C2	113	3/1/1971	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	11/151971	Parker Annexation
12	B6	130	11/15/1971	Parker Annexation
13	C4	133	2/21/1972	Parker Annexation
15	D3	151	5/15/1973	Parker Annexation
16	C4	160	10/2/1973	Parker Annexation
17	C3	161	10/2/1973	Parker Annexation
18	B3	164	2/19/1974	Parker Annexation
23	B3	191	5/20/1975	Parker Annexation
23C	C4	197	11/19/1975	Parker Annexation
24	E4	270	10/23/1984	Parker Annexation
24A	B6	285	8/26/1986	Parker Annexation
24B	D3	318	11/8/1988	Parker Annexation
25	C6	319	1/1/1989	Parker Annexation
26	C2	361	6/14/1994	Parker Annexation-Portion Disannexed by Ordinance No. 396
27	C2	362	7/12/1994	Parker Annexation
28	C2	363	7/12/1994	Parker Annexation
29	D4	364	7/12/1994	Parker Annexation-Disannexed by Ordinance No. 396
30	B3	365	7/12/1994	Parker Annexation
31	B3	366	7/12/1994	Parker Annexation-Disannexed by Ordinance No. 396
32	D4	367	7/12/1994	Parker Annexation-Portions Disannexed by Ordinance No. 396
33	C4	368	7/12/1994	Parker Annexation-Portions Disannexed by Ordinance No. 396
34	D4	369	7/12/1994	Parker Annexation
35	B6	370	9/13/1994	Parker Annexation-Disannexed by Ordinance No. 396
36	C3	371	9/13/1994	Parker Annexation-Portions Disannexed by Ordinance No. 396
37	D3	372	9/20/1994	Parker Annexation-Portions Disannexed by Ordinance No. 396
38	C3	376	12/13/1994	Parker Annexation
39	C3	377	12/13/1994	Parker Annexation-Disannexed by Ordinance No. 396
40	B6	378	12/13/1994	Parker Annexation
41	A3	386	9/7/1995	Parker Annexation
42	-	391	9/19/1995	Parker Annexation-Disannexed by Ordinance No. 406
44	-	R-No. 012396	2/261996	Parker Adoption of City Limit Map
45	-	R-No. 0226-96	1/23/1996	Parker Rescinding Adoption of City Limit Map
48	-	385	11/5/1995	Parker Annexation-Procedural errors, Repealed by Ordinance No. 393
49	-	393	11/5/1995	Repealing Parker's Ordinance No. 385
55	D4	411	1/17/1997	188.765 Acres in the Sherwood Herring Survey, Abstract No. 404
56	B5	416	1/24/2001	41.812 Acres in the Joab Butler Survey, Abstract No. 46 and the Charles F.M. Gooderin Survey, Abstract No. 353
57	C1	438	1/24/2001	148.710 Acres in the A.J. Tucker Survey, Abstract No. 910
58	B6	440	1/24/2001	19.80 Acres in the Mary Scott Survey, Abstract No. 859
59	A2	443	1/24/2001	47.254 Acres in the R.C. Whisenant Survey, Abstract No. 1012
60	C4	456	3/30/1999	39 Acres in the Phillip Anderson Survey, Abstract No. 10
61	B6	464	1/24/2001	19.270 Acres in the Mary Scott Survey, Abstract No. 859 and the G.H. Pegues Survey, Abstract No. 699
62	C6	471	1/28/2002	8.837 Acres in the Mary Scott Survey, Abstract No. 859
63	B5	472	1/28/2002	36.588 Acres in the S.E. Donaldson Survey, Abstract No. 277
64	D3	491	1/24/2001	24.958 Acres in the Martin Hearn Survey, Abstract No. 426
65	C2	492	11/14/2000	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 Patterson Survey, Abstract No. 716
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
68A	B2	518	2/6/2002	399.7 Acres in the John Snyder Survey, Abstract No. 848
69	C2	561	12/7/2004	36.476 Acres in the J. Tucker Survey, Abstract No. 910
70	D4	566	2/22/2005	120.3202 Acres in the Richard Sparks Survey, Abstract No. 850
71	D3	574	8/9/2005	123.215 Acres in the S.E. Donaldson Survey, Abstract No. 278 and the Martin Hearn Survey, Abstract No. 425
72	E4	596	5/30/2006	78.2903 Acres in the T. Lewis Survey, Abstract No. 529
73	D4	611	8/21/2007	Parcels 9A and 9B of the McCreary Road Right-Of-Way Acquisition
74	E4	614	10/23/2007	56.555 Acres in the Squire T. Lweis Survey, Abstract No. 529
75	D2	616	11/27/2007	48.6223 Acres in the Ann S. Hurt Survey, Abstract No. 428
76	D3,4	636	10/14/2008	7.706 Acres in the Richard Sparks Survey, Abstract No. 850 and the Squire T. Lewis Survey, Abstract No. 529
77	D4	679	6/17/2012	6.353 Acres in the Richard Sparks Survey, Abstract No. 850
78	D4	680	6/10/1998	6.353 Acres in the Richard Sparks Survey, Abstract No. 850 (Amended Plat)
79	D1	681	8/7/2012	52.57 Acres in the Ann Hurt Survey, Abstract No. 428
80	D3	716	10/21/2014	50.104 Acres in the George W. Eastes Survey, Abstract No. 300 and the Surry E. Donaldson Survey, Abstract No. 278
82	D2	723	2/3/2015	56.5062 Acres in the Ann S. Hurt Survey, Abstract No. 428. King's Crossing Addition
84	D4	732	9/29/2015	2.826 Acres in the Richard Spark Survey, Abstract No. 850.
85	B3	744	3/13/2017	40.144 Acres in the Thomas Estes Survey, Abstract No. 298. Whitestone Estates.
86	C3	747	5/9/2017	45.5 Acres in the Martin Hearn Survey, Abstract No. 425. Reserve at Southridge.
87	D2	749	7/11/2017	71 Acres in the Ann S. Hurt Survey, Abstract No. 428. King's Crossing Phase 4
88	B3	817	6/7/2022	38.778 Acres in the Thomas Estes Survey, Abstract No. 298.
89	D4	819	6/7/2022	14.926 Acres in Richard Sparks Survey, Abstract No. 850.

DISANNEXATIONS

14	-	146	1/16/1973	Parker Disannexation
20	-	175	10/15/1974	Parker Disannexation, Parker/Lucas Boundary
21	-	177	10/15/1974	Parker Disannexation
43	-	396	1/23/1996	Parker Disannexations
50	-	402	5/28/1996	Disannexation
51	-	406	10/8/1996	Disannexation and Repealing Ordinance No. 391

BOUNDARY AGREEMENTS

10A	10/11/1971	Parker /Allen Boundary Agreement (30-060)
11A	11/12/1971	Court Judgement, Parker/Allen (30-060 Judgement)
18A	8/6/1974	Parker/Wylie Boundary Contract
18B	8/6/1974	Parker/Lucas Boundary Contract
19	10/1/1974	Parker/Wylie Boundary Contract (Ord. 174)
19A	10/8/1974	Wylie Ordinance, Parker Wylie Boundary (74-13)
20A	10/15/1974	Extraterritorial Boundary Line - Parker and Lucas (Ord. 176)
22	10/15/1974	Parker Ordinance, Parker/Allen Boundary (Ord. 178)
22A	11/4/1974	Lucas Ordinance, Parker/Lucas Boundary (11-474)
23B	6/20/1975	Court Judgement, Parker/Murphy Boundary
23D	4/3/1984	Parker Resolution, Parker/Murphy Boundary (4-384)
25A	6/23/1992 1/11/1993	Parker Resolution 623-92, Lucas Ordinance 93-01-11, filed in Collin County Real Property Records Doc No. 93-0016952
83	7/21/2015	Parker-Plano Boundary Agreement Dublin Road (Ord. 729)

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

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HORIZONTAL SCALE IN FEET

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

ANNEXATION MAP / BOUNDARY MAP
CITY OF PARKER, TEXAS

October 2022

This is to certify that this is the Annexation/Boundary Map of the city as adopted by Ordinance Number 826.

PARKER

MAYOR

DATE

ATTESTED BY CITY SECRETARY

DATE

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ZONING MAP
CITY OF PARKER, TEXAS

MAP NO.	ZONING ORDINANCE NO.	Date	ZONING CLASSIFICATION
1	242A	1/13/1987	COMPREHENSIVE ZONING ORDINANCE 1987-2000
2	283	6/10/1986	SINGLE FAMILY RESIDENTIAL (SF)
3	413	12/10/1996	SPECIAL ACTIVITIES DISTRICT (SA)
4	442	7/28/1998	SINGLE FAMILY RESIDENTIAL (SF)
5	444	8/11/1998	SINGLE FAMILY RESIDENTIAL (SF)
6	460	5/25/1999	PLANNED RESIDENTIAL DEVELOPMENT (PRD)
7	466	8/12/1999	SINGLE FAMILY RESIDENTIAL (SF)
8	474	11/9/1999	SINGLE FAMILY RESIDENTIAL (SF)
9	475	11/9/1999	SINGLE FAMILY RESIDENTIAL (SF)
	483	6/6/2000	COMPREHENSIVE ZONING ORDINANCE 2000
10	496	10/11/1971	SINGLE FAMILY TRANSITIONAL (SFT)
11	500	3/20/2001	SINGLE FAMILY TRANSITIONAL (SFT)
12	501	3/27/2001	SINGLE FAMILY TRANSITIONAL (SFT)
13	502	3/27/2001	SINGLE FAMILY TRANSITIONAL (SFT)
14	506	5/29/2001	SINGLE FAMILY TRANSITIONAL (SFT)
15	514	11/13/2001	SINGLE FAMILY TRANSITIONAL (SFT)
16	546	9/23/2003	SINGLE FAMILY TRANSITIONAL (SFT)
17	563	1/11/2005	PLANNED RESIDENTIAL DEVELOPMENT (PRD)
18	568	3/8/2005	SINGLE FAMILY TRANSITIONAL (SFT)
19	575	9/13/2005	SINGLE FAMILY TRANSITIONAL (SFT)
20	600	8/22/2006	SINGLE FAMILY TRANSITIONAL (SFT)
21	610	9/25/2007	SINGLE FAMILY RESIDENTIAL (SF)
22	615	10/30/2007	SINGLE FAMILY TRANSITIONAL (SFT)
23	617	12/4/2007	SINGLE FAMILY TRANSITIONAL (SFT)
24	628	8/12/2008	SINGLE FAMILY RESIDENTIAL (SF)
25	637	10/14/2008	SINGLE FAMILY RESIDENTIAL (SF)
26	680	6/17/2012	SINGLE FAMILY TRANSITIONAL (SFT)
27	723	2/3/2015	SINGLE FAMILY TRANSITIONAL (SFT)
28	726	4/21/2015	SINGLE FAMILY TRANSITIONAL (SFT)
29	732	9/29/2015	SINGLE FAMILY RESIDENTIAL (SF)
30	483	6/6/2000	SINGLE FAMILY TRANSITIONAL (SFT)
31	483	6/6/2000	SINGLE FAMILY RESIDENTIAL (SF)
32	483	6/6/2000	SINGLE FAMILY RESIDENTIAL (SF)
33	483	6/6/2000	SINGLE FAMILY TRANSITIONAL (SFT)
34	483	6/6/2000	SINGLE FAMILY RESIDENTIAL (SF)
35	825	9/20/2022	SINGLE FAMILY RESIDENTIAL (SF)

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)

LEGEND

- STREAMS
- STREETS
- CITY LIMITS
- RAILROAD
- SURVEY LINES
- ETJ BOUNDARY LINES

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

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October 2022

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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DATE: Sept 20, 2022
ORDINANCE # 827

This is to certify that this is the Zoning Map referred to in Section 1B of Ordinance Number 403 of the city as amended by Ordinance Number 827.

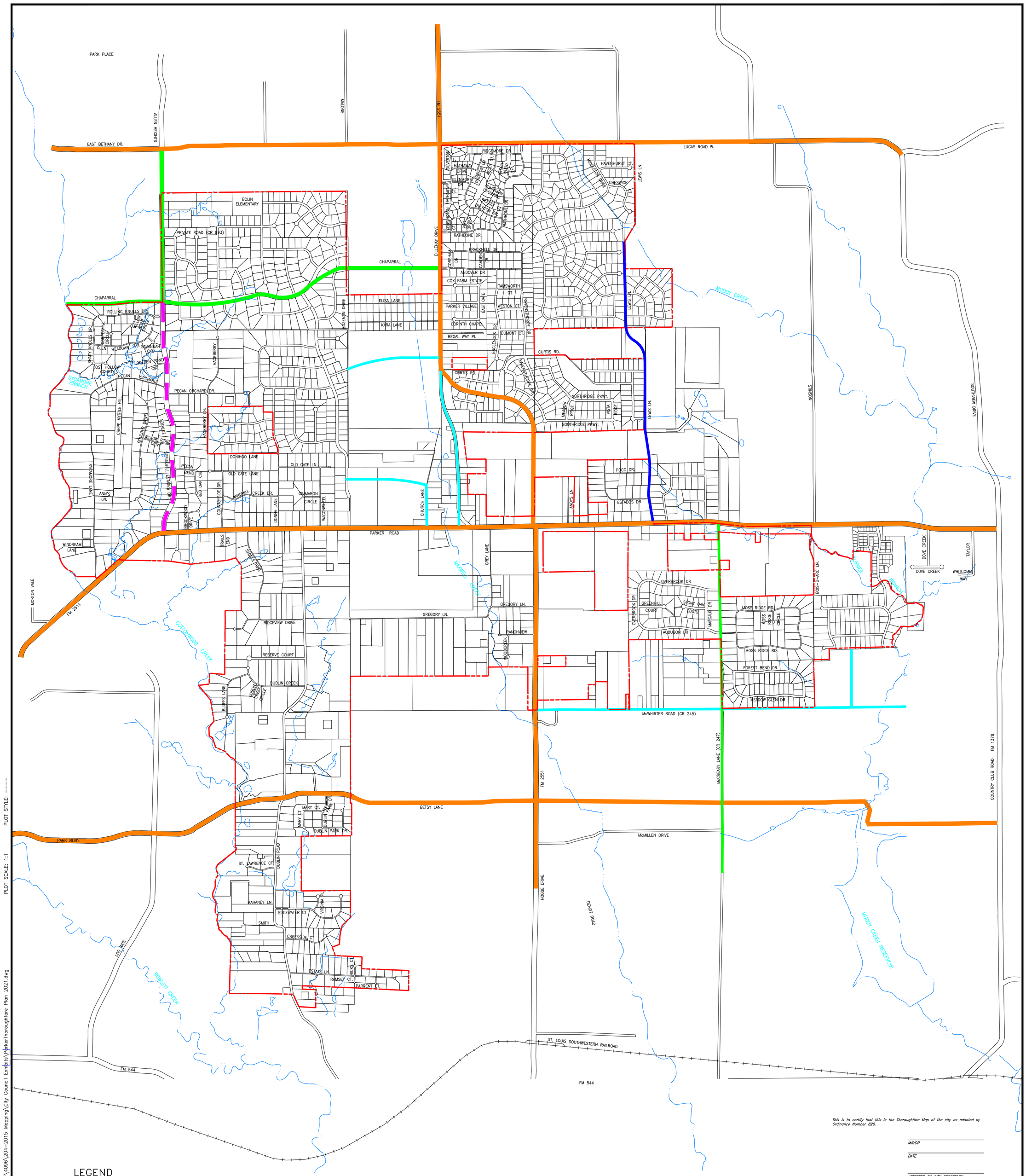
MAYOR

DATE

ATTESTED BY CITY SECRETARY

DATE

REVISED: 10/3/22 – DHWANG H:\Projects\Parker\4096\260--2019 Mapping\City Council Exhibits\Parker Zoning Map 2022.dwg PLOT SCALE: 1:1 PLOT STYLE: ---- PLOTTED BY: KEN BURKS ON 10/14/2022



PLOT STYLE: ----

PLOT SCALE: 1:1

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REVISED: 10/3/22 - DHWANG

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.

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

THOROUGHFARE PLAN
CITY OF PARKER, TEXAS

PARKER

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

This is to certify that this is the Thoroughfare Map of the city as adopted by Ordinance Number 828.

MAYOR

DATE

ATTESTED BY CITY SECRETARY

DATE

DATE: Sept 20, 2022
ORDINANCE # 828

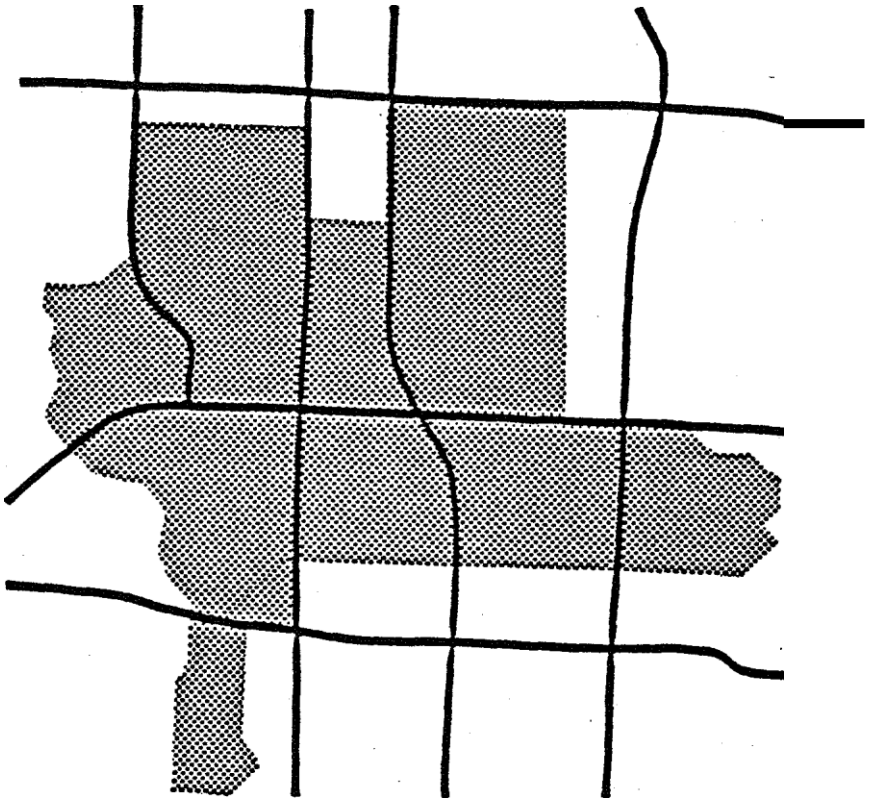
NOTE: ADDITIONAL COLLECTOR STREETS MAY BE REQUIRED AT TIME OF DEVELOPMENT.

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October 2022



CITY OF PARKER

COMPREHENSIVE **PLAN**

CITY OF PARKER

On (insert date) the Parker City Council adopted a Comprehensive Plan to guide the growth and development of our city over the next several years. It is contemplated this Plan should be reviewed and up-dated every five to seven years to assure that it meets the needs of the citizens.

Many people have worked on this Plan and deserve special recognition.

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

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

Very truly yours,

APPROVED COMPREHENSIVE PLAN

for the

CITY OF PARKER, TEXAS

Prepared by:

JBG PLANNERS, INC

and

CITY AND REGIONAL PLANNINGINSTITUTE OF URBAN STUDIES

UNIVERSITY OF TEXAS AT ARLINGTON

(AS EDITED BY THE CITY OF PARKER)

CITY OF PARKER COMPREHENSIVE PLAN

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EXECUTIVE SUMMARY

PART I EXECUTIVE SUMMARY

A. PURPOSE OF THE PLAN

The information within this report supports and describes a comprehensive plan fora 20 year time frame projected to the Year 2042. It incorporates information about existing conditions, including historical, physical, social, and environmental data. The plan establishes proposed development for the future land uses and recommends strategies for implementation. The purpose of the report is to:

1. Establish a plan as a guide for controlling all future growthand land uses in the city.

2. Develop guidelines for city staff and officials in making day today development and zoning decisions.

3. Present documentation to the public to display the city government's short- and long-term intentions which will beable to:

   a) Coordinate the different functions, inter-relationships, andmechanisms among city departments.

   b) Minimize potential conflicts about land use decisions between cities and their adjacent land areas.

4. Establish sound fiscal recommendations, linked to the plan, which will allow the build-up of revenues to enable the financing of public needs without incurring a rapid increase ofcity taxes in the near future.

B. LOCATION AND GROWTH OF THE CITY

The City of Parker, with its present population of approximately 5200 lies along the North Central Expressway (I-75) corridor on the northeastern side of the Dallas Fort Worth Metropolitan Area. Parker is located in southeastern Collin County bordered on the west by the City of Plano, on the east by the cities of Lucas and Wylie, on the north by the City of Allen, and on the south by the City of Murphy. From the center of Parker, it is approximately 22 miles south to Downtown Dallas.

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

In 2022, the present comprehensive zoning and subdivision ordinances were enacted.

The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and

control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth slowed down. Since our inception there have been the additions of many new subdivisions of varying layouts and demographics.

C. SUMMARY OF PROBLEMS AND DEFICIENCIES

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

HOUSING

Generally, the homes are well kept in the city and are standard in condition not needing upkeep. Some homes have fences encircling their properties. Homes that are poorly maintained effect the image of the city of Parker and are addressed by current code enforcement action where needed.

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

TRANSPORTATION

Heavy traffic on Parker Road (FM-2514) and FM-2551 has continued to cause dangerous situations for Parker citizens because of speeders and other traffic violations. The future expansions of FM-2551 are expected to increase the traffic flow throughout our city. It is most difficult to make turns off these roadways into the driveways of private homes at any time of the day. This problem is accentuated during peak driving periods.

Tourists visiting Southfork Ranch, located on FM-2551 has created increased visitor traffic to the roadway that is expected to continue to improve with the expansions of the roadway.

Many of our secondary roads are being used as bypass pathways. This has caused increased traffic flow on roadways such as Lewis Lane, Dublin, Sycamore, and McCreary.

Special events at Southfork, having large attendance, has shown no impact on traffic flows since the expansion of 2551.

PARKS

Recreation areas in the city are limited to the open green space next to City Hall and the Parker Preserve.

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

ENVIRONMENTAL ELEMENT AND CONSERVATION

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

SANITATION

With accelerated growth to the north in Allen, the South in Murphy, East in Wylie, and West in Plano, increased water run-off has caused more surface flooding .

Continued variances from original zoning plans have caused homes to be constructed on less than 1 ½ acre lots. This has provided for more septic usage in a small, sourced area. The concerns have been expressed that if this version of zoning continues then we could start to see more soil contamination and run off.

Parker remains a very active livestock and horse community. Even with the development in neighborhoods that were once open space, our owners are responsible, and we have seen no recent ill effects from the keeping of these animals in close proximity to these neighborhoods.

UTILITIES

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

There are limited areas of sewer services in certain areas of the city. Parker has no further capacity for sewer expansions at this time. Lot drainage and flooding remain an issue.

VISUAL IMAGE

Parker has made great strides in the ability to address our visual image. Average homes are well kept and maintain our “Uniquely Country” appearance.

Roadways in disrepair create a visual deterrent for our community. Many areas have been patched multiple times, many unsuccessfully, and this has further created visual obscurities.

COMMUNITY DEVELOPMENT IMAGE

There is no identifiable city image of a core area, or center of the city as we have no direct "downtown". The closest identifying marker that we have would be our municipal complex.

The city has begun to deviate from its original image with the progression of more neighborhoods that are utilizing smaller lot sizes.

BUDGET AREAS

Primarily the revenue from the city is derived from property taxes, minor sales tax collection, and development fees. This will need to be addressed to maintain our lower tax rate as development fees could slow/cease. Parker has many businesses in operation in the ETJ that are not subject to our collection of property taxes or sales tax on their operation.

Taxes are currently limited to a property tax base only and those areas where we collect sales tax.

EXTRA TERRITORIAL JURISDICTION (ETJ)

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

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

D. PLAN HIGHLIGHTS

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

All new housing should follow current zoning and not deviate or allow for exception. If the new subdivision abuts an existing residential area of higher density housing the first row of homes shall be the allowed to reduce lot size to 1 ½ acres.

In order to improve traffic conditions, roadways in Parker that are in disrepair will need to be properly addressed and traffic control maintained on secondary roadways. Further, a plan will need to be established for the ongoing upkeep of these roadways to eliminate the potentials of falling back into disrepair. Further, Parker will need to work with those that share jurisdiction on roadways to help streamline our ability to provide consistently safe transportation surfaces in Parker.

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

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

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

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

An impact fee system shall continue to be maintained so that the City of Parker can afford to own and maintain the systems.

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

Uses in PRDl's and PRD's are limited to single family detached housing with either two (2) acre lot minimum or well-designed development plans incorporating open space systems, buffers, and more dense housing. These development plans with more dense housing may be submitted for review and comment. This open space is subject to additional landscaping restrictions.

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

sloping roofs.

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

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

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

DATA AND INFORMATION

PART II. DATA AND INFORMATION

1.0 BACKGROUND AND CONDITIONS

1.1 PURPOSE OF THE PLAN

The information within this report supports and describes a comprehensive plan for a 20-year time frame projected to the Year 2042. It incorporates information about existing conditions, including historical, physical, social, and environmental data. The plan establishes proposed development for the future land uses and recommends strategies for implementation. The purposes of the report are to:

a. Establish a plan as a guide for controlling allfuture growth and land uses in the city.

b. Develop guidelines for city staff and officials inmaking day to day development and zoning decisions.

c. Present documentation to the public to display the city government's short- and long-term intentions which will be able to:

1) Coordinate the different functions, interrelationships and mechanisms among city departments.

2) Minimize potential conflicts about land use decisions between adjacent cities and their adjacent land areas.

d. Establish sound fiscal recommendations, linked tothe plan, which will allow the build-up of revenues to enable the financing of public needs without incurring a rapid increase of city taxes in the near term.

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

1.2 LOCATION AND GROWTH OF THE CITY

The City was incorporated on March 22, 1969 and operates under a Type A General Law form of government. The City provides; Police; Fire; Code Enforcement; Public Works; Street Repair and Maintenance; Parks; General Administrative Services; Water; Wastewater; and Sanitation. The City currently has 28 full-time employees and approximately 45 part-time employees.

In 2022, the present comprehensive zoning and subdivision ordinances were enacted.

The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth slowed down. Since our inception there have been the additions of many new subdivisions of varying layouts and demographics.

1.3 COMMUNITY FACILITIES

In 1980, the City of Parker constructed a community building to provide a place for city business and citizen meetings. After the volunteer fire department was established in 1983, a fire station was built next to the community building to house fire trucks and equipment.. In 2020, the City of Parker attempted to establish a bond for a new municipal complex but this bond failed at election with a majority voting against it.

Other facilities within the city multiple churches. There are no, clinics or hospitals located in the city. Medical services are available in nearby communities. There is one school located in the City of Parker that is part of Allen ISD.

In 1983, the City of Parker initiated a volunteer fire department, which currently functions with three pieces of fire fighting equipment and approximately 22 active fire fighter volunteers. To broaden police services, a full time police chief was employed in 1985 to deal with the pressing traffic and other citizen safety demands. Now, the City of Parker operates a part-time fire department providing 24/7 support that also has a volunteer component. The city also operates a police department that consists of a Chief, Assistant Chief, Sergeants and patrolment.

For utility services, the city has a contract with a trash disposal company for refuse collection and disposal. Water services are provided by the North Texas Municipal Water District, a separate entity from the city. The majority of properties are connected to owner provided septic systems with a limited portion of the city connected to city provided sewer.

1.4 SUMMARY OF PROBLEMS AND DEFICIENCIES

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

HOUSING

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

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

TRANSPORTATION

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

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

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

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

PARKS

1.4.3 Public Recreation areas in the city are limited to a developer created play grounds/open space, a greenbelt, and the Parker Preserve..

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

ENVIRONMENTAL ELEMENT AND CONSERVATION

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

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

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

UTILITIES

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

1.4.5.1 There is only limited sewer service provided in the City of Parker. These are limited to two main areas of the city.

1.4.5.2 Storm drainage policies and possible ordinances should continue to be maintained and updated by the city.

VISUAL IMAGE

1.4.5.3 The city has adopted the motto of "Uniquely Country" which has been translated into the desired visual image.

COMMUNITY. DEVELOPMENT IMAGE

1.4.6 Much of the current development is directed by a development agreement.

1.4.6.1 Much of the future development of Parker will be through the open space, extra-territorial jurisdiction, and redevelopment of larger properties.

BUDGET AREAS

1.4.7 Tax rates have remained steady but there is concern that as development slows that more burden will be shifted to the tax payer.

1.4.7.1 Taxes are currently limited to a property taxes, fines/fees, franchise fees, and sales tax, primarily.

2.0 POPULATION AND CITY PROFILE

2.1 DEMOGRAPHIC SUMMARY

The population of the City of Parker is impacted by the growth of
For instance, the City of Plano has a current population of (xxx), the City of Murphy has a population of (xxx), and the City of Lucas has a population of (xxx).
As population growth continues and housing rises, we have an average home value over $900,000 for the 2022 tax year.

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

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

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

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

80.92% of the population are over age 25 and are high school graduates with50.88% college degreed.

2.2 POPULATION CHANGE

The City of Parker has continued to maintain a steady growth of population within its limits. As the development of lots continues, the population is expected to continue an upward climb.

3.0 LAND USE AND PHYSICAL FEATURES

3.1 EXISTING LAND USE

The city is only about 80% developed; that is, only a few scattered areas contain large lot residential subdivisions. Parker contains about 6308 acres of which 2822 acres is within the city limits, and 3486 acres are outside the city limits within the Extra Territorial Jurisdiction. One of the many areas having the design character lies along Dublin Road on the southwestern portion of the city. Another area having significant residential design character, lies along Sycamore Lane directly adjacent to Parker Road. The latter housing area is generally more treed and rolling in its terrain than the eastern boundary, Moss Ridge Estates. This area was annexed by the city, and formerly had been within the extra territorial jurisdiction of the city. (See Exhibit 1: Existing City Limits)

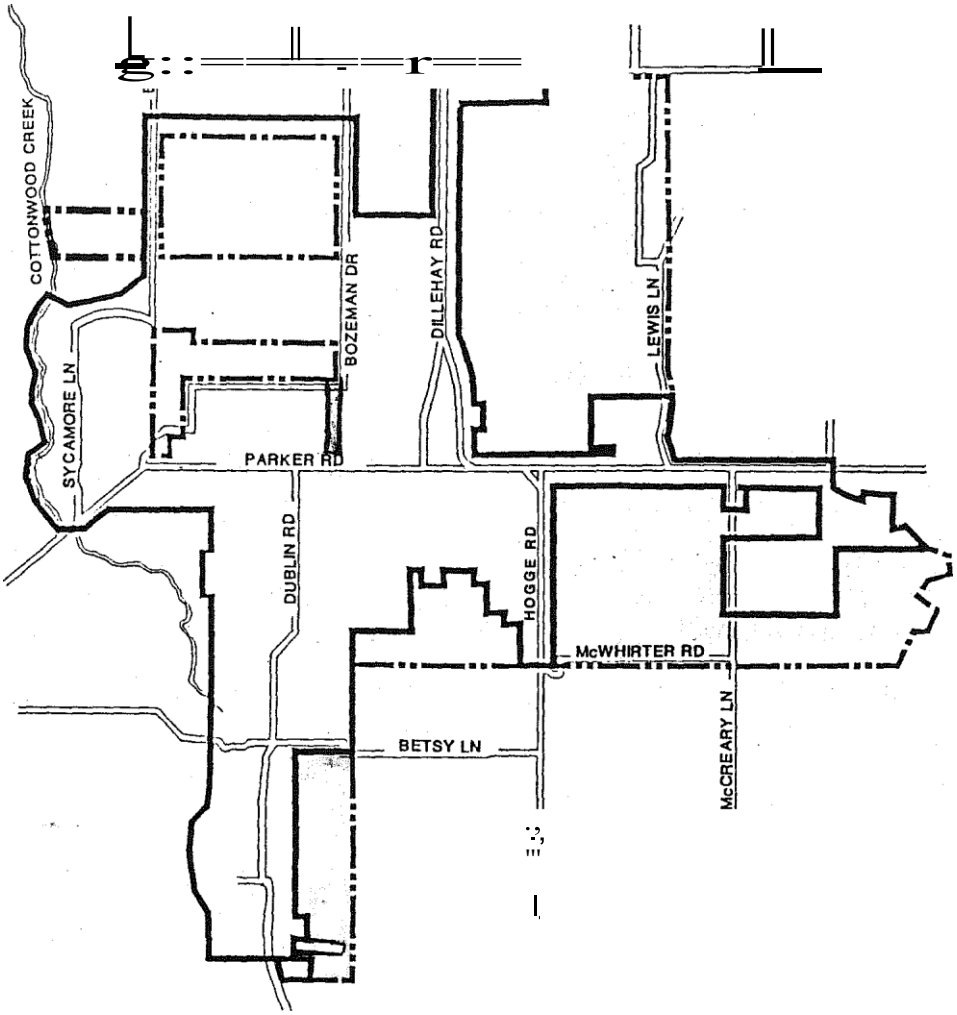
The housing subdivisions of Cottonwood North and Cottonwood South lie on either side of Parker Road, almost adjacent to the Countryside Estates area. Poco Estados subdivision lies on the north side of Parker Road almost across from the Southfork Ranch property. Gregory Lane contains a smaller area running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

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EXHIBIT 1

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Insert Map

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

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

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

3.2 EXISTING WATER SUPPLY

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

3.3 DRAINAGE AND FLOOD PLAINS

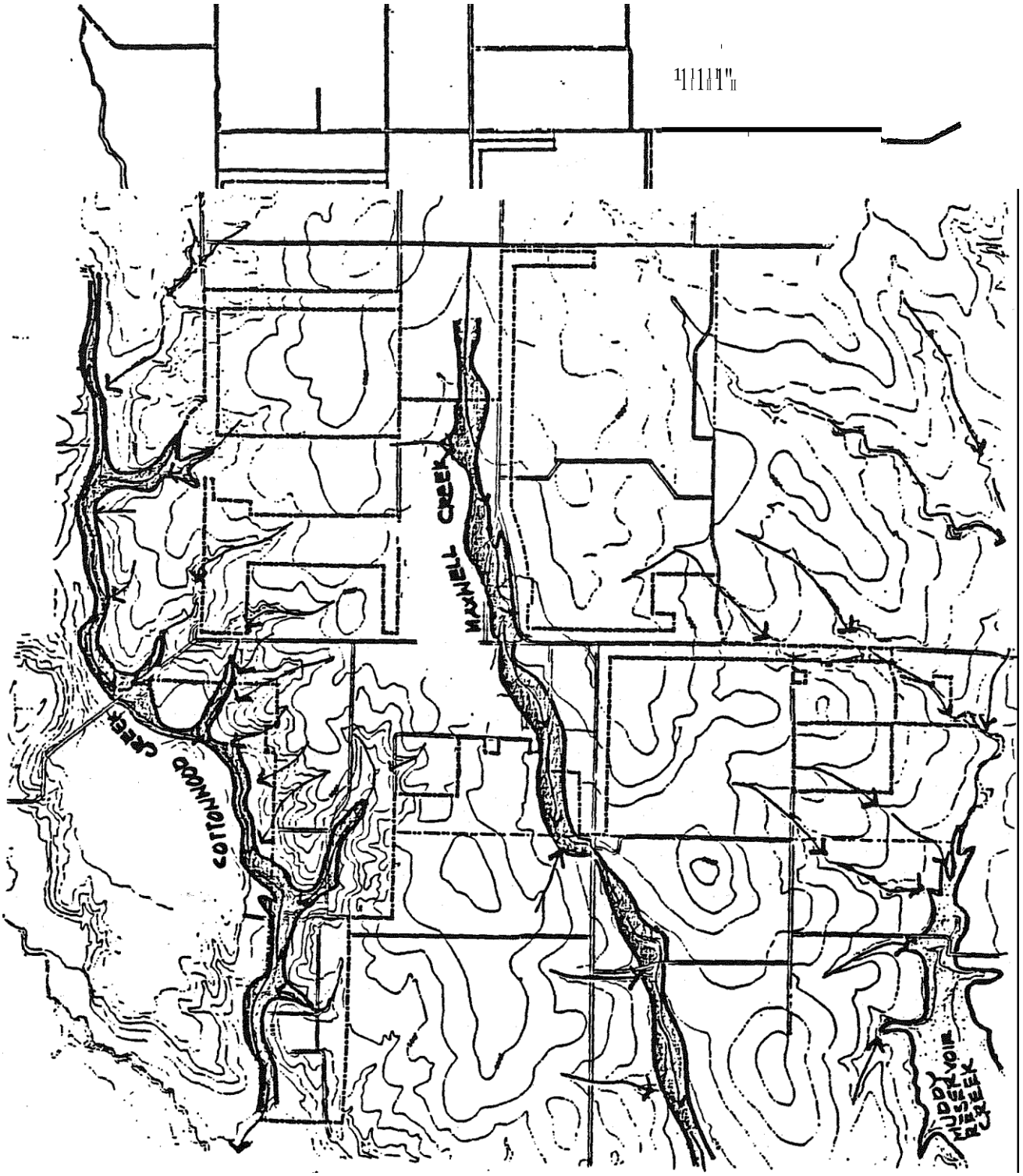
Two major flood plain areas pass through the city in the south to northwesterly direction. At the western edge of the city, Cottonwood Creek forms a boundary for the city, and becomes the basis for the City of Plano Municipal Golf Course. Starting in the southeastern most portion of the city, the Maxwell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

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

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EXHIBIT 3



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JBG PLANNERS, INC.
Dallas, Texas

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WATER DRAINAGE AND FLOOD PRONE AREA

COMPREHENSIVE PLAN - 2001

3.4 OPEN SPACE AND COMMUNITY FACILITIES

The City of Parker Municipal Complex sits at 5700 E Parker Road Parker, Tx 75002. There are two areas of common space access for residents that include the greenspace next to city hall and the Parker Preserve. Several developers have begun including open space and community space within their developments that are maintained by the HOA.

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

3.5 EXISTING SOILS, SEWAGE SYSTEMS AND WASTEWATER

3.5.1 SOILS

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

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

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

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

3.5.2 SEWAGE SYSTEMS

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

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

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

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

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

the earth. Interviews with surrounding municipal health district officials resulted in obtaining information that septic tanks within their own

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

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

3.5.3 FUTURE WASTEWATER DISPOSAL

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

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

4.0 THOROUGHFARE SYSTEM

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

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

5.0 FISCAL ANALYSIS

5.1 REVENUES AND EXPENDITURES

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

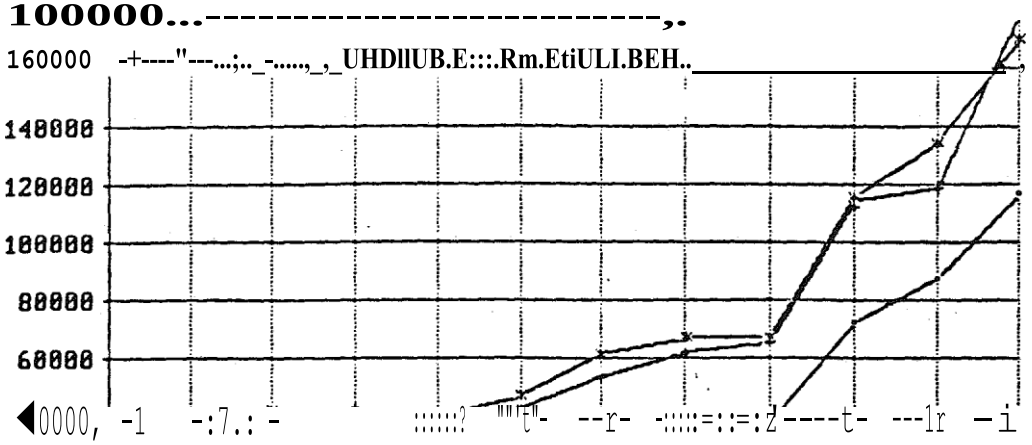
Ad valorem taxes, the property tax, have grown over this eleven year period; but, the growth in taxes must be clearly attributed to both re-appraisal and new house construction. The city has traditionally kept taxes low -- so low that Parker enjoys one of the lowest city tax rates in the Dallas Fort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

TABLE 2: REVENUE AND EXPENDITURE GROWTH TRENDS

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

Table 3: Revenues and E xpenditures Trends 1974-1985

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Source: Cit of Parker, 1986
JBG Planners, Inc., 198&

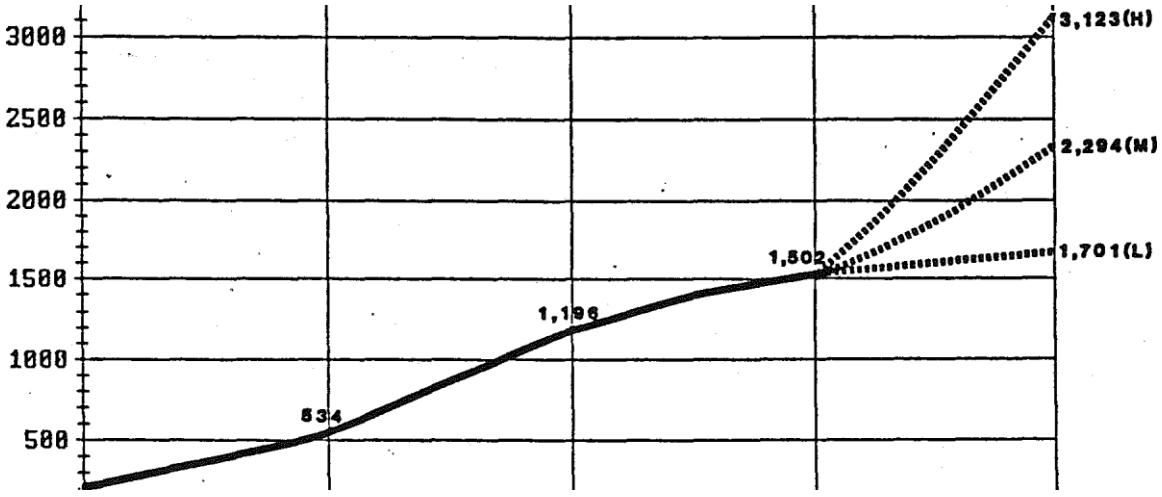
TABLE 4: POPULATION TRENDS, indicates population growth for the City of Parker from 1960 through the year 2000. This projection has been made by the North Central Texas Council of Governments in June, 1986. The 1985 population of 1,299 is projected to reach 1,502 in 1990, and range from a low of 1,701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

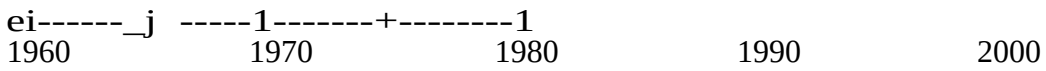
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SOURCE: NCTCOG, June 1984
JBG Planners, Inc. 1986

5.2 METHODS OF BUILDING REVENUES

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

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

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

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

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

1. An equitable and reasonable means of allocating infrastructure cost needs to be developed between the public and private sectors while assuring that infrastructure and the goals of the residents for a large lot, single family city get met.

2. Some alternative means of financing public services and facilities effectively and in a timely manner needs to be developed without unduly burdening the developer and the new buyer.

In the past, public services were traditionally financed through general obligation

bonds. Due to an era filled with escalating taxes and tax limitations, taxpayers have grown unwilling to assume the costs of providing services to new residential development by debt secured against the local power to tax.

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

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

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

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

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

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

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

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

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

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

The entire issue of a homeowner’s association bears closer scrutiny. After financing the initial improvements for a subdivision, there is need to consider methods of the

continuation and maintaining to open space areas. The informed buyer and developer tend to avoid involvement and. purchases within subdivisions having homeowners' associations, and for this reason, methods for modifying or avoiding them should be considered.

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

6.0 EXTRA TERRITORIAL JURISDICTION

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

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

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

At the present time, all adjoining cities have either a court order or contractual agreement determining the ETJ limits of Parker. The ETJ boundaries may only be

adjusted as mutually agreed upon by the adjacent cities. If disagreements arise, then the courts would be the forum for the city boundary adjustments.

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

7.0 LAND USE CONFLICTS WITH ADJACENT CITIES

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

1. one city relegates its least desirable land uses to its edges, thus impactinga neighboring city.

2. one city does not communicate or accept the input of its neighbor city when a land use decision needs to be made.

3. misalignment of thoroughfares between the two cities may place someland in an adverse position in relation to contiguous parcels.

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

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

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

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

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

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

8.0 GOALS, OBJECTIVES AND DEVELOPMENT Al TERNATIVES

8.1 RESIDENT QUESTIONNAIRE

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

1. Residents do not want major changes, or tampering, with their present subdivision, or neighborhood.

2. Only single-family detached housing should be developed in the future. This desire eliminates any potential for apartments or condominiums.

3. The city should do something to require people to repair their fences. The question is what can the city do; the only action that can be taken is a public p icy statement encouraging the residents to improve their fencing.

4. The stabling of horses are creating health and sanitation problems in current neighborhoods. Large animals should be controlled in new subdivisions.

S. In future subdivisions, there should be a plan for open space and equestrian centers. This desire indicates that the city should require developers to provide these centers in the overall plan rather than allow the stabling of horses on individual lots.

6. Residents are almost SO-SO split on accepting increases in their taxes to provide a new sewer system. But with the current sanitation problems in some neighborhoods, future subdivisions should be required to be connected to the sewer system running through Parker.

7. There should be a variety of housing styles to meet social and economic needs.

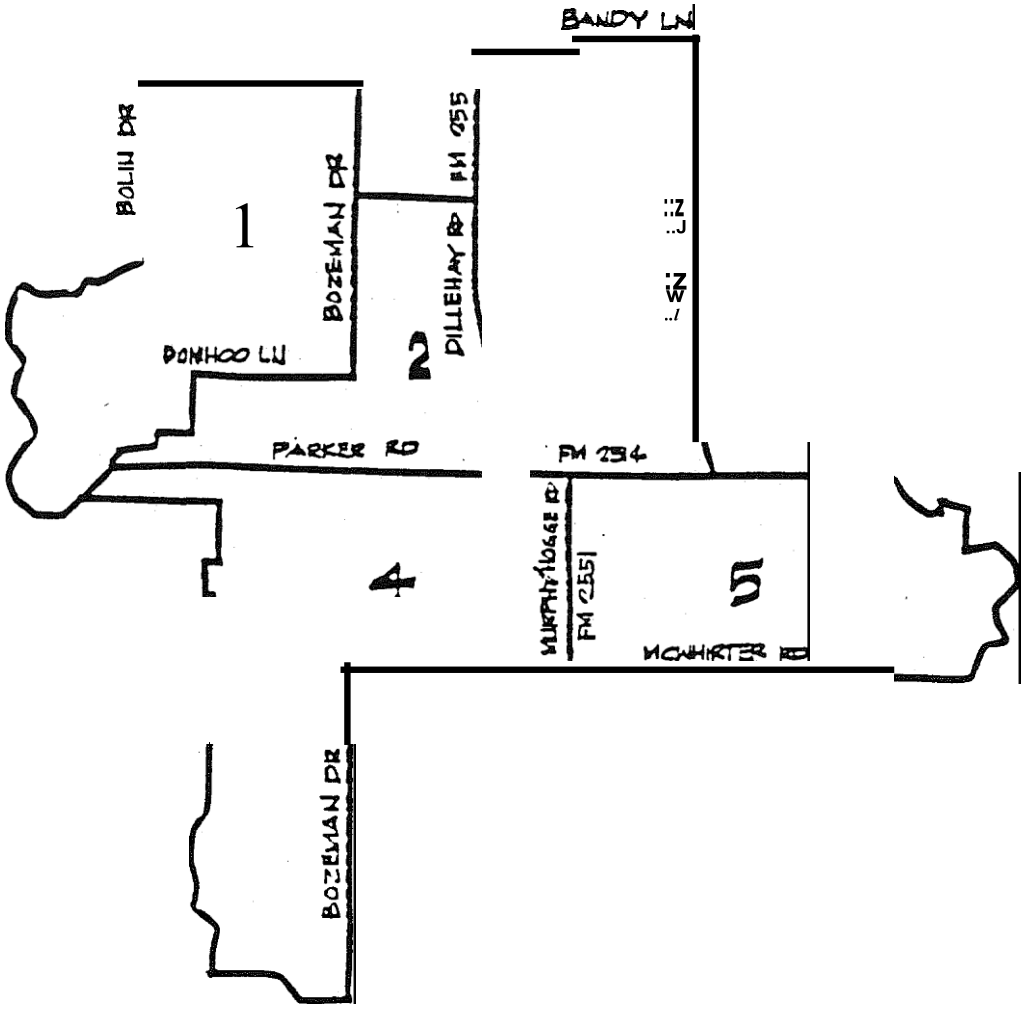
8. The city should have a long range plan for the future.

9. A system of private and public open space, hike and bridle paths should be planned for the city. These paths should be placed in future subdivisions which would permit neighborhood associations to hold and maintain them.

10. Almost an even split appeared about allowing neighborhood business

services in Parker. Those who disagreed might have thought that neighborhood commercial businesses, such as 7-11 stores might be in their neighborhoods.

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

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

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

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

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

1/2 of the families have 3 or fewer

personsS families are single parent

households 34.9% of the families have

no children 16.39% of the families have

2 children

Only 16.3% of the families have more than 2

childrenTHE FAMILY SIZE IS RELATIVELY

SMALL!

8.2 NEED FOR CAUTION IN GOAL CONVERSION

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

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

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

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

THE COMPREHENSIVE PLAN

PART Ill. THE COMPREHENSIVE PLAN

9.0 PROPOSED LAND USE PLAN

9.1 STRATEGIES

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

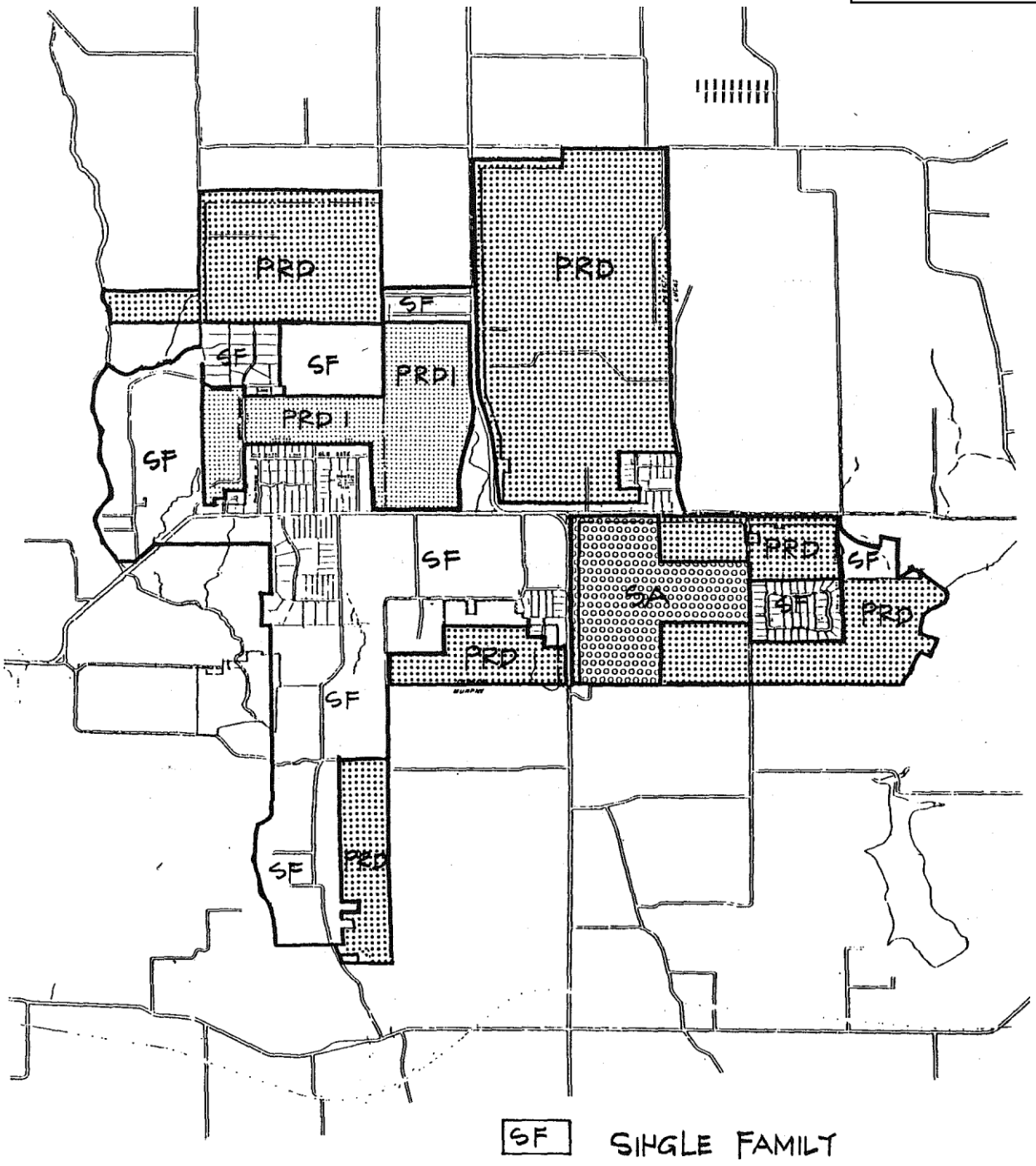
As discussed elsewhere in the plan, there is a threat of rapid suburbanization of the city. Parker is expected to have a serious diminution in its open space areas. The difficulty with the loss of open space relates to the desire of the residents to maintain the rural atmosphere.

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

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

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

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



PROPOSED LAND USE

CITY OF PARKER
Collin County, TX

JBG PLANNERS, INC.
Dallas, Texas

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EXHIBIT

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

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

*1 assumes 2 acre/Dwelling Unit-

*2 assumes 3.8 persons per family

TABLE :
TOTAL LAND USE COVERAGES FOR
COMPREHENSIVE PLAN

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

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

*2 INCLUDES EXISTING 1 ACRE LOTS (Easy Acres)

9.2 DESCRIPTION OF ELEMENTS OF THE PLAN

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

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

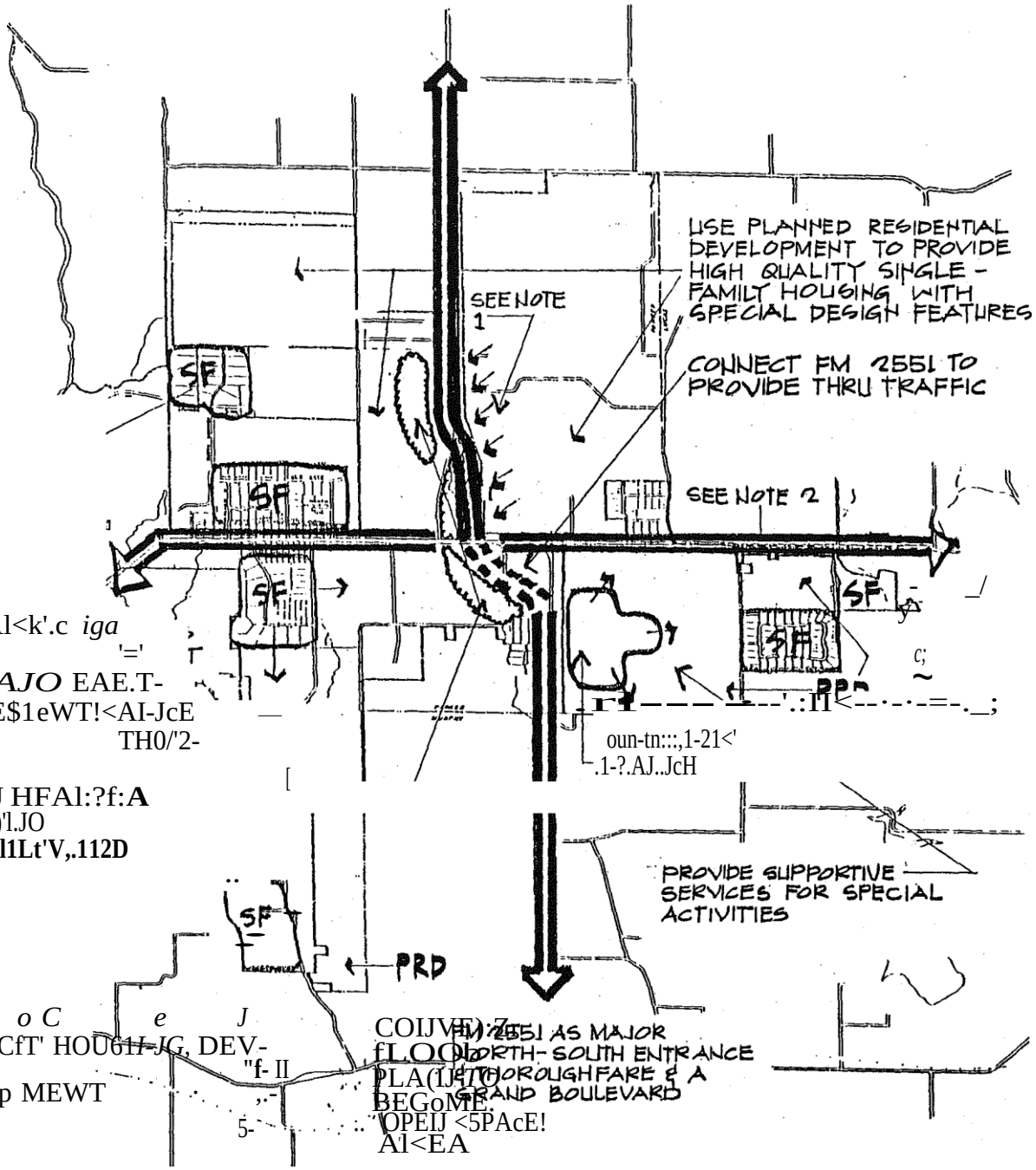
9.2.2 All new PRD housing will be either two acre lot minimums or well designed, development plans incorporating open space systems, buffers and more dense housing. In addition, the new housing will be subject to extensive design controls to perpetuate the image of a western semi-rural oriented city.

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

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

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

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



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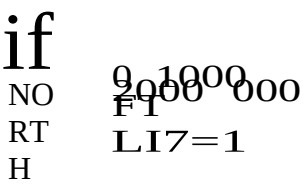
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DEVELOPMENT OPPORTUNITIES

COMPREHENSIVE PLAN - 2001

CITY Of PARKER
Collin County, TX



JBG PLANNERS, INC.
Dallas, Texas

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

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

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

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

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

9.3 SINGLE FAMILY DISTRICT

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

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

9.3.2 minimum lot width shall be 200 feet.

9.3.3 minimum lot depth shall be 300 feet.

9.3.4 minimum side yard setback on corner lots shall be 5O feet.

9.3.5 minimum side yard shall be 40 feet.

9.3.6 maximum percentage lot coverage shall be 10 percent.

9.3.7 no garage shall face the street.

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

9.4 PLANNED RESIDENTIAL DEVELOPMENT (PRD}

Almost 1000 acres of the land that is currently developed as large lot single family residential (2 acre lots), has been protected by the plan by the proposed method of rezoning adjacent lands to the very same densities. All new PRD housing will be either two acre lot minimums or well designed, development plans incorporating open space systems, buffers and more dense housing. In areas where PRD is designated, planned controls on development are emphasized with the development restriction and examination of 20 to 200 foot required open space areas. These PRD open space areas shall be further controlled (e.g. to require plantings) so that new developments will be much more desirable than merely having gridded two acre lot developments. Each PRD residential area will have specific design guidelines adopted by the city council. When PRD's abut Single Family Districts or properties presently in the city limits, adjoining areas may be considered for open space use to be developed with PRD. This situation shall apply if natural and unique physical features (e.g. lakes, treed areas, or creeks) are prevalent on the adjoining areas. These design control guidelines will include:

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

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

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

9.4.4 Required open space is established within a range from 20 to 550 acres of open space (non-impervious surfaces) excluding space for streets and utilities easements.

9A.5 Any open space system shall be included as a part of the property to be maintained by the developer or homeowners association. A recommendation will be forthcoming from the City Council on ways to protect the city from any developer that refuses or is unable to maintain any open space areas.

9.4.6 A 5O to 200 foot setback as a minimum may be required from any existing subdivision lots platted prior to December 31, 1985. This open space is subject to the following restrictions.

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

9A.6.2 Grass, ground cover, etc., and other plantings shall be provided by each developer.

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

9.4.6.4 Internal open space interconnected systems are encouragedwithin the setback.

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

9 4.8 At least one recreational facility is desired to be included in each open space area designated to serve 20 acres minimum; examples are golf course, country club, community building or center, tot lots, equestrian center, health club, swimming pool, tennis courts, etc.

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

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

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

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

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

9.4.14 Fencing in side yard and backyard areas shall not exceed 8' -0" high. All fences shall be transparent and not comprised of solid, or near solid, fabric or surf acing.

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

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

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

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

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

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

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

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

9.6 SPECIAL ACTIVITIES DISTRICT (SURROUNDING SOUTHFORK RANCH)

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

9.6.1 Special Activities as supportive services for Southfork such as tourist related activities (hotel, motel, tourist home, arts and crafts galleries, photo studio, Olla Podrida type arts and crafts mall, western

theme shops, western wear, gourmet foods and cafes, dinner playhouse, antique shop, farmers market, floral shop) and other districts.

9.6.2 Facade Treatments and Colors:

9.6.2.1 Wood materials

9.6.2.2 All buildings must have overhangs and colonnades.

9.6.2.3 Canopies required, projecting from colonnades.

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

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

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

9.6.2.7 Only shingle or tile roofs are permitted.

9.6.3 Height, Setback, Parking and Landscaped Area.

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

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

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

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

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

9.6.3.6 Trees required as screening for parking and buildings.

9.6.3.7 Sidewalks shall be brick paving or special sidewalks.

9.6.3.8 15' -0" high light standards

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

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

9.7 THE DUAL IMPACT FEE CONCEPT

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

9.8 THE WATER SYSTEM AND PHASING

9.8.1 WATER SYSTEM PLAN

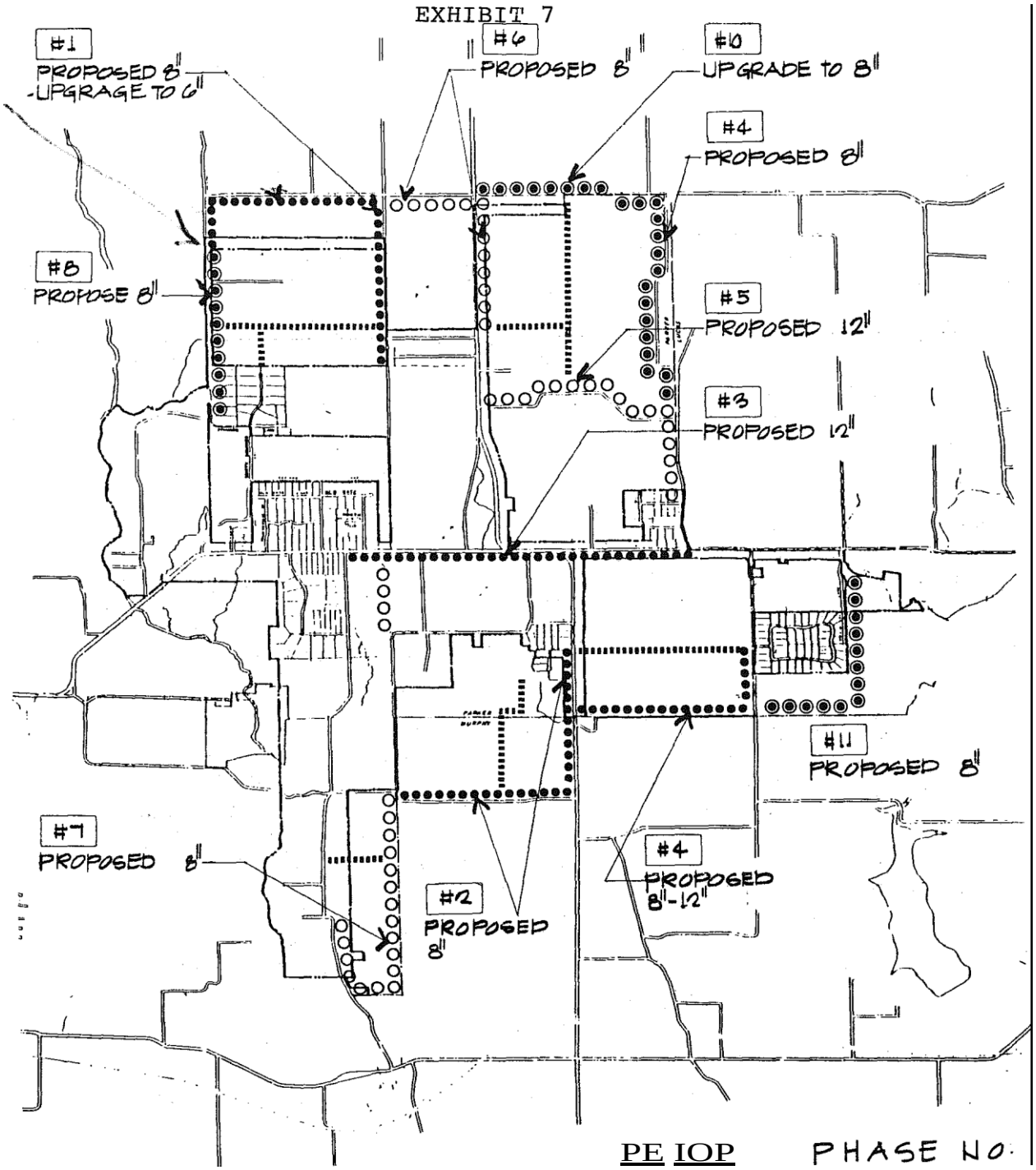
In order to properly plan for the future city, the comprehensive plan proposes to utilize a point system keyed to land areas and their distances from existing utility lines. Since waste water is currently handled by ST /SAS systems, and a proposed central municipal system need to be designed, the phasing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

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

Several sources were used to obtain data and information from which to build the water plan. Previous engineering reports and additional information wasprovided by various consultants. It is understood that there may be some additional engineering studies now in progress by the North Texas Municipal Water District but these have not yet been completed and partial information has not been obtained. For this reason, almost all of the overview of the needs for the water plan has been based on preliminary engineering estimatesrelated to population projections, land use projections, and distributions. Inview of these items, the city water plan must be subject to continued study, refinement

and alterations as changing conditions, needs and priorities may require. It is intended that this plan be flexible and provide a basic guide for adequate construction of a water system for all of the citizens of Parker and the land within and next to the ETJ. The exact size and locations are beyond the scope of this plan, but can be refined as the need for each land segment becomes a reality.

EXHIBIT 7



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

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

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

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

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

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

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

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

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

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

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

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

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

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

9.9 DEVELOPMENT PHASING AND POINTS

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

9.10 THOROUGHFARE PLAN

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

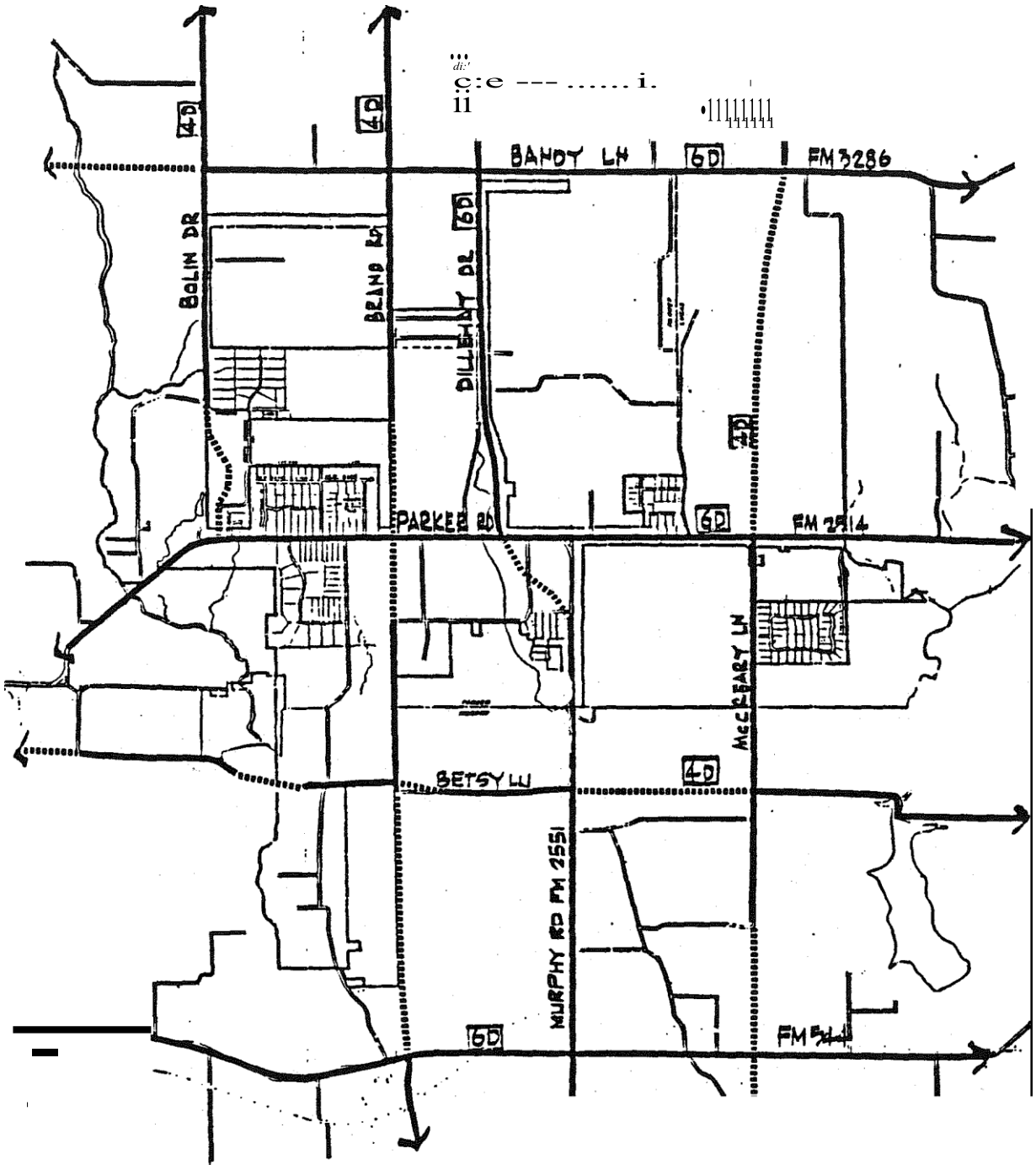
Two major roads are planned to bisect the middle of the city. (See Exhibit 8: Proposed Thoroughfare Plan). Parker Road (FM-2514) and Murphy Road (FM-2551) are planned to become six lane divided roads. It is recommended the City of Parker encourage Collin County to restrict FM-2514 (Parker Road) and FM-2551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

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

In addition to the aforementioned thoroughfare designations, the city will coordinate development by later planning of the collector streets, etc., during the

subdivision platting process. It is anticipated that those curvilinear street requirements, recommended for the new subdivision ordinance will provide interesting and well designed traffic patterns.

EXHIBIT 8



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RECOMMENDATIONS FOR IMPLEMENTATION

PART IV. RECOMMENDATIONS FOR IMPLEMENTATION

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

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

10.0 GROUPS IDENTIFIED AS IMPLEMENTORS:

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

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

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

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

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

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

10.1 TOOLS FOR IMPLEMENTATION

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

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

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

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

10.2 RECOMMENDED ORDINANCE CHANGES

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

10.2.1 Add a new district, PRD, Planned Residential Development District, which should be written to provide a framework for the uses and design controls of single family housing. Open space, within each PRD district, would be required as a design organization concept. Details for the district

should be more fully developed, but based upon, the aforementioned concepts in this comprehensive plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

10.3 REVIEW AND UPDATE OF COMPREHENSIVE PLAN

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

10.3.1 PLAN EVALUATION:

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

10.3.2 PARTIAL UPDATING:

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

10.3.3 MAJOR UPDATING:

At least every ten years, a major update should be performed. Changes are occurring so rapidly, that the impact of those changes on the City of

Parker probably will necessitate rethinking on a regular schedule.

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

10.3.4.1 Coordinate and work closely together with the North Texas Municipal Water District to provide for the proper and necessary water supply and hookups necessary to accommodate controlled growth.

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

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

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

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

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

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

10.4 LIST OF REQUIRED NEW ORDINANCES AND AGREEMENTS FOR IMPLEMENTATION

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

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

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

comprehensive plan.

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

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

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

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

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

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

APPENDIX SECTION

APPENDIX I

CITY OF PARKER
COMPREHENSIVE PLAN

STATISTICAL SUMMARY TO
CITIZENS' QUESTIONNAIRE

Issue 1: 91.21% of the respondents agree that a comprehensive plan will protect established neighborhoods against changes incompatible with existing resident life styles. 60.44% of respondents strongly agree (SA).

Issue 2: 79.12% of the respondents agree that only detached, single family housingshould be developed in the future. 62.44% respondents strongly agree (SA).

Issue 3: 64.87% of the respondents agree with the city's current policy concerning building. Among the responses, 24.18% strongly agree (SA) and 26.37% agree (a)

Issue 4: 70.33% of the respondents agree that water pressure is adequate.

Issue 5: 79.12% of the respondents agree **that** the city should do something to requirecitizens to maintain their fences in good repair.

Issue 6: 48.35% of the respondents agree that the stabling of large animals on some lots create health and sanitation problems in their neighborhood. 42.86% respondents disagree with the issue.

Issue 7: 82.42% of the respondents are concerned that future city policy might allowsmaller homes or apartments. 50.55% respondents strongly agree (SA).

Issue 8: 80.81% of the respondents agree that planning for future development and population growth is in their best interest. 48.35% respondents strongly agree (SA).

Issue 9:

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

APPENDIX I

Issue 10: 86.81% of the respondents believe that deteriorated and unserviceable building should be eliminated from the city.

Issue 11: 56.05% of the respondents agree that a plan for open space and equestrian centers for stabling of horses in future subdivision should be considered. 37.37% respondents disagree.

Issue 12: 52.74% of the respondents agree with planning for retirees, while 43.96% respondents disagree (D). NOTE: There are only 8 respondents of the 91 classified as retirees (a percentage of **8.8%)**

Issue 13: 60.44% of the respondents disagree with the existing policy permitting large animals to be stabled in established neighborhoods. Among these, 26.37% strongly disagree (SD) and 20.88% disagree (D).

Issue 14: 45.05% of the respondents would vote to increase their taxes for sewer improvements while 50.45% of the respondents would vote to do so. (The higher percentage strongly disagrees (SD).

Issue 15: 90.11% of the respondents agree that junk or unserviceable automobiles should be removed from public view. Among them, 49.45% strongly agree (SA).

Issue 16: 79.12% of the respondents agree that the perceived identity of the community should be that of a rural village/commuting community. Among them 32.97% strongly agree (SA) and 29.67% agree (A).

Issue 17: 58.23% of the respondents disagree that future residents should have the option of a range of housing densities in selected neighborhoods. However, 39.56% respondents agree. 35.16% respondents strongly disagree (SD).

Issue 18: 73.63% of the respondents disagree that multi-family development may be considered as an acceptable land use if they do not interfere or intrude upon single family areas. Among them, 58.24% strongly disagree (SD).

Issue 19:

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

29:

Issue 20:

Issue 30:

Issue 21:

Issue 22:

Issue 23:

Issue 24:

Issue 25:

Issue 26:

Issue 27:

Issue 28:

Issue

y agree (SA) and 18.68% agree (A).

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

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

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

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

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

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

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

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

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

60.44% of the respondents agree that too much traffic affects their daily activities. Among the, 23.08% strongl

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

APPENDIX I

Issue 31: 79.12% of the respondents agree that crime is not a problem in their neighborhood. Among them, 52.75% strongly agree (SA).

Issue 32: 58.25% of the respondents believe that the city should enhance police protection and 36.26% disagree.

Issue 33: 72.53% of the respondents would not prefer to do most of their shopping in Parker. Among them, 42.86% strongly agree (SA).

Issue 34: 61.54% of the respondents agree that flooding has not been a problem in their neighborhood. 15.38% strongly disagree (SD).

Issue 35: 56.05% of the respondents disagree that the city should acquire more land for public open space and recreation. Among them, 24.18% strongly disagree (SD); 41.76% agree (A).

Issue 36: 69.23% of the respondents think that the city should allocate more money for street maintenance.

APPENDIX II

CITY OF PARKER
COMPREHENSIVE PLAN

THE DUAL IMPACT FEE CONCEPT

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

1 rapid growth and continuing trends toward suburbanization.

2 deteriorating infrastructure in established areas.

3 effects of inflation on traditional revenue sources, specifically the advalorem property tax.

4 unwillingness of voters to pass bond programs not required to serve the existing population and reluctance to local officials to impose higher taxes.

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

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

A 11.1 analysis of computing the building development impact fee

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

APPENDIX II

single	family..•••.••..2	**bedroom**• • . . • . . • • . . • • • • • •	458.00
single	family••••••..••3	$	538.00
single	family••••••••••4	**bedroom**	580.00
single	family.•••••••••5	**bedroom**	620.00
single	family••••••.•••6+	**bedroom**	660.00
		bedrooms•••••••••••••••	

office - **upo**			20,000 sf•.•••••	$1,700.00
office•••.•••••.•••.••20,001	to	40,000	sf.••.••••	2,500.00
office••.••.•.•.•.••••40,001	to	66,000	sf••••••.•	3.200.00
office•••.••••••••..••66,001 to		100,000	sf.•••.•••	4,500.00

special	activities••••••••up	to	20,000 sf••••.•••$2,200.00	
special	activities•.••20,001	to	40,000 sf•.••.•••	2,700.00
special	activities•.••40,001	to	66,000 sf•.•••••.	3,200.00
special	activities••••66,001 to		100,000 sf••••••••	3,700.00

per acre - - - - - - - - **$8,200.00**

A 11.2 analysis of computing the open space impact fee system

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

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

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

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

A 11.2.2 This 10% amount may be allocated on the b
time of building permit issuance.

APPENDIX II

A 11.2.3 2 1/2% to be transferred to the city within the next 12 monthperiod.

A 11.2.4 The remaining 2 1/2% to be transferred to the city within the next 12 month period, or within 24 months of building permit issuance.

A 11.2.5 Official mandatory dedication of the open space land to bemade 36 months after the initiating building construction.

APPENDIX Ill CITY

OF PARKER
COMPREHENSIVE PLAN

DEVELOPMENT PHASING AND POINTS

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

1) DISTANCE FROM WATER LINES:
within 1/2 mile = 3 points
between 1/2 and 1 mile = 1
pointover 1 mile= 0 points

2) DISTANCE FROM PAVED ROAD:
Same as 1)

3) HIKE AND BRIDLE TRAIL:
If continuous and connected with your site plan, then 3points.

4) TREES, SHRUBS, ETC.:
If rows of trees are planted along streets, then 3 points (on 50 foot on center).

5) DISTANCE FROM FIRE HYDRANTS:
Minimum 300 foot lengths along streets between hydrants,then 3 points.

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

APPENDIX Ill

TABLE 9: POINT AND IMPACT FEE DETERMINATION EXAMPLE

1) distance from water line = 3/4 **mile** . . . . . **1** point

2) distance from paved road = 3/4 **mile** . . . . . **1** point

3) hike and bridle trail **provided** . . . . . **3** points

4) trees and shrubs provided as per plan reqts••••••3 points

5) fire hydrants :grovided as:ger 300 feet **0. C** • • • • • • • **3** :points

TOTAL POINTS ••••••

CITY OF PARKER
Uniquely Country

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- History of Parker

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CITY OF PARKER
Uniquely Country

Introduction

Parker is a gem among most neighboring cities where high-density developments and traffic congestion have dominated their once tranquil neighborhoods.

Parker residents are passionate about their city. Residents love the country atmosphere with large lots and quite neighborhoods tucked away from the hustle and bustle of most cities; while having easy access to shopping, restaurants and entertainment nearby. Parker, with its semi-rural setting, offers a high quality of life, low crime rate and family-friendly neighborhoods ideal for outdoor activities.



One of our city's most valued qualities is the commitment by our residents to retain our small-town feel. Volunteerism and generosity are more than a words in Parker, it is the quality that pulls the community together for the good of all the residents.

Chapter 1: Shaping our Future

The Comprehensive Plan's purpose is to provide a shared vision of our City's future, reflecting resident's input, with focus on our common values. It will provide a road map for future land uses, transportation issues, open spaces, our environment, utilities and services.

Its purpose is to provide the framework for consistent decision-making for our city, spanning time as our city experiences growth and leadership changes. It will be the guidepost used for land use, development or re-development; and it will assist in safeguarding the welfare of Parker residents.



Vision – Strategy – Action

This document should be used as a reference for planning. Vision, Strategy, Plan and Action build on each other by providing a policy framework which will assist our city in making both short and long-term decisions.

The objective is to manage growth wisely, minimize conflicts in land use, provide efficient delivery of public services and establish a solid base during the decision-making process and prior to adopting, approving or enacting local ordinances and regulations.

Once adapted, it will be used as a guide for city staff, citizens, decision-makers, Planning & Zoning and the City Council to achieve sound development while promoting the health, safety and welfare of residents.

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Regulatory Authority

The governing body of a municipality may adopt a comprehensive plan for long-range development of the municipality. The municipality may define the content and design of the plan to suit the city's needs.

A municipality may define in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations. Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395 may be incorporated in the comprehensive plan.

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

The City adapted a Comprehensive Plan on January 13, 1987 (Ordinance 242A). On June 6, 2000, a Comprehensive Zoning Ordinance was adapted (Ordinance 483). March of 2015, (Ordinance 721) amended and restated the Comprehensive Plan by adapting a series of maps including Annexation/Boundary, Zoning, Thoroughfare and Trails.

This plan, (Ordinance_____) supersedes all previous plans.

CITY OF PARKER
Uniquely Country

History of Parker



One hundred and seventy years ago, the area that is now Parker was covered with prairie grass. The grass was so high and thick that the first settlers here had to burn their fields two years straight to prepare the land for farming. Some of the original settlers include the Dillehays, Gregorys, Hogges, McCrearys, and Parkers.

John C. Parker was the first known settler. Our city as named for his son, William C. Parker.

The first school in the Parker Community was in the home of Comfort McMillen, founder of Corinth Church. As the number of families and children grew, there was a need for another school.

Desiring a school nearby for their children, James and Margaret Stinson donated land for a school known as "Who'd a thought it" school, which opened in 1880, west of Bois D'Arc Lane.

As growth continued, a four-room school was built along Parker Road in front of where the late Billy Myrick's house stands today. It had an enrollment of 90 children.

In the 1880's, the St. Louis and Southwestern Railroads planned a route through Parker and town lots were laid out. Subsequently, the railroads decided to lay tracks through Wylie instead of Parker. With this, Parker's prospective business boom faded.



Old Parker Store - Originally owned by Tom Johnson, then sold to Mr & Mrs. Lewis Gatlin in 1916.

In 1888, Parker's one and only post office opened. It was short-lived, closing its doors in November 1900. One store and a population of 50 was reported in 1910. By 1940 Parker had three businesses with a population of 86.
In 1948, the Parker School was sold and school house was torn down. Most students transferred to Plano to continue their education. Today, the city is divided between Plano and Allen ISDs.

Chapter 2: The Plan Framework

Building on Past Planning Efforts

Incorporation of the City of Parker took place on March 22, 1969. The first zoning and subdivision ordinances were adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

The City adapted a Comprehensive Plan on January 13, 1987 (Ordinance 242A). On June 6, 2000, an amended Comprehensive Zoning Ordinance was adapted (Ordinance 483). March of 2015, (Ordinance 721) amended and restated the Comprehensive Plan by adapting a series of maps including Annexation/Boundary, Zoning, Thoroughfare and Trails.

This plan, (Ordinance_____) supersedes all previous plans.

Community Engagement

To obtain resident's participation and feedback, the city conducted an on-line survey during the month of February 2023. The online survey was promoted through multiple city channels including email blasts along with a request for participation on residents' water bills. During the month, 429 residents provided input.

Results of the survey will be included, by category, throughout this document.

Our Vision Statement

In Parker, “Uniquely Country” is not just a motto but a way of living. The City of Parker strives to provide a laid back, country lifestyle that places emphasis on our residential large lot community. Our country roads will take you past open space**s**, livestock and equestrian properties, and numerous family-friendly neighborhoods. Limited commercial zoning provides a quiet residential community that is an oasis amidst other high-density cities. Parker’s proximity to nearby services and amenities will provide the benefit of large city conveniences with the charm of a small-town country lifestyle. As Parker grows, these values which are the cornerstone of our city, will be maintained to protect our unique and diverse country lifestyle.

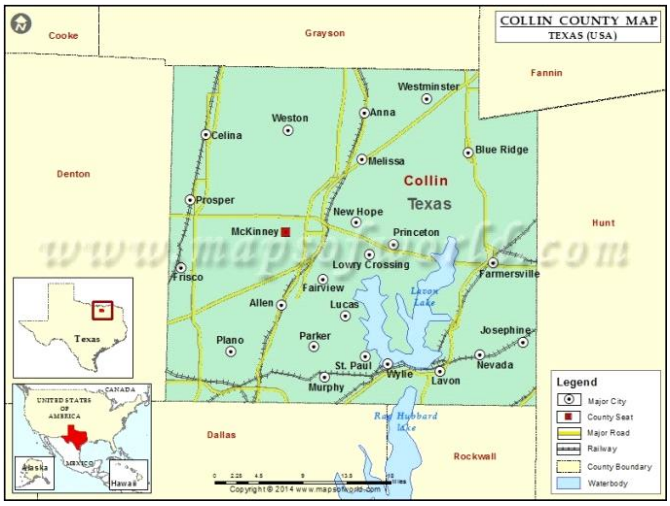
Our Guiding Principles

Do we have any? (LOL) What are they???? Do we need to make something up? OR Just delete .

Chapter 3: Geographic & Demographic Influences

Collin County

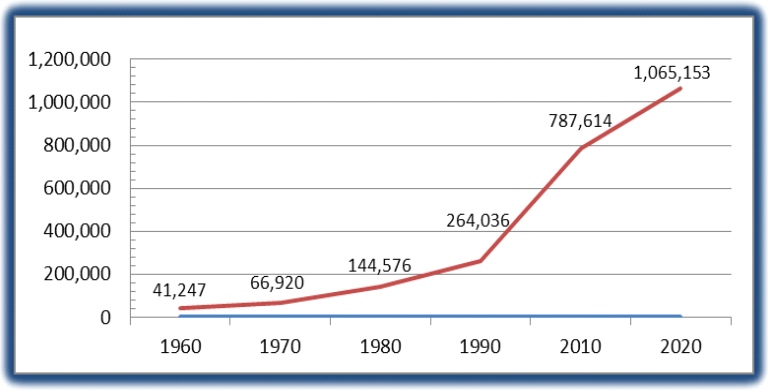
The county has seen tremendous growth over the past several decades. Though some years had slow growth, overwhelming the county has had a pace faster than the overall Dallas-Fort Worth region in general.



While prior to the year 2000, Eastern Collin County had a substantially lower growth rate than the western sections of the county, build-out in the western sections has continually pushed growth to the central and northeastern side where land accessibility exists and real estate costs are relatively lower.

Collin County is one of the fastest growing counties in Texas with an average annual growth rate of three percent over the last 60 years. At this pace, the county's population will exceed 106 million residents by the end of this decade (2030).

Currently (as of 2022), the rate of home ownership overall in Collin County is 65%. Married couples make up 80% of home ownership. The average household size for married couples is 3.4 people, with a mean household income of $123,736.



As the population of the county increased, developers and new home construction moved east. The City of Parker began seeing significant growth in the 1990's, as a result of neighboring cities west of Highway 75 reaching build out.

CITY OF PARKER
Uniquely Country

Geographic Data

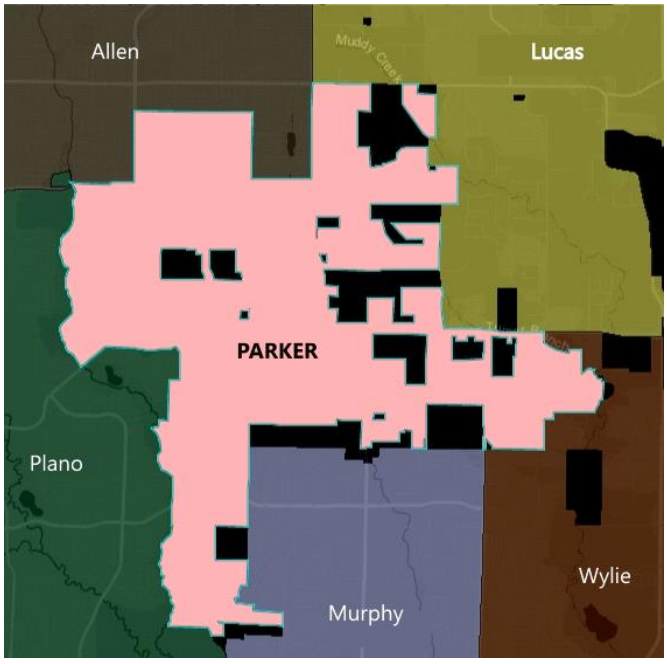
The City of Parker was incorporated in 1969. It is approximately eight square miles, within elevation of 604 feet. Parker is located in south-central Collin County is bordered by the cities of Plano to the west, Allen to the northwest, Lucas to the northeast, Wylie to the east and Murphy to the southeast.

Major Thoroughfares

There are two State roads: FM 2514 (Parker Road) running East/West and FM 2551 (Hogge Road/Dillehay) running North/South. The remaining roads are either County or City roads. During the last decade, thru-traffic on Parker's two major thoroughfares has increased substantially on both Parker Road (2514) and Dillehay Drive (2551).

Parker Road, once a winding blacktop road, was replaced in phases (1997-2017) to a current 4-lane divided major artery with the capacity to expedite east/west commuter traffic through Parker.

Work began in 2022 by TXDot, addressing the northern section of Dillehay Drive. The 2-lane blacktop road with deep drainage ditches on both sides, will be replaced with the construction of a 6-lane divided highway from the intersection of Parker Road at Hogge, to the northern boundary of Parker –then continuing north through Allen and Lucas. Anticipated completion of Dillehay Drive in Parker is 20XX.



Extra Territorial Jurisdiction

Parker continues to have significant pockets of ETJ land as indicated on the above map in black. Currently, the ETJ covers XXXXX acres or XXX percent land within the outline of Parker's city boundary. Parker's Extraterritorial Jurisdiction (or unincorporated areas) are contiguous to the corporate boundaries of Parker and located within one mile of those boundaries.

CITY OF PARKER
Uniquely Country

Comparison of Parker to Collin County (2021 Census Data)

The City of Parker has a population of 5,862, comprising of 1736 households. The average household size is 3.37, compared with Collin County average of 2.79. The average household income is $173,368, compared to Collin County average of $123,168.

Parker's wealth indicator is 236. The wealth index is based a number of indicators of affluence including average HH income, net worth, material possessions and resources. The number is relative to the national level with a value of 100 being average. Collin County, as a whole, has a wealth index of 137.

94% of Parker homes are owner occupied, the average home value is $548,478, compared to the Collin County average of 61.3% owner occupied and an average home value of $391,304.

Housing affordability index of Parker residents is 169, versus the Collin County affordability rate of 124. The housing affordability index base is 100 where a resident with a median household income can qualify to purchase a median priced home.

Chapter 4: Land Use

The first zoning and subdivision ordinances were adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth slowed down.

Since 1980, new housing construction continued to be slow even though service demands continued to rise. In 1980, the present comprehensive zoning and subdivision ordinances were enacted in response to legal action invalidating the 1973 ordinances.

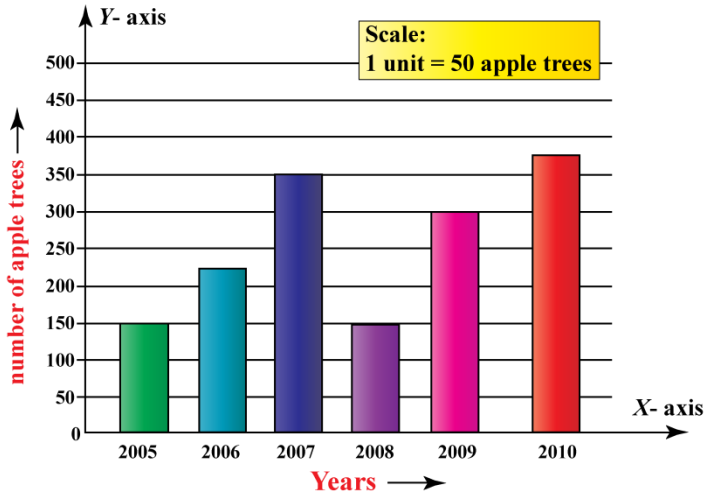
MAS says this is incorrect.

1974 city went to commissioner's court when landowner's sued

Housing

The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth slowed.

(insert chart of # of home starts, by year or decade – 1970-2022)



CITY OF PARKER
Uniquely Country

Character & Neighborhoods

(Insert chart of subdivisions:

Springhill Estates - Phase 1 (XX Acres) date, Phase 2, (XXX Acres) date, Phase 3 (XXX Acres) date,
Parker Lakes Estates –
Knolls of Springhill -
Parker Village - (Acres not listed) 2005
Dublin Creek Estates – (20.7 acres) 1993
Dublin Creek "The Bluffs" – (42.2 acres) 1997,
McCreary Creek – Phase 1 (38.2 acres) 2007, Phase 2 (39 acres) 2012
Brooks Farm – Phase 1 (69.2 acres) 2005
Kings Crossing – Phase 1 (52.7 acres) 2013, Phase 2 (56.1 acres) 2015, Phase 3 (48.8 acres) 2022, Phase 4 (71.2 acres) 2017.
Whitestone -- Phase 1 (104 acres) 2017, Phase 2 (75 acres) - 2020, Phase 3 – 44.79 (acres) 2022
Kings Bridge – Phase 1 (59.6 acres) 2015, Phase 2 (44.4 acres) 2020
Southridge Estates
Southridge East Addition
Moss Ridge
Poco Estados
Easy Acres
Sycamore
The Reserve at Parker
Dublin Park
Dublin Road Estates (various Phases)
Dublin Road Estates (Estate lane area)
Dublin Park Estates (Creekside)

AND MORE…..

Parks, Trails & Open Spaces

Need Info

ETJ & Future Annexations

Need info

Chapter 5: Strategic Growth

Planning Area & Population

From incorporation until XXX, residential lots were 2-acre minimum. (insert background info about Springhill setting the trend for Developer Agreements and lowering the standards).

Since that time, Parker continued to approved Developer Agreements.

(insert rationale: benefits and drawbacks)

In XXXX, another significant change occurred which again changed the complexion of Parker. In XXXX Single Family Transitional (or SFT) zoning allowed for properties adjacent to our higher-density neighboring cities to develop one-acre lots.

The City Council in 2022 removed SFT from Parker's Zoning Ordinances, since the majority of Parker's parameter land had been developed and the rationale for <2 acre lots was no longer valid.

Future Land Use Affecting Development

Chapter 6: Infrastructure/Utilities

Water System

In 1964, a rural water non-profit corporation was conceived by the community of Parker, later to become the Pecan Water Orchard Water Corporation. The system was installed and started serving 150 customers in December 1966. By December 2010, a new million gallon Water Tower had been installed by the City and the old tower was demolished.





In 2018???? The city began upgrading resident's old meters that were manually read each month, with smart meters.

Today, residents can view water usage by the month, day, hour or minute and can self-monitor water consumption. The allows every homeowner to check for possible leaks and maximize household efficiency.

Water System Expansion

In 2018, the Parker City Council approved the construction of a new pump station. The City took out a six million dollar bond to help fund the multi-year project in preparation for new growth. The new pump station was complete in 2022.

In addition to housing the pump station, the property on Dillehay will eventually be used to house water personnel.

The city may require an additional water tower as we approach build out, currently projected in 5-7 years (2028-2030). The property for the water tower was secured in XXXX, should a second water tower be necessary.

Wastewater System

From Parker's beginning up until 199X, all residents of the city had household septic systems. To facilitate the planned developments of Parker Lakes Estates and King's Crossing, (need specific info here as to when and why this was changed to accommodate developer) (see Planning Area and Population so not to be redundant)

Natural Gas

Up until the time city expansion included Development Agreements, the city did not supply natural gas. With the developments of Springhill, Parker Lakes Estates, The Reserve, McCreary Creek, Parker Ranch???, Kings Crossing and Whitestone; natural gas was added.

Chapter 7: Streets & Drainage

Introduction/General Problems

Street Analysis & Classification

Drainage Analysis

Partnerships & Funding

Plan & Recommendations

Financial Sources for Improvements

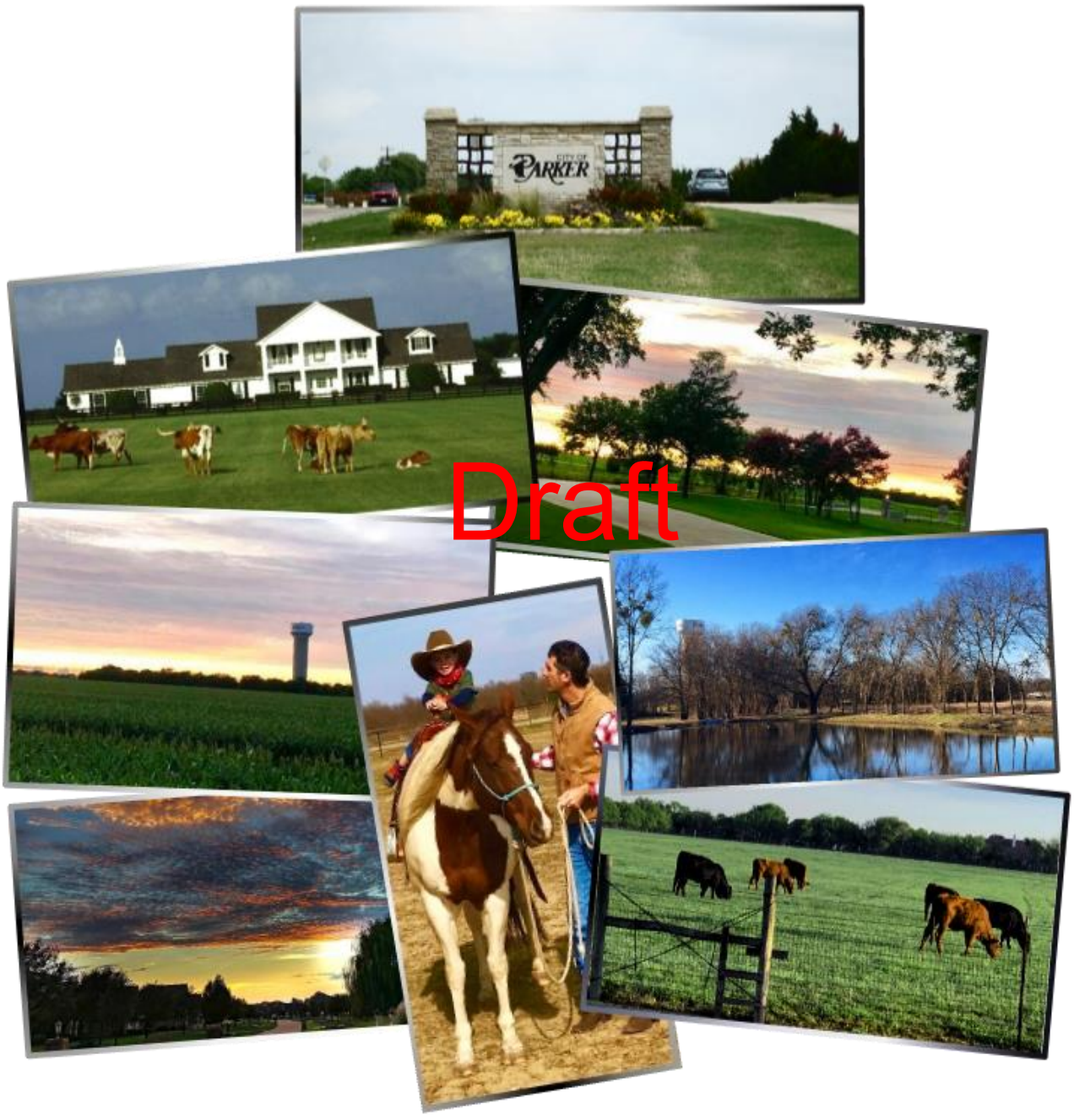
Appendix

Thoroughfare Plan

Land Use Map

Trails Plan

CITY OF PARKER
Uniquely Country



2023 Comprehensive Plan

Draft

ACKNOWLEDGEMENT

MAYOR & COUNCIL

Lee Pettle, Mayor

Jim Reed, Mayor Pro Tem

Todd Fecht, Councilmember

Randy Kercho, Councilmember

Terry Lynch, Councilmember

Amanda Noe, Councilmember

PLANNING & ZONING COMMISSION

Russell Wright, Place One; Chairperson

Joe Lozano, Place Two; Vice Chairperson

Wei Wei Jeang, Place Three; Secretary

David Leamy. Place Four; Voting

Jasmat Sutaria, Place Five; Voting

Larkin Crutcher, Alternate One

JR Douglas, Alternate Two

Lucy Estabrook, Alternate Three

Draft

ANYONE ELSE?

INTRODUCTION



Parker is a gem among most neighboring cities where high-density developments and traffic congestion have dominated their once tranquil neighborhoods.

Parker residents are passionate about their city. Residents love the country atmosphere with large lots and quite neighborhoods tucked away from the hustle and bustle; while having easy access to nearby shopping, restaurants and entertainment. With its semi-rural setting, Parker offers a high quality of life, low crime rate and family-friendly neighborhoods ideal for outdoor activities.

Draft



One of our city's most valued qualities is the commitment by our residents to retain our small-town feel. Volunteerism and generosity are more than words in Parker; it's the quality that pulls the community together for the good of all the residents.

Parker's charisma makes us a unique city in North Texas. With that in mind, traditions and characteristics are woven into this plan with the objective of retaining our Uniquely County atmosphere well into the future.

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CHAPTER 1: SHAPING OUR FUTURE

The objective of this Comprehensive Plan is to capture the shared vision of our City's future, reflecting resident's input and our common values. Most importantly, the plan will provide a road map for future land use, transportation issues, open spaces, our environment, utilities and city services.

The City of Parker will use this plan as the framework to facilitate and influence consistent decision-making policies, particularly during growth periods and leadership changes. It will be the blueprint for land use, development or re-development; and will assist in safeguarding the general welfare of Parker residents.

VISION – STRATEGY – ACTION

To achieve Parker's long-term vision, the plan identifies key challenges and opportunities. More importantly, it defines clear goals with both long- and short-term objectives. It incorporates historical, physical, social and environmental data.

Draft



The purpose is to manage growth wisely, minimize conflicts in land use, and provide efficient delivery of public services over the next 10-year period (2023-2033). It establishes a solid basis for adopting, approving or enacting local ordinances and regulations.

Once adapted, the Comprehensive Plan will be used as a guide for City Staff, Citizens, Decision-Makers, Planning & Zoning and the City Council to achieve unified goals while promoting the health, safety and welfare of residents.

REGULATORY AUTHORITY

The governing body of a municipality may adopt a comprehensive plan for long-range development of the municipality. The municipality may define the content and design of the plan to suit the city's needs.

The State of Texas, Local Government Code Chapters 211, 212, and 213, gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan.

A municipality may define in its charter or by ordinance, the relationship between a comprehensive plan and development regulations, along with standards for determining the consistency between the plan and development regulations. Land use assumptions adopted in a manner that complies with Chapter 395, Subchapter C, may be incorporated in the comprehensive plan.

This plan, Ordinance _____, supersedes all previous plans.

Draft

HISTORY OF PARKER



One hundred and seventy years ago, the area that is now Parker was covered with prairie grass. The grass was so high and thick that the first settlers here had to burn their fields two years straight to prepare the land for farming.

John C. Parker was the first known settler. Our city as named for his son, William C. Parker. Other original settlers include the Parkers, Dillehays, Gregorys, Hogges, and McCrearys.

Parker's first community school was in Comfort McMillen's home, founder of Corinth Church. As the number of families and children grew, another school became necessary. Desiring a nearby school for their children, James and Margaret Stinson donated land for a school known as "Who'd a thought it" School, which opened in 1880, west of Bois D'Arc Lane.
As growth continued, a four-room school was built along Parker Road in front of where the late Billy Myrick's house stands today. It had an enrollment of 90.

In the 1880's, the St. Louis and Southwestern Railroads planned a route through Parker and town lots were laid out. Later, the railroads decided to lay tracks through Wylie instead of Parker. With this, Parker's prospective business boom faded.

Draft



Old Parker Store - Originally owned by Tom Johnson, then sold to Mr & Mrs. Lewis Gatlin in 1916.

Parker's one and only post office opened in 1888. It was short-lived, closing its doors in November 1900. One store, and a population of 50, was reported in 1910. By 1940 Parker had three businesses and 86 residents.

In 1948, the Parker School was sold and school house was torn down. Most students transferred to Plano to continue their education. Today, the city's school districts are divided between Plano and Allen ISDs.

CHAPTER 2: THE PLAN FRAMEWORK & PROCESS

BUILDING ON PAST PLANNING EFFORTS

Incorporation of the City of Parker took place on March 22, 1969. The first zoning and subdivision ordinances were adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

The City adapted a Comprehensive Plan, Ordinance 242A, on January 13, 1987. On June 6, 2000, the Comprehensive Zoning Ordinance 483 was adapted. In March 2015, Ordinance 721 amended and restated the Comprehensive Plan by adapting a series of maps including Annexation/Boundary, Zoning, Thoroughfare and Trails.

COMMUNITY ENGAGEMENT

The City conducted an outreach campaign in February 2023 in an effort to obtain residents participation. The short survey consisted of eleven questions and was promoted through multiple city channels including a website posting and city email blasts. Additionally, a request for citizen participation appeared on residents' water bills. During the participation period, 429 residents provided feedback.

Draft

PARKER'S VISION STATEMENT

In Parker, "Uniquely Country" is not just a motto but a way of living. The City of Parker strives to provide a laid-back, country lifestyle that places emphasis on our residential large lot community.

Our country roads will take you past open spaces, livestock and equestrian properties, and numerous family-friendly neighborhoods. Limited commercial zoning provides a quiet residential community that is an oasis amidst other high-density cities.



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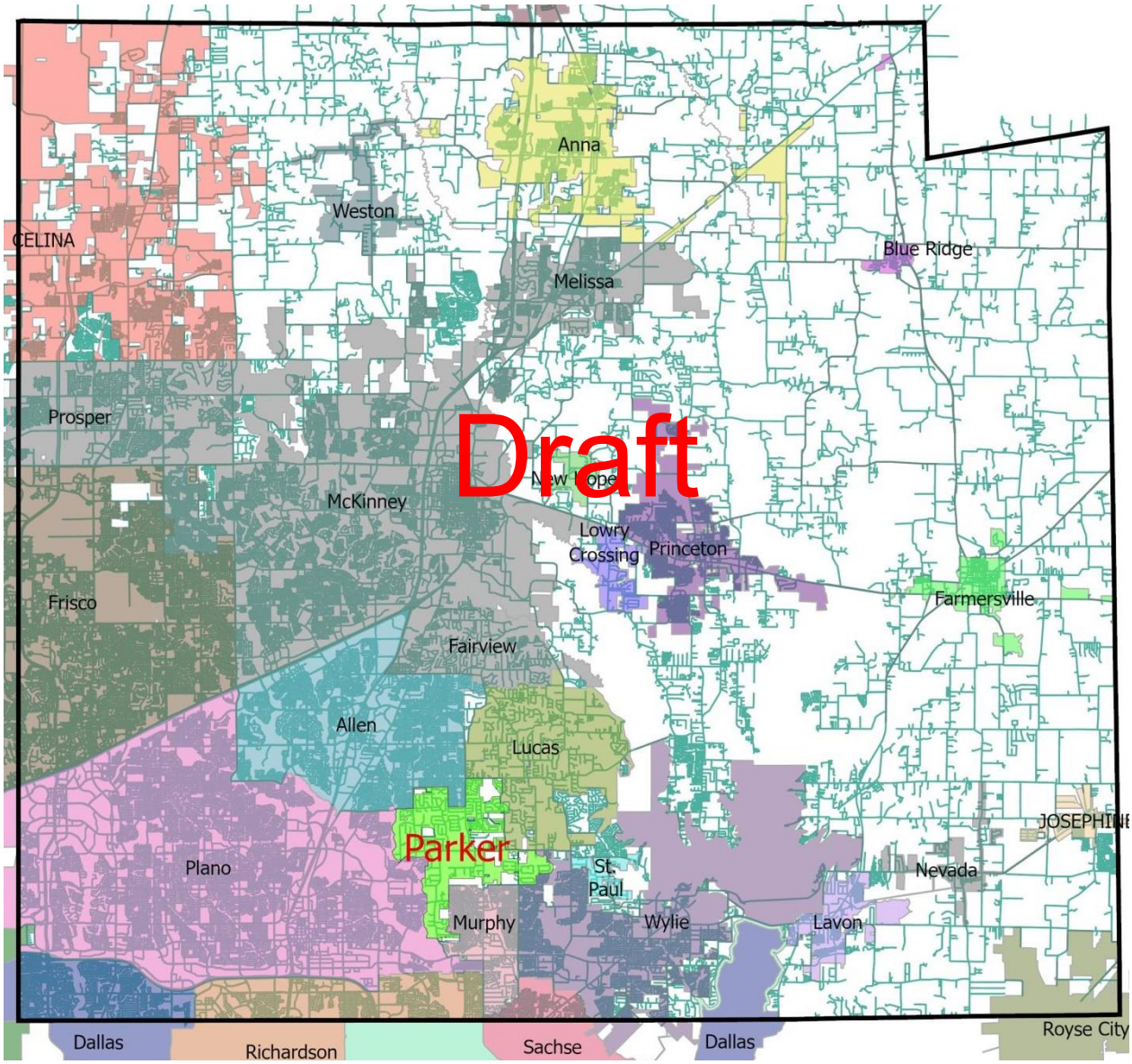
Parker's proximity to nearby services and amenities will provide the benefit of large city conveniences with the charm of a small-town country lifestyle.

As Parker grows, these values which are the cornerstone of our city, will be maintained to protect our unique and diverse country lifestyle.

CHAPTER 3: GEOGRAPHIC & DEMOGRAPHIC INFLUENCES

THE CITY OF PARKER

Located in south-central Collin County, the City of Parker was incorporated in 1969. It covers approximately eight square miles, with an elevation of 604 feet. Neighboring cities include: Plano, Allen, Lucas, Wylie and Murphy.



As the population of the county increased, developers and new home construction moved east. The City of Parker began seeing significant growth in the 1990's, as a result of cities west of Highway 75 reaching build out.

During the last two decades, Parker experienced a growth surge, primarily due to the availability and the development of large tracts of land.

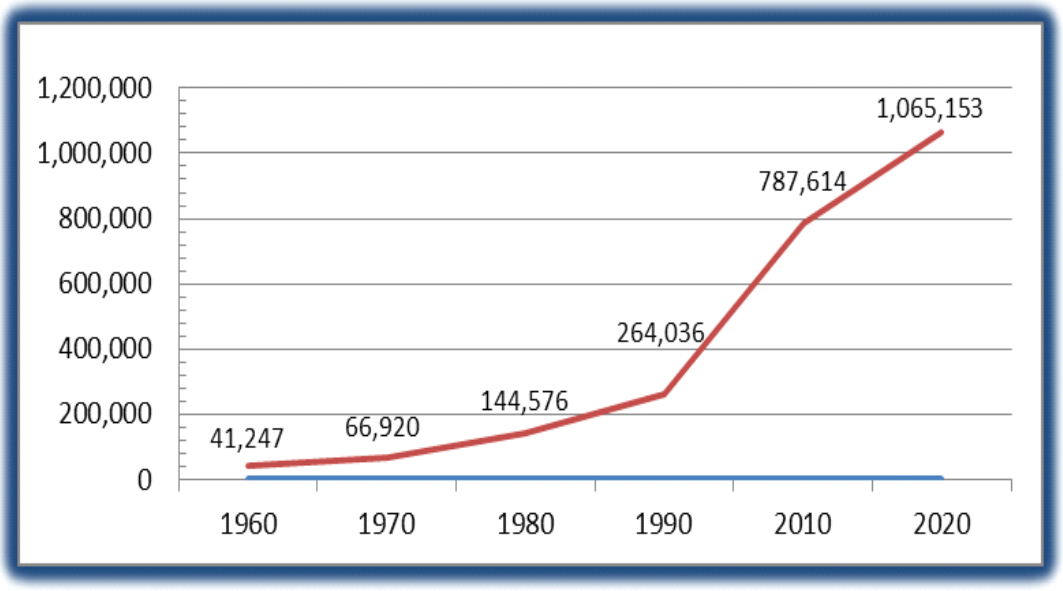
COLLIN COUNTY COMPARISON

The county has seen tremendous growth since the mid-1990's and is projected to be in the top three fastest growing counties during the next three decades, far out-pacing the Dallas-Fort Worth region in general.

Prior to the year 2000, eastern Collin County had a substantially lower growth rate than the western sections of the county.

As build-out in the western sections progressed, it continually pushed growth toward the central and eastern side of the county, where land accessibility and real estate costs were lower. Today, Collin County is one of the fastest growing counties in Texas with an average annual growth rate of three percent over the last 60 years. As the trend continues, the county's population will exceed 106 million residents by 2030.

Draft



County Population by Decade

COMPARISON OF PARKER TO COLLIN COUNTY

	City of Parker	Collin County
Average Household Size	3.37	2.79
Average Wealth Indicator*	236	137
Owner Occupied Homes	94%	61.30%
Average Home Value**	$1,061,764	$434,004
Housing Affordability Index***	169	124

Source: 2020 Census Data

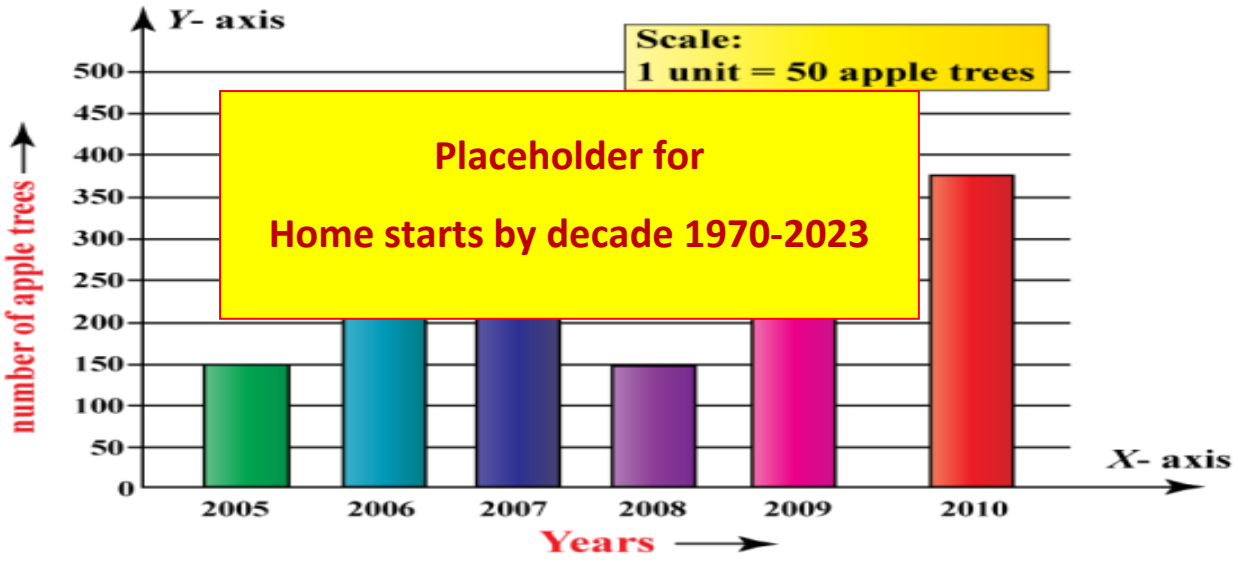
* Wealth Index is based on number of indicators including: HH income, net worth, material possessions and resources.

**Average Home value is the 2023 preliminary value. Source: Collin County Appraisal District

*** Housing Affordability Index base is 100, where a resident with a median household income can qualify to purchase a median priced home

Draft

In the early 1970's, the growth of the city was steady, but in the latter part of the decade, it slowed until the latter part of the 1980's.



PARKER'S POPULATION PROJECTION

Parker's current population is approximately 6,165. Over the next twenty years, Parker may reach build out. As we continue to grow, the demand on our city facilities, city administration, public works, fire, police, roads, drainage, water system, along with park and recreational facilities will also increase.

Excluding any development that is currently underway, and assuming all the ETJ land would be residential development, Parker's population would increase by approximately 1,000-1,200.

Draft

CHAPTER 4: LAND USE

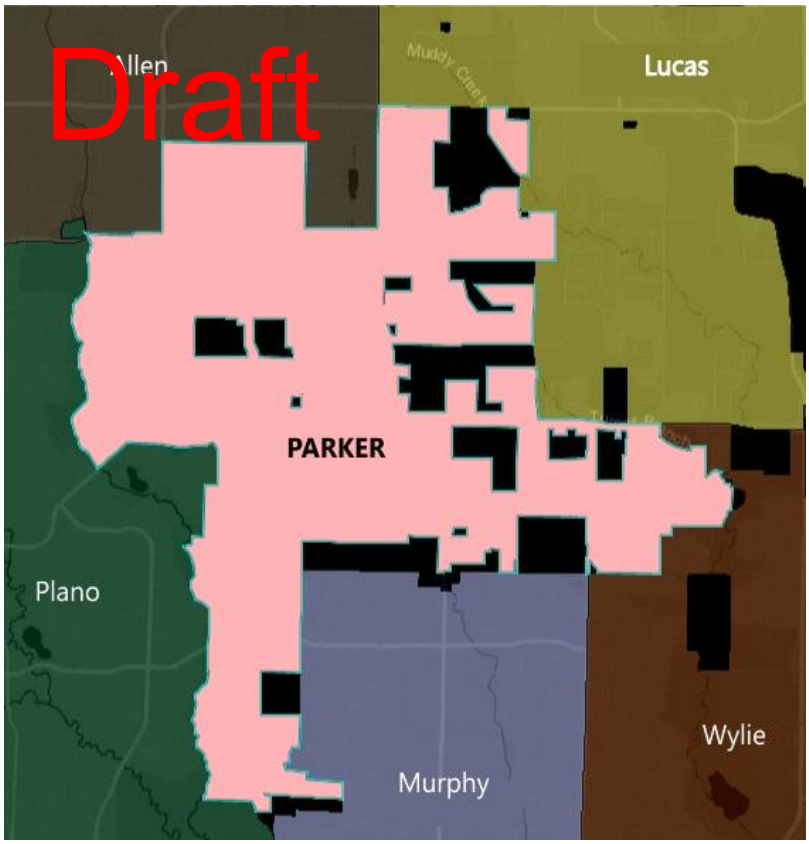
The first subdivision began construction prior to the incorporation of the city. As a result, the need arose to incorporate for the purpose of understanding how to direct and control future growth. In the early 1970's, the growth of the city was steady, but in the latter part of the decade, growth slowed down.

Parker's first zoning and subdivision ordinance was adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

In 1980, comprehensive zoning and subdivision ordinances were enacted, superseding previous ordinances of 1970 and 1973. During the early 1980's, new housing construction continued to be slow, however, service demands continued to rise.

EXTRA TERRITORIAL JURISDICTION

Parker continues to have pockets of ETJ land as indicated in black on the map. Currently, the ETJ covers approximately 1,085 acres of land within the outline of Parker's city boundary. Parker's Extraterritorial Jurisdiction (or unincorporated areas) are contiguous to the corporate boundaries of Parker and located within one mile of those boundaries.

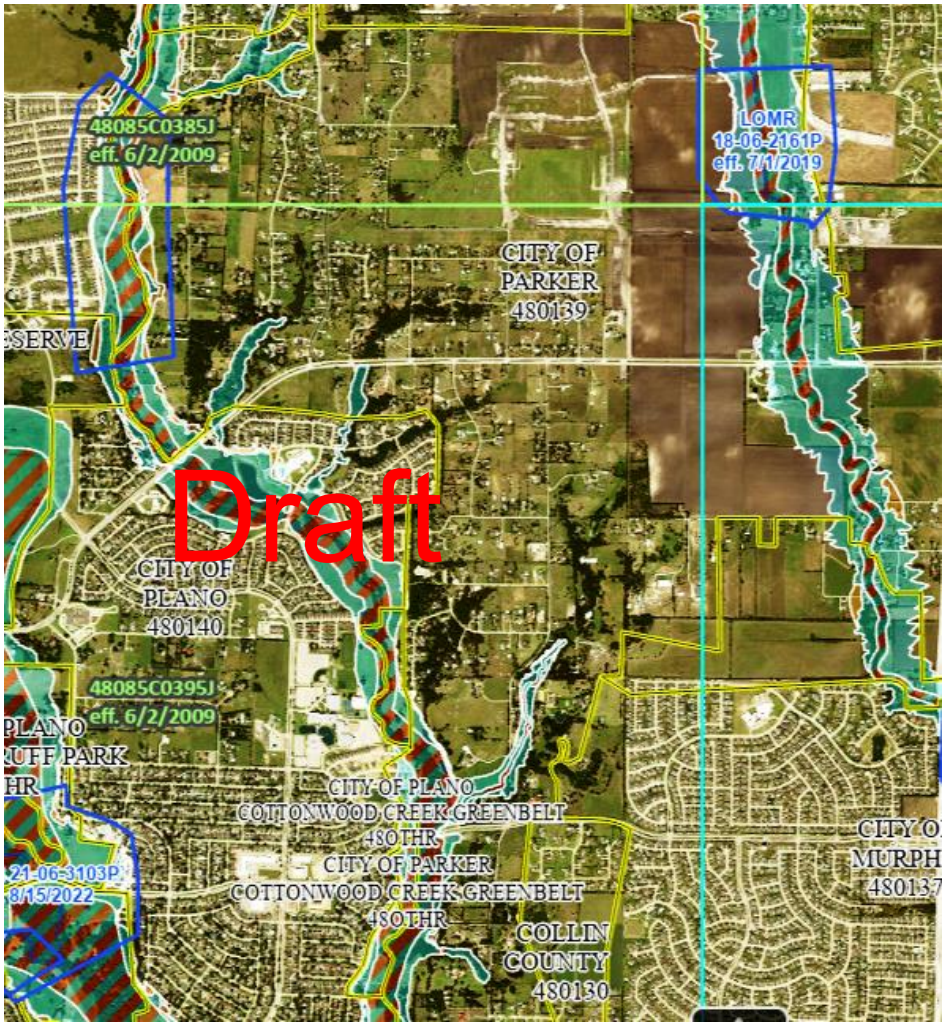


ENVIRONMENTAL ELEMENTS

Two major flood plains pass through Parker. At the western edge of the city, Cottonwood Creek forms a boundary between Parker and Plano, continuing into a basin near the City of Plano's Municipal Golf Course.

Maxwell Creek enters Parker on the west side of Dillehay, crosses FM-2551 and continues through the city, existing near Hogge Road/Murphy city limits.

Prior to Parker's Land Use and Subdivision Control Enactment, homes were built within these two flood areas. Currently, there are municipal restrictions designed to protect the health, safety and welfare of residents.



New developments that cross flood plains have compensated for potential drainage problems. However, every area of the city is impacted with drainage problems. Over time, silt buildup pose problems for homeowners. It is the responsibility of every homeowner to monitor and maintain proper drainage which impacts both them and their neighbors.

CHARACTER OF PARKER NEIGHBORHOODS

Throughout its history, Parker has maintained the small-town feel and charm by encouraging developments that maintain a connection to the community's rural roots.



Areas of winding country roads dotted with beautiful estate homes contrast with new subdivisions that replaced farm fields of the past, creating an appeal that is unique to Parker.

Most subdivisions developed over the last 25 years have a Homeowner's Association requiring residents comply with a designated set of standards. However, homes and property without a HOA require monitoring and enforcement by city staff to ensure a safe and sanitary environment for all areas of the city.



Draft

Deficiencies within non-HOA subdivisions existed in the past and continue today. Overgrown grass, weeds and poor drainage; combined with the lack of ditch maintenance, impacts neighborhoods and the city as a whole.

Note: In a survey of resident, 91% of participants felt low density/large lot size was a top priority. Additionally, 67% indicated Parker's country atmosphere was they enjoyed the most.

GOALS AND OBJECTIVES AFFECTING DRAINAGE

A proactive approach to educate new residents, along with stricter code enforcement, would improve the overall appeal of older neighborhoods and help facilitate drainage.

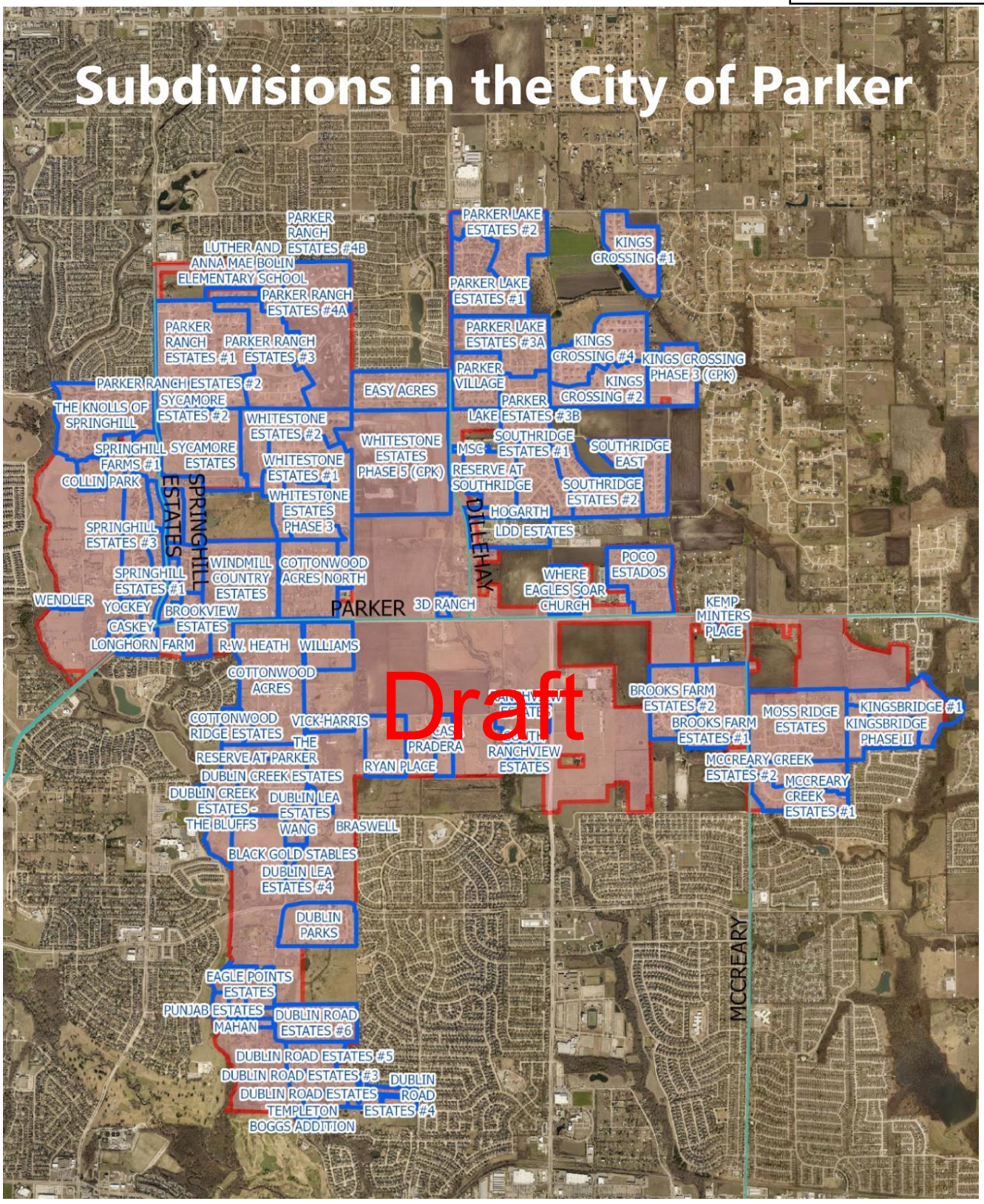
While the percentage of unmaintained home sites and ditches are minimal, it takes only one to cause a problem which may impact an entire neighborhood. Runoff from ETJ property is one cause, and one the city cannot control. However, channeling water flow out of subdivisions efficiently is a solution the city can control.

CURRENT SUBDIVISIONS AND HOUSING

Andy's Lane – 9.6 acres (52 sites)	Moss Ridge – XX Acres (51 lots)
Brooks Farm – Phase 1 -69.2 acres (73 lots)	McCreary Creek – Phase 1 (38.2 acres)
Church Lane - (8 Lots)	McCreary Creek – Phase 2 (39 acres) 2012
Crepe Myrtle Hill - XXX Acres (XX Lots)	Parker Lakes Estates, Phase 1- (XX Lots)
Collin Park –XXXX Acres (11 lots)	Parker Lakes Estates, Phase 2- (XX Lots)
Cottonwood Acres North - (42 Lots)	Parker Lakes Estates, Phase 3A- (XX Lots)
Cottonwood Ridge - (5 Lots)	Parker Lakes Estates, Phase 3B- (XX Lots)
Cottonwood Acres – (37 Lots)	
Dublin Road North	hase 1 - 121.78 Acres (67 lots)
Dublin Creek Estates - (17 lots)	Parker Ranch Estates, Phase 2 - 38.7 Acres (15 lots)
Dublin Creek The Bluffs – 42.2 acres (12 lots)	Parker Ranch Estates, Phase 3 - 101.1 Acres (56 lots)
Dublin Road Estates (Estate lane area)	Parker Ranch Estates, Phase 4A - XX Acres (32 lots)
Dublin Road South	Parker Ranch Estates, Phase 4B - XX Acres (14 lots)
Dublin Park Estates (Creek side)	Parker Village – XX Acres (35 lots)
East Ridge – (41 lots)	Poco Estados – XX Acres (32 Lots)
Easy Acres – (63 lots)	Ranchview - 13 Lots
	Reserve at Parker – 6 Lots
Grey Lane - (4 lots)	Southridge Estates – (95 lots)
Gregory – (20 lots)	Southridge East Addition (OR IS IT EASTRIDGE)
Kings Crossing Phase 1 - -52.7 acres (XX Lots)	Springhill Estates 1
	Springhill Estates 2
	Springhill Estates 3 – 57.3 Acres (32 lots)
Kings Crossing Phase 2 - 56.1 acres (XX Lots)	Sycamore – (25 lots)
Kings Crossing Phase 3 - 48.8 acres (XX Lots)	Sycamore Estates - (19 lots)
Kings Crossing Phase 4 - 71.2 acres (XX Lots)	The Reserve at Parker- (XX Lots)
Kings Crossing Phase 5 – 49.9 acres * (XX Lots)	Whitestone Estates, Phase 1 - 104.5 Acres (78 lots)
Kings Bridge Phase 1 - 59.5 acres (33 lots)	Whitestone Estates, Phase 2 - 75.6 Acres (37 lots)
Kings Bridge Phase 2 - 44.4 acres (28 lots)	Whitestone Estate, Phase 5 -176 Acres (95 lots)
	Windmill Country Estates - (51 lots)

Incomplete.

Draft


Subdivisions in the City of Parker
PARKER RANCH ESTATES #4B
LUTHER AND ANNA MAE BOLIN ELEMENTARY SCHOOL
PARKER RANCH ESTATES #4A
PARKER RANCH ESTATES #1
PARKER RANCH ESTATES #3
PARKER RANCH ESTATES #2
SYCAMORE ESTATES #2
THE KNOLLS OF SPRINGHILL
SPRINGHILL FARMS #1
SYCAMORE ESTATES
COLLIN PARK
SPRINGHILL ESTATES
WHITESTONE ESTATES #2
WHITESTONE ESTATES #1
WHITESTONE ESTATES PHASE 3
EASY ACRES
WHITESTONE ESTATES PHASE 5 (CPK)
SPRINGHILL ESTATES #3
SPRINGHILL ESTATES #1
WINDMILL COUNTRY ESTATES
COTTONWOOD ACRES NORTH
WENDLER
YOCKEY
BROOKVIEW ESTATES
CASKEY
LONGHORN FARM
R.W. HEATH
WILLIAMS
COTTONWOOD ACRES
COTTONWOOD RIDGE ESTATES
VICK-HARRIS
THE RESERVE AT PARKER
DUBLIN CREEK ESTATES
DUBLIN CREEK ESTATES - THE BLUFFS
DUBLIN LEA ESTATES
WANG
BRASWELL
BLACK GOLD STABLES
DUBLIN LEA ESTATES #4
DUBLIN PARKS
EAGLE POINTS ESTATES
PUNJAB ESTATES
MAHAN
DUBLIN ROAD ESTATES #6
DUBLIN ROAD ESTATES #5
DUBLIN ROAD ESTATES #3
DUBLIN ROAD ESTATES
DUBLIN ROAD ESTATES #4
TEMPLETON
BOGGS ADDITION
PARKER
3D RANCH
PARKER LAKE ESTATES #2
PARKER LAKE ESTATES #1
PARKER LAKE ESTATES #3A
PARKER VILLAGE
PARKER LAKE ESTATES #3B
KINGS CROSSING #1
KINGS CROSSING #4
KINGS CROSSING PHASE 3 (CPK)
KINGS CROSSING #2
MSC
SOUTHRIDGE ESTATES #1
SOUTHRIDGE EAST
RESERVE AT SOUTHRIDGE
SOUTHRIDGE ESTATES #2
HOGARTH
LDD ESTATES
DILLEHAY
WHERE EAGLES SOAR CHURCH
POCO ESTADOS
KEMP MINTERS PLACE
BROOKS FARM ESTATES #2
BROOKS FARM ESTATES #1
MOSS RIDGE ESTATES
KINGSBRIDGE #1
KINGSBRIDGE PHASE II
MCCREARY CREEK ESTATES #2
MCCREARY CREEK ESTATES #1
PRADERA
RYAN PLACE
RANCHVIEW ESTATES
MCCREARY
Draft

CHAPTER 5: STRATEGIC GROWTH

FUTURE DEVELOPMENT CAPACITY

Parker contains approximately 6,308 acres of which 83% has been developed, leaving 1,085 (+/-) acres in our Extra Territorial Jurisdiction.

Currently, there are several subdivisions in the process of being developed under the Developer Agreements of 2007, 2013 and 2016 with the Warner Group. These include phases of Whitestone and Kings Crossing

The Development Agreement with the Warner Group also includes an undeveloped tract of land (117.39 acres), in the Northeast part of the City's ETJ (Bidell Tract). Annexation of this land will be undertaken only in accordance with a petition submitted by the Bidell Family or the Developer. The 2007 Developer Agreement allows for a minimum of one-acre lots.

All future developments in Parker require a two-acre minimum lot size (Ordinance 820, Chapter 156, Zoning amended July 2022). Future land incorporations and developments should reflect our existing land and improvements.

Draft

Aside from land already under contract, Parker's future growth would stem from the 1,085 acres in Parker's ETJ. These remaining tracts would equate to an additional 380 (+/-) two-acre home sites.

COMMERCIAL DEVELOPMENT

Included in the Developer's Agreement of 2007 with the Warner Group, an eight-acre tract was carved out in King's Crossing (corner of Lewis Road and Lucas Road), designated as commercial, with special restrictions and allowable uses.

The agreement specifies the allowable businesses types, along with specifics on materials, building style, landscape and buffering. To-date, this commercial parcel has not been developed.

.

REMAINING ETJ LAND

Within the 1,085 (+/-) acres remaining in Parker's ETJ, there are currently approximately 63 acres with commercial businesses present:

(3) RV Storage facilities, Parker Road - 20 acres

(2+) Sports businesses – Dillehay - 3.3 acres

(2) Fireworks businesses – Parker Road (part of larger tract)

(1) Overnight Truck Parking - Dillehay31.6 acres

(1) Office/warehouse complex – Dillehay - 3.3 acres

(1) Stone Company – Dillehay - 4.9 acres

Draft

CHAPTER 6: CITY OWNED PROPERTY AND SERVICES

Excluding right of ways, the City of Parker owns a total of 35.58 acres, which includes the property at City Hall, the Preserve (adjacent to City Hall), along with property for a future water tower in the far northwest part of the city.

CITY HALL

In 1980, the City of Parker constructed a Community Building to provide a place to conduct city business and citizen meetings. At that time, the city employed two full time staff members, a city administrator, four part-time staff members, a part-time building inspector, one police officer and a court clerk.



In 2000, funded by a Certificate of Obligation, the community building was expanded at both ends to accommodate room for additional staff and enlarged the council chambers. It was estimated that the addition/renovation of the building would adequately serve the city for the next 10 year period.

Today, 23 years later, having outgrown the present city hall years ago, Parker City Hall hasn't changed. There is inadequate room to properly conduct the operations of our city or to hire additional staff members that are needed to service the citizens of Parker. Three architectural designs and two bond proposals later (2020 for 9.5MM and 2023 for 8.63MM), the residents declined the opportunity to build a new city hall adequate for operations and staffing, while bond interest rates were as low as 3 percent and 4.3 percent respectively.

Planning for the future: Both the community and the council need to unite for the future of our city. With a united effort, we can provide sufficient room for Council and other City meetings as well as staffing to provide quality services to our residents well into the future. There will always be urgency for other projects, but a functioning city hall, properly staffed, would help attain the level of service Parker residents expect and deserve.

PARKER FIRE DEPARTMENT

In 1971 city began with a Fire Marshall, primarily for issuing permits and building inspections. In January 1982, the City Council voted to fund the establishment of the City of Parker Volunteer Fire Department. May 1983, the Parker Volunteer Fire Department officially became functional. A fire station was built next to the community building which housed fire trucks along operated with three pieces of firefighting equipment and 22 fire fighters volunteers to serve the city. Several years later, the build could not house all the vehicles and the FD moved to a larger metal building. Today, this same structure houses our Public Works Department.



As the city grew, a residents approved the funding of a new 15,000 square foot fire station with the promise that once finished, the police and city hall buildings would be constructed. The fire station was completed in 2009 and services the city today. It is staffed with a full-time fire department consisting of 45 part-time paid firefighters. The Fire Chief is the only remaining volunteer.



In addition to Parker's own resources the city has automatic mutual aid agreements with the adjacent municipalities of Lucas, Murphy, Fairview and Wylie which will also respond to structure fires in any of the cities. Additionally, Parker FD has mutual aid agreements with all surrounding cities who will respond when requested. Response times along with the type of service required are monitored and reported.

Fire Department Vehicles:

- Pumper/Aerial Ladder Truck - ??? years old (Longevity estimate: 25 years of service)
- Pumper Fire Truck - New replacement approved 2023-24 budget (Longevity estimate: 25 years of service)
- Wildland/Grass Firefighting Truck - New replacement approved 2023-2024 budget (Longevity estimate: 15 years)
- Chief's Command & Control SUV- ???y ears old (Longevity estimate: 15 years)
- Pickup Truck - ??? years old (Longevity estimate: 10 years)

Draft

PARKER POLICE DEPARTMENT

As the need for city services broadened, a full time police officer was employed in 1985 to deal with the pressing traffic issues and other citizen safety demands.

1986 the City hired our first full time Police Chief. A police force of one wasn't adequate to meet the growth of the city, and soon after, additional officers were hired. By 2006, the police department had four police vehicles and operated, 24 hours/day. Today, the Police Department operates 24/7, with 12 officers and six vehicles.

Originally, Parker's Police Chief had an office at City Hall next to the council chambers. As additional officers were hired, room to operate became a necessity. When the new Fire Station was completed, the old fire station was renovated to house Parker's Police Department. The Department remained in that metal building until 2016 when a flood resulting in black mold, forced the department out for health and safety reasons.

In August 2016, a mobile modular building was brought in to house the Police Department for an estimated time of 48 months. The Initial cost was $37,251 plus $2,200/monthly lease. The plan was to give City Council ample time to design and build a new facility for police and city hall. To date, the city has spent in excess of $200,000 for a leased modular building requiring on-going repairs.



PUBLIC WORKS/WATER DEPARTMENT



Public works department, originally a staff of two, worked out of the municipal building until the staff grew and they moved into the Parker's old fire station/old police station. Today, Parker's Public Works and Water Department currently has a staff of eight.

New facilities for the water department is currently in the design phase. The structure will be at the new Pump Station on Dillehay. It will be designed to house both the staff and the equipment securely.

Public Works positions including the Director of Public Works, Code Enforcement & Storm Water Inspector, and Building Inspector will be housed at City Hall.

The Department currently has seven vehicles.

Draft

CITY ADMINISTRATION

Currently, Parker has eight administrative employees:

- Accounting/HR
- Assistant City Administrator & City Secretary,
- Attorney
- City Administrator
- Court Clerk
- Director of Finance /Human Resources
- Permit Clerk
- Utility Billing & Payments

Draft

CHAPTER 7: PARKS, TRAILS AND OPEN SPACES



INTRODUCTION

In 2002, the City of Parker purchased 19 acres of natural habitat adjacent to City Hall which is called “The Preserve”. Almost the entire area lies in the flood plain of Maxwell Creek with the degree of flooding related to rainfall intensity. The area has a natural pond and a wide variety of native vegetation and trees. Parker’s objective in this area is to preserve the natural environment and native ecosystems.



A portion of the property directly to the west of City Hall is used for Parker’s Living Tree Legacy Program. Each tree planted has a dedication marker. Trees are sponsored by a resident to commemorate, honor, memorialize or recognize a family-member or resident.

Draft



Parker has a relatively low percentage of land dedicated to open spaces. Although late in the game, future development should include sufficient open green spaces for the community.

PARKS, RECREATION AND OPEN SPACES

In 2019, the City of Parker re-commissioned Parks & Recreation. The commission members are voted in by city council and consist of residents willing to take an active role in maintaining and enhancing city property for the enjoyment of Parker residents.

The city provides occasional funding for upgrades to The Preserve. Some of the improvements include a walking path (partially concrete, partially gravel), gazebo repair, garden and wild flower areas, along with necessary repairs to the historic barn.



Through the generosity of the Parker Women's Club, park benches were strategically placed along the walking path along with the Gazebo.

Parks & Recreation coordinates community events such as Parkerfest and Keep Parker Beautiful activities.

Through the years, the City occasionally made improvements to The Preserve and surrounding areas to protect the environment and enhance usage.

The areas adjacent to City Hall and the Preserve are used for City functions such as Parkerfest, Parker's annual fall festival attracting 500+ residents and families to enjoy music, games, food, children's activities, and gatherings.

Parkerfest 2021



GOALS & OBJECTIVES

1. Paving the remainder of the walking path. During period of rain, the gravel sections wash out, creating additional expense for the restoration of those areas.
2. The addition of a pavilion in the park (area between the Preserve and City Hall).
3. The addition of a playground for children and/or an area for sporting activities.

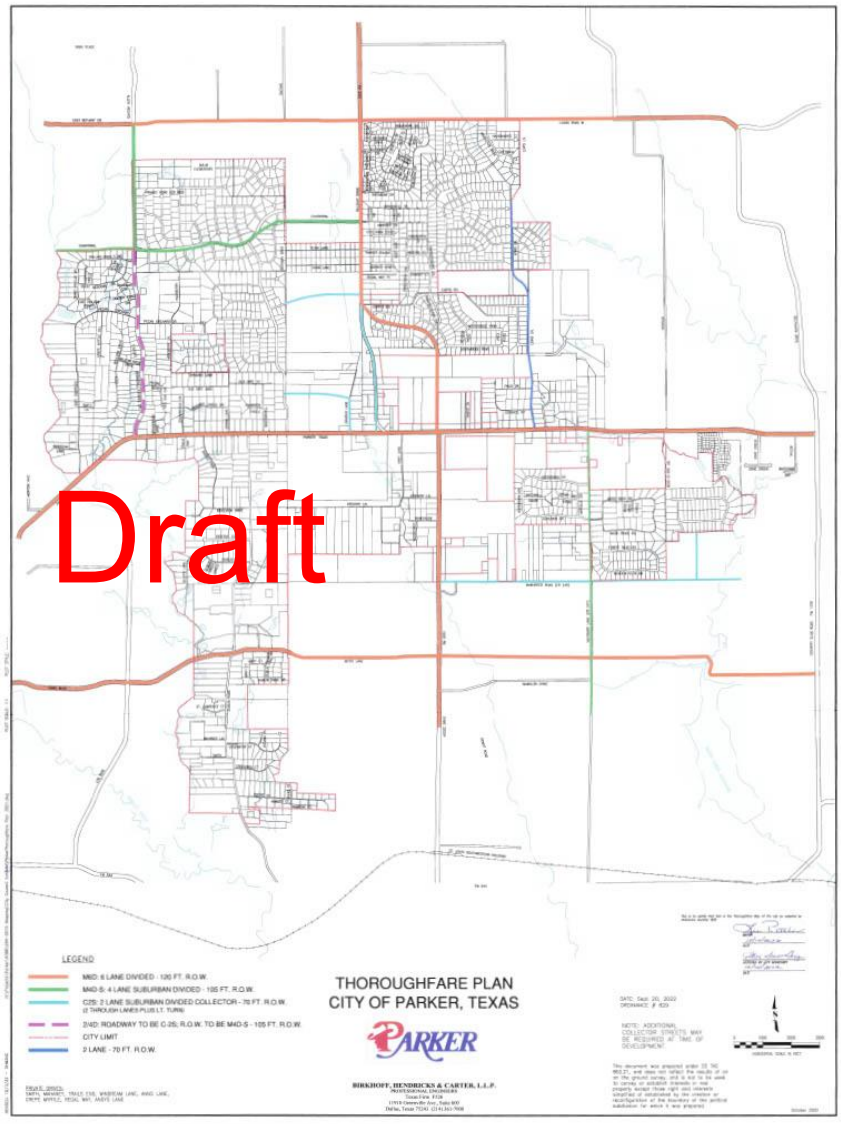
Opportunities for cost-sharing with Collin County Project Funding Assistance Programs were overlooked in the past. Should a new county bond pass, there will be future opportunities to submit applications forneeded enhancements at a significantly reduced cost.

MAJOR THOROUGHFARES

There are two state roads dividing the city into quadrants: FM 2514 (Parker Road) running East/West and FM 2551 (Hogge Road/Dillehay) running North/South. The remaining roads within Parker are either county or city roads. Over the last decade, thru-traffic on Parker's two major thoroughfares has increased substantially .

Parker Road (FM 2514), a once winding blacktop road, was replaced in phases (1997-2018) to the current 4-lane divided major artery, with the capacity to expedite east/west commuter traffic through Parker.

In 2021 TXDot began addressing the northern section of Dillehay Drive(FM 2551). The 2-lane blacktop road with deep drainage ditches on both sides, will be replaced with the construction of a 6-lane divided highway from the intersection of Parker Road at Hogge, to the northern boundary of Parker – then continuing north through Allen and Lucas. Anticipated completion of Dillehay in Parker is 20XX.



CHAPTER 6: INFRASTRUCTURE/UTILITIES

WATER SYSTEM

In 1964, a rural water non-profit corporation was conceived by the community of Parker, later to become the Pecan Orchard Water Corporation. The system was installed and started serving 150 customers in December 1966.



As Parker's population increased, the original 300,000 gallon water tower was not able meet the demands of our growing city.

In December 2012, a new one million gallon water tower was installed by the City and the old tower was demolished.

Draft



Today, the City's water is contracted with and supplied by North Texas Municipal Water District.

Water conservation (or lack of) becomes an issue under the NTMWD's "Take or Pay" requirement in our contract with the water District.

WASTEWATER SYSTEM

From time Parker became a city, until the year 2000, all residents of the city had household septic systems. To facilitate the planned developments of Parker Lakes, Kings Crossing, Parker Ranch and Whitestone, the developer paid for access to the North Texas Water District's septic system with lines along Lucas Road.

WATER METERS

In 2018???? The city began upgrading resident's old meters that were manually read each month, with smart meters.

Today, residents can view water usage by the month, day, hour or minute and can self-monitor water consumption. The allows homeowners to check for possible leaks and maximize household efficiency.

WATER SYSTEM EXPANSION

Draft

In 2018, the Parker City Council approved the construction of a new pump station. The City took out a six million dollar bond to fund the multi-year project in preparation for new growth. The new pump station was complete in 2022. In addition to housing the pump station, the property on Dillehay is scheduled to house water personnel.

The city may require an additional water tower as we approach build out, currently projected in 5-7 years (2028-2030). The property for the water tower was secured in near the southeast corner of Parker Ranch for a second water tower.

NATURAL GAS

Until the development of Springhill, all homes in the city were electric only. Since that time, Springhill, Parker Lakes Estates, The Reserve, McCreary Creek, Parker Ranch, Kings Crossing and Whitestone subdivisions; all have the addition of natural gas.

WATER SYSTEM - GOALS AND OBJECTIVES

1. Completion of water meter rollout (date and process)
2. Water tower (criteria)

Draft

CHAPTER 7: STREETS & DRAINAGE

INTRODUCTION/GENERAL PROBLEMS

STREET ANALYSIS & CLASSIFICATION

DRAINAGE ANALYSIS

Draft

CHAPTER 8: IMPLEMENTATION PLAN

GETTING US FROM POINT A TO POINT B

This section is for identifying, organizing and clarifying investment and policy decisions over a specific period of time. It will provide the road map for the next decade.



Based the objective, implementation is categorized in a designated timeframes:

- Short-term (within 1 to 2 years),
- Mid-term (3 to 5 years),
- Long-term (6+ years).

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The list will enable the city to review and address progress on an on-going bases. It will assist to:

- Avoid costly surprise expenses.
- Acquire or source funding from the outside.
  Leverage private, public, and nonprofit funding.
- Provide regular updates in the implementation process to the residents
- Keep the city's priorities current and on point.

The following goals, plans and actions are organized by topic and are not arranged in order of priority.

PARK, TRAILS AND OPEN SPACES

EXAMPLE ONLY

Objectives:

Increase general awareness and usage of the park for new and existing residents. Explore funding mechanisms and partnerships promoting open space.

Divide the plan into short-, mid- and long-term goals

Plan: (For example only)

1. Prepare an education program for residents -- particularly new residents, on the Preserve and city open space to the west of it.

   Responsibility: Parks & Rec Commission/Council/Administration

   Timeframe: Short-term (1-2 years)

2. Design plans for park enhancements (pavilion, playground, gazebo and barn improvements)

   Responsibility: Parks & Rec Commission/Public Works/Administration/Council

   Timeframe: Short-term (1-2 years)

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3. Apply for open space grants and work with nonprofits such as the Trust for Public Lands, Collin County (if bond passes), and other similar opportunities.

   Responsibility: Parks & Rec Commission/Administration

   Timeframes: Short- , Mid- and Long-term

WATER DEPARTMENT PERSONNEL AND EQUIPMENT

Objectives:

Provide a permanent solution for housing water department staff and equipment

Plan:

Water Department Personnel and Equipment

1. Facility location: The Dillehay Pump Station
2. Funded by _____
3. Facility would include_____
4. Design & planning_____
5. Timeframes_____
6. Responsibility: Public Works/Admin/Council
7. Targeted Completion Date _____

Draft

CITY HALL & POLICE FACILITIES

Objective:

Provide an efficient permanent solution for housing city staff and the police department.

Divide plan into timeframe and responsible department/party

Action Plan:

1. Location…
2. Concepts…
3. Design Draft
4. Final Plan…
5. Estimates…
6. Funded by …
7. Timeframe...(selected for each phase of project)
    - Short-term (within 1 to 2 years),
    - Mid-term (3 to 5 years),
    - Long-term (6+ years).
8. Target Completion Date by Phase_____

Draft

ROAD RECONSTRUCTION AND REPAIRS

Objective:

Develop/finalize the plan for street maintenance

Divide the plan into short-, mid- and long-term goals and responsible department/party

Action Plan:

Provide road repairs for:

1. Location…
2. Plan design…
3. Estimates…
4. Funded by …
5. Timeframe….(select appropriate one for each location)
   - Short-term (within 1 to 2 years),
   - Mid-term (3 to 5 years),
   - Long-term (6+ years).
6. Target Completion Date by Phase_____

Draft

WATER TOWER – PARKER RANCH

Objective:

Provide a solution for …..

Plan:

Location…

Design plan…

Estimates…

Funded by …

Timeframe….

- Short-term (within 1 to 2 years),
- Mid-term (3 to 5 years),
- Long-term (6+ years).

Target Completion Date _____

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APPENDIX

THOROUGHFARE PLAN

LAND USE MAP

TRAILS PLAN

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