



AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

JULY 11, 2024 @ **5:00 PM**

Notice is hereby given: the Planning and Zoning Commission for the City of Parker will hold a Meeting on Thursday, July 11, 2024, at 5:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. The meeting will be open to the public and live streamed.

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

CALL TO ORDER – Roll Call and Determination of a Quorum

PLEDGE OF ALLEGIANCE

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

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

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

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR JULY 20, 2023.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR NOVEMBER 9, 2023.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR DECEMBER 7, 2023.
4. PRESENT AND DISCUSS THE COMPREHENSIVE PLAN (COMP PLAN).

ROUTINE ITEMS

FUTURE AGENDA ITEMS

ADJOURN

In addition to any specifically identified **Executive Sessions**, the Planning and Zoning Commission 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 to the requirement that a meeting be open. Should Commission 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 July 5, 2024, by 5:00 p.m. at the Parker City Hall, and required by Texas Open Meetings Act (TOMA) 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.



Commission Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: June 25, 2024
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR JULY 20, 2023.

SUMMARY

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

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	06/27/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	06/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	06/xx/2024

MINUTES

PLANNING AND ZONING COMMISSION MEETING

July 20, 2023

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning & Zoning Commission met on the above date. Vice Chair Lozano called the meeting to order at 7:01 P.M.

Commissioners Present:

	Chair Russell Wright			Alternate Todd Fecht
X	Vice Chair Joe Lozano		X	Alternate Larkin Crutcher
X	Secretary Wei Wei Jeang			Alternate JR Douglas
X	Commissioner David Leamy			
	Commissioner Jasmat Sutaria			

Staff/Others Present:

X	Public Works Dir. Gary Machado		X	City Attorney Amy Stanphil
X	City Engineer John Birkhoff			City Administrator Luke B. Olson

APPOINTMENT OF ALTERNATE(S)

N/A.

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

Misty Ventura of Dallas, Texas spoke on behalf of the applicant, property owner, and engineering team, in support of approving the Panorama Street preliminary plat. She indicated that of the 144 issues cited in the engineering letter dated July 13, only 25 were cited to particular City of Parker regulations. She urged that the preliminary plat be approved.

Emily Plummer, Parker resident living on Gregory Lane, spoke in strong opposition to the approval of the preliminary plat. Specifically, she opposes the placement of a road on a residential lot. She pointed out that Gregory Lane is a dead-end one lane road with a low water crossing bridge that cannot support the traffic from the new road. She also pointed out that all of the storm water run-off from the new development will drain onto her front yard. She also stated that her property line extends to the middle of Gregory Lane, and she believes her permission is needed to expand the road.

Carrolyn Moebius, resident of Murphy, spoke in strong opposition to the approval of the preliminary plat. She appreciates the city's attention and due diligence to this project. She pointed out the flooding issues associated with Maxwell Creek.

Kay Learned, Parker resident living on Gregory Lane, spoke in strong opposition to the approval of the preliminary plat. She lives "right next door" to the proposed road and is concerned about the amount of traffic that would be routed onto Gregory Lane. She is also concerned about her own welfare and safety living on a busy road.

Margaret Henry, Parker resident living on Gregory Lane, spoke in strong opposition to the approval of the preliminary plat. She is also in strong opposition to the planned development associated with Panorama Street that will result in the traffic from 600 families being routed onto Gregory Lane. She expressed grave concern about the loss of safety and tranquility from the large volume of traffic routed onto Gregory Lane, as well as the impact to wildlife and ecosystem in the surrounding areas.

Buddy Pilgrim, Parker resident living on Bluffs Lane, spoke in strong opposition to the approval of the preliminary plat and the planned development. He pointed out that the application in the name of Gregory Lane LLC is in name only. His research indicates that the Huffines brothers (or a Huffines organization – Huffines Communities) are the true owners/developers of the project. Gregory Lane LLC, Restore the Grasslands LLC, and Texas Prairie Land are a false front for the actual actors (Huffines Communities) behind this entire project, which proposes to put 666 houses on 101 acres (Collin County MUD 7). He urged P&Z to not approve the plat where the true owner/developer is not identified as the applicant on the application. The sales contract from the current property owner, Turner, shows a blank spot for the name of the buyer.

Andrew Malczewski, Murphy resident living on Thornwood Drive, spoke in strong opposition to the approval of the preliminary plat. His home is on the south side of the proposed project and faces the property. He cited severe flood water drainage problems that already exist on the property. He pointed out that the current plan for the project "dumping" all of the water from the south pond into his community in Murphy storm drain system is ill-conceived and illegal. The HOA of the Murphy neighborhood where he resides is also in strong opposition to the development and will "fight tooth and nail" against it.

Victor Muller, Parker resident living on Gregory Lane, spoke in strong opposition to the approval of the preliminary plat. He indicated that he moved to Parker to "get out of the city." He is concerned with the loss of the country environment. He pointed out that Gregory Lane is a narrow road with a bridge that cannot take the traffic load from the planned project. He also pointed out that the proposed development can build an access road elsewhere and not connect to Gregory Lane.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON PANORAMA STREET PRELIMINARY PLAT, SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10 CITY OF PARKER, COLLIN COUNTY, TEXAS.

Director Machado stated that the review by the city's engineering firm (Birkhoff, Hendricks & Carter LLP) identified 144 items on the preliminary plat not in compliance with the Parker subdivision regulations, and he advises that the P&Z Commission makes a recommendation to the City Council to deny the approval of the preliminary plat.

John Birkhoff, City Engineer, stated that they did a complete review of the preliminary plat and submitted a letter to the city dated July 13. The letter identified 144 items that failed to adhere to Parker's subdivision ordinance and good engineering practices.

Vice Chair Lozano also noted that the preliminary plat failed to address the existing septic system that is currently on the lot.

MOTION: Commissioner Jeang moved to recommend to the Parker City Council that they deny the approval of the preliminary plat for Panorama Street. Commissioner Leamy seconded the motion with the remaining Commissioners voting for. Motion carried 4-0.

2. FUTURE AGENDA ITEMS.

Final plat for Parker Ranch V.

3. ADJOURN

Vice Chair Lozano adjourned the meeting at 7:27 P.M.

Minutes Approved on 11th day of July, 2024.

Chair Russell Wright

Attest and Prepared by:

Commission Secretary Wei Wei Jeang



Commission Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: June 25, 2024
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR NOVEMBER 9, 2023.

SUMMARY

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

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	06/27/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	06/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	06/xx/2024

MINUTES

PLANNING AND ZONING COMMISSION MEETING

November 9, 2023

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning & Zoning Commission met on the above date. Vice Chair Lozano called the meeting to order at 5:05 PM.

Commissioners Present:				
	Chair Russell Wright		X	Alternate Lucy Estabrook
X	Vice Chair Joe Lozano		X	Alternate Larkin Crutcher
	Commissioner & Secretary Wei Wei Jeang			Alternate JR Douglas
	Commissioner David Leamy			
	Commissioner Jasmat Sutaria			
Staff/Others Present:				
	Public Works Dir. Gary Machado			City Attorney Trey Lansford
	City Secretary Patti Scott Grey			City Administrator Luke B. Olson

APPOINTMENT OF ALTERNATE(S)

Alternate Commissioners Crutcher and Estabrook were appointed as voting members for the quorum.

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

No one was present at the meeting to present public comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR MAY 25, 2023.

MOTION: Commissioner Larkin moved to recommend the approval of the minutes for May 25, 2023.

Commissioner Estabrook seconded the motion. The motion carried 3-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER RANCH ESTATES PHASE 5 FINAL PLAT.

The Commissioners had a brief discussion about the absence of remaining outstanding issues in the Final Plat.

MOTION: Commissioner Crutcher moved to recommend the approval of Parker Ranch Estates, Phase 5, final plat to the City Council.

Commissioner Estabrook seconded the motion. The motion carried 3-0.

3. FUTURE AGENDA ITEMS.

Kings Crossing Phase 5 final plat for consideration by the Commission.

4. ADJOURN

Vice Chair Lozano adjourned the meeting at 5:30 PM.

Minutes Approved on 11th day of July, 2024.

Chair Russell Wright

Attest and Prepared by:

Commissioner & Secretary Wei Wei Jeang



Commission Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: June 25, 2024
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR DECEMBER 7, 2023.

SUMMARY

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

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	06/27/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	06/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	06/xx/2024

MINUTES

PLANNING AND ZONING COMMISSION MEETING

December 7, 2023

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning & Zoning Commission met on the above date. Chair Wright called the meeting to order at 5:05 PM.

Commissioners Present:				
X	Chair Russell Wright		X	Alternate Lucy Estabrook
X	Vice Chair Joe Lozano			Alternate Larkin Crutcher
X	Commissioner & Secretary Wei Wei Jeang		X	Alternate Lynnette Ammar
	Commissioner David Leamy			
	Commissioner Jasmat Sutaria			
Staff/Others Present:				
X	Public Works Dir. Gary Machado			City Attorney Trey Lansford
X	City Secretary Patti Scott Grey			City Administrator Luke B. Olson

APPOINTMENT OF ALTERNATE(S)

No Alternate was needed for the quorum.

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

No one was present at the meeting to present public comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 5 FINAL PLAT.

The Commissioners had a short discussion about the absence of remaining outstanding issues in the Final Plat. Vice Chair Lozano indicated that he had also driven by the property to review it.

MOTION: Commissioner Lozano moved to recommend the approval of Kings Crossing Phase 5 Final Plat of 36 residential lots, 2 common area lots being 49.585 acres situated in the Ann S. Hurt Survey, Abstract No. 428, in the city of Parker, to the City Council. The final plat meeting resolution No. 2007-170 and all amendments.

Commissioner Jeang seconded the motion. The motion carried 3-0.

2. FUTURE AGENDA ITEMS.

None

3. ADJOURN

Chair Wright adjourned the meeting at 5:13 PM.

Minutes Approved on 11th day of July, 2024.

Chair Russell Wright

Attest and Prepared by:

Commissioner & Secretary Wei Wei Jeang



Commission Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: June 25, 2024
Exhibits:	Comprehensive Plan (COMP PLAN)

AGENDA SUBJECT

PRESENT AND DISCUSS THE COMPREHENSIVE PLAN (COMP PLAN).

SUMMARY

Please review exhibit(s) and be prepared to discuss.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	06/27/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	06/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	06/xx/2024

DRAFT



**2024
Comprehensive Plan**

DRAFT

ACKNOWLEDGEMENTS

COMPREHENSIVE PLAN COMMITTEE

Randy Kercho, Councilmember

Cindy Meyer, Former Councilmember

Wei Wei Jeang, Planning & Zoning Commission

Lucy Estabrook, Planning & Zoning Commission

Mayor & Council

Lee Pettle, Mayor

Jim Reed, Mayor Pro Tem

Todd Fecht, Councilmember

Randy Kercho, Councilmember

Amanda Noe, Councilmember

Buddy Pilgrim, 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 Member

Jasmat Sutaria, Place Five, Voting Member

Larkin Crutcher, Alternate One

Lucy Estabrook, Alternate Two

Lynnette Ammar, Alternate Three

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DRAFT

CHAPTER 1: INTRODUCTION



Parker is a gem among 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 quiet 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.

Parker is a Type A General Law City by choice. In October 2020, the Home Rule Charter Commission voted to disband, keeping Parker as a General Law City. As such, the mayor is the Chief Executive Officer, where the city is governed through ordinances and resolutions adopted by the city council. While many functions are set by law, others may be established as a matter of custom or policy.



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 what pulls the community together for the good of all the residents.

Parker's charm 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 Country atmosphere well into the future.

CHAPTER 2: THE PAST AND FUTURE OF PARKER

HISTORICAL CONTEXT

In the early 1800's, 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 W. Parker was the first known settler. Our city was named for his son, William C. Parker. Other original settlers include the Dillehays, Gregorys, Hogges, and McCrearys.

Parker's first community school was in the home of Comfort McMillen, 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.



The Corinth Presbyterian Church (1846) is the oldest structure in Parker.



Old Parker Store - Originally owned by Tom Johnson, then sold to Mr. & Mrs. Lewis Gatlin in 1916.

One store, and a population of 50, was reported in 1910, growing to three businesses and 86 residents by 1940.

In 1948, the Parker School was sold and the schoolhouse 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. Areas in the Allen ISD include the north section of the Knolls, Parker Ranch 1, 2, 3, 4A, and 4B; Parker Village, Parker Lakes 1, 2, and 3A north of Dumont, and Kings Crossing 1, 2, and 4.

As growth continued, a four-room school was built along Parker Road northeast of Hogge Road. 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 subsequently laid out. Later, the railroads decided to lay tracks through Wylie instead of Parker. With this, Parker's prospective business boom faded.

Parker's one and only post office opened in 1888. It was short-lived, closing its doors in November 1900.

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.

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: THE PLAN FRAMEWORK & PROCESS

The objective of this Comprehensive Plan is to capture the shared vision of our City's future, reflecting residents' input and common values. Most importantly, it will provide a road map for future land use, transportation issues, open spaces, our environment, utilities and city services.

This Plan will serve as the framework to facilitate and influence consistent decision-making policies, particularly during growth periods and leadership changes. It will be the blueprint for safeguarding the general welfare of Parker residents.

REGULATORY AUTHORITY

The governing body of a municipality may adopt a comprehensive plan for long-range development and infrastructure needs of the city. A 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 [REDACTED], supersedes all previous plans.

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.



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 (2024-2034). It establishes a solid basis for adopting, approving or enacting local ordinances and regulations.

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.

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 adopted a Comprehensive Plan, Ordinance 242A, on January 13, 1987. On June 6, 2000, Comprehensive Zoning Ordinance 483 was adopted. In March 2015, Ordinance 721 amended and restated the Comprehensive Plan by adopting a series of maps including Annexation/Boundary, Zoning, and Thoroughfare.

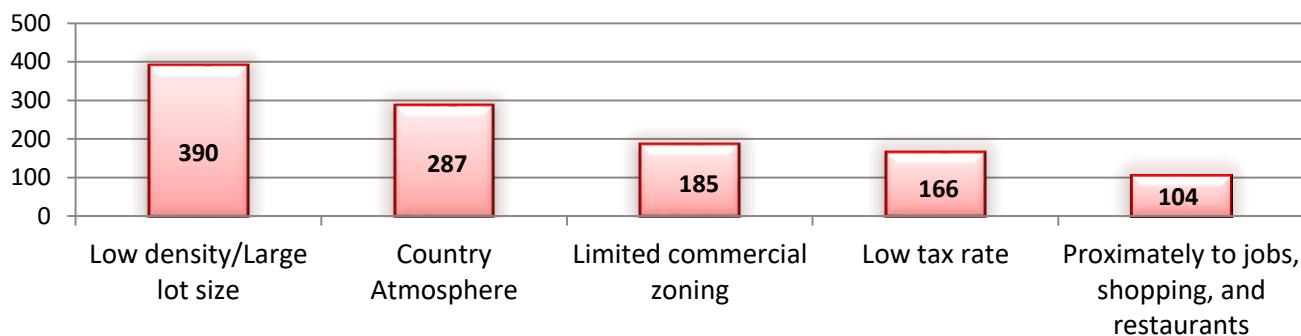
COMMUNITY ENGAGEMENT

The City conducted an outreach campaign in February 2023 to obtain residents' participation and feedback. The short survey consisted of eleven questions and was promoted through multiple communication channels including the City of Parker website and City email blasts. Additionally, a request for citizen participation appeared on residents' water bills. During the participation period, 429 responders provided input.

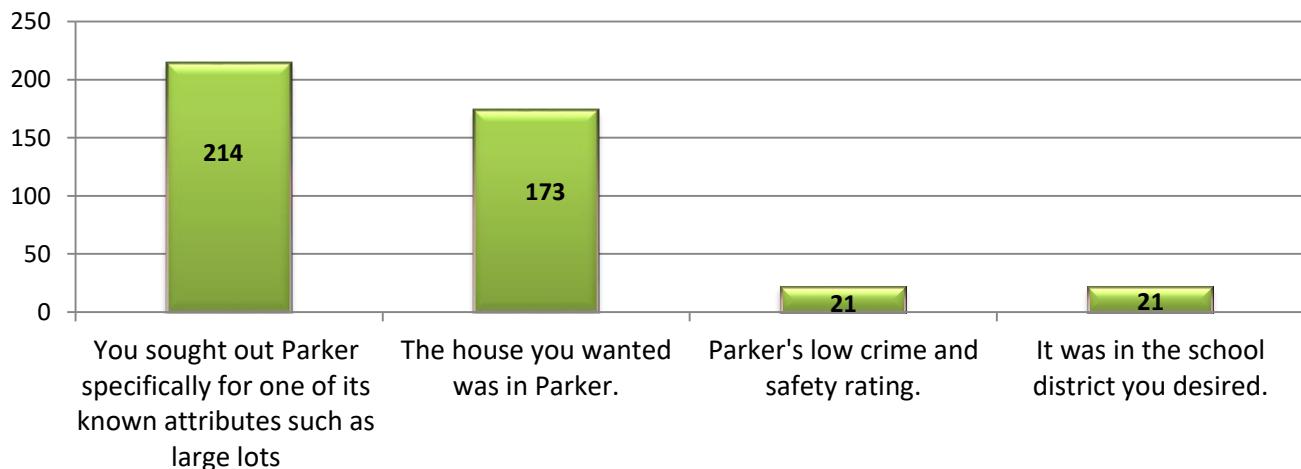
Overwhelmingly, residents indicated low density/large lot size and the country atmosphere to be what they liked most about Parker. They also indicated they sought out Parker specifically, followed by the house they wanted was in Parker.

Out of the 429 survey responses, residents ranked street improvement as the biggest issue; followed closely by drainage along with water availability and rates.

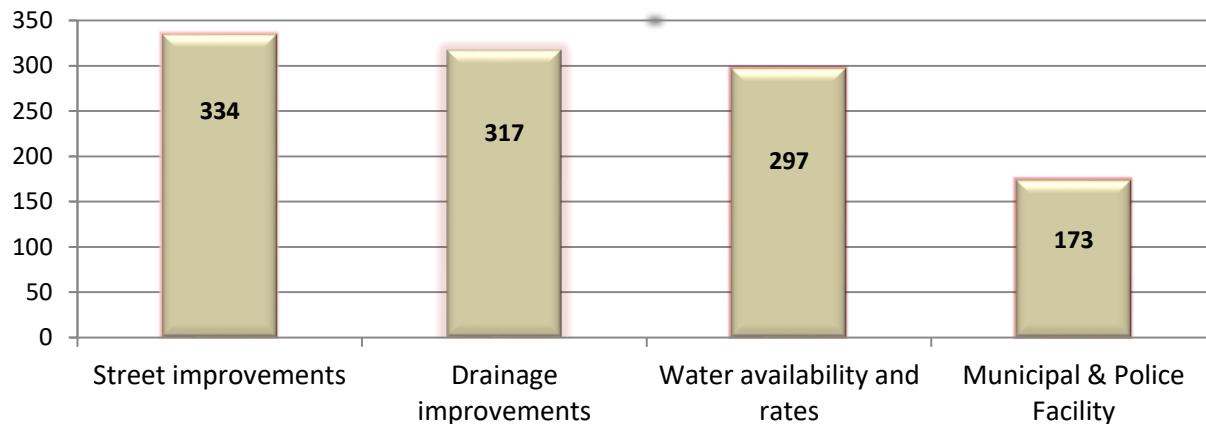
What do like most about Parker? (choose your top 3)



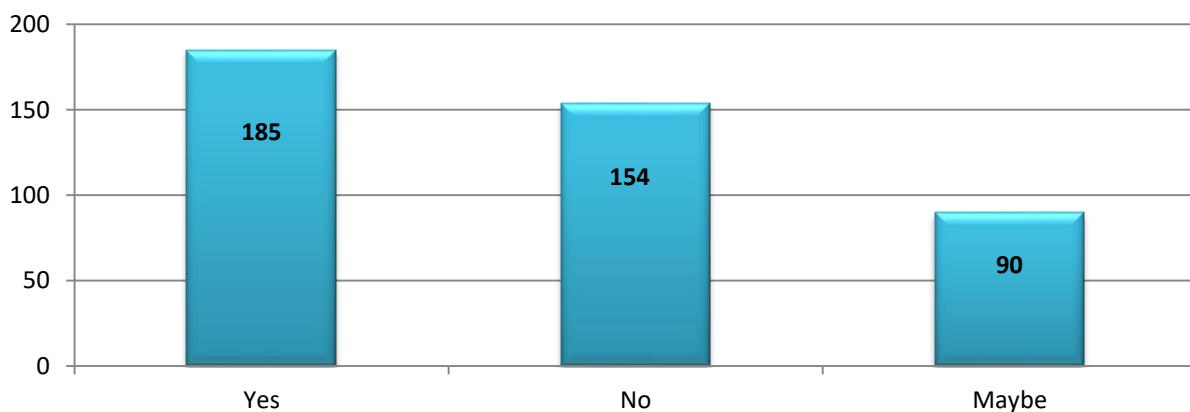
What was the primary reason you chose Parker? (choose one)



What do you think is the biggest challenge that Parker should address first? (Choose 3)



Should Parker consider changing our zoning to include limited small retail businesses to help offset the tax burden on residents? (i.e., coffee shop/restaurant, farmer's market, dry cleaners, etc.)

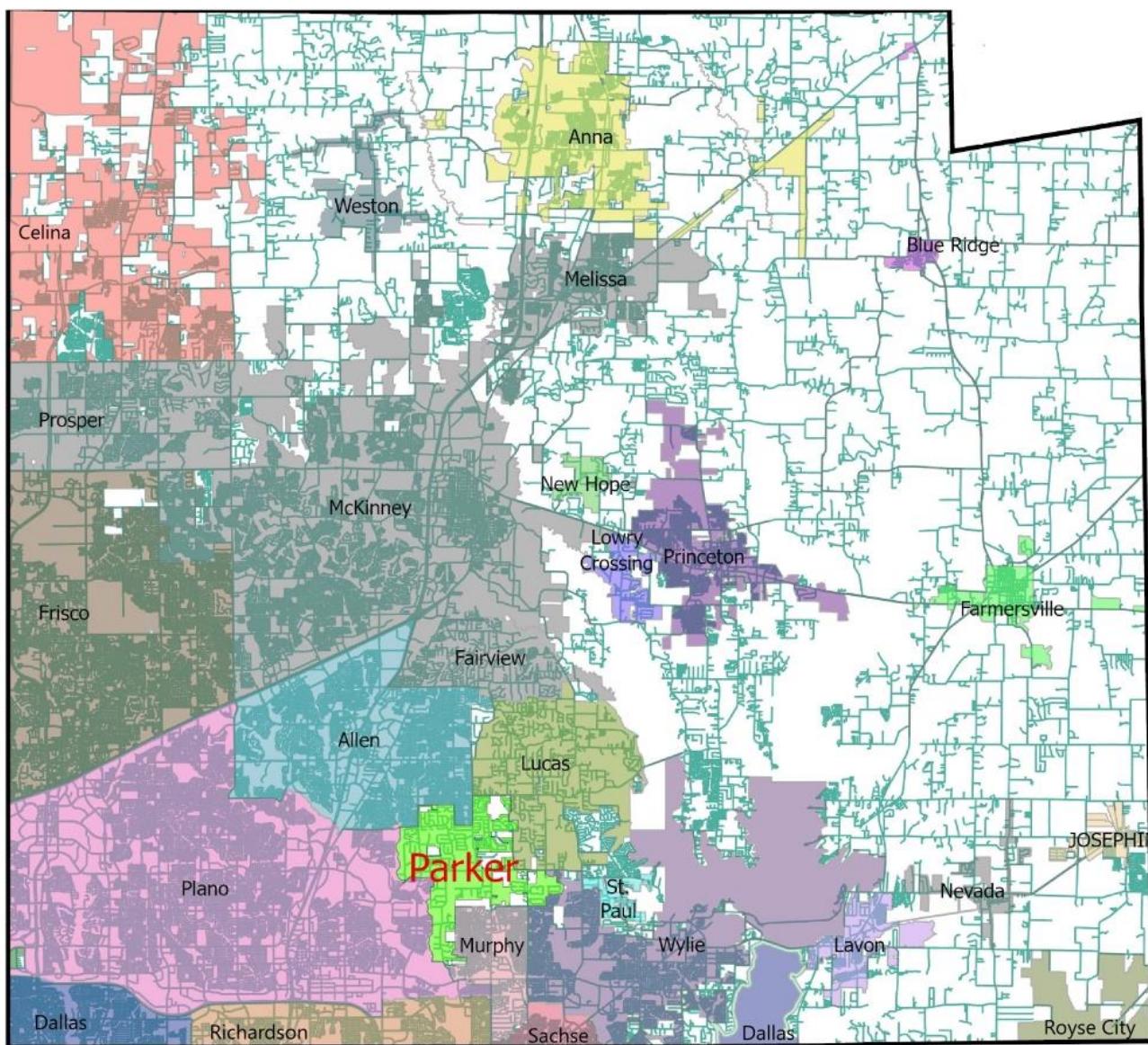


CHAPTER 4: GEOGRAPHIC & DEMOGRAPHIC INFLUENCES

THE CITY OF PARKER

Parker is located in south-central Collin County, with Dallas and Rockwall Counties to the South, Grayson County to the North, Denton County to the West, and Hunt County to the East. The City of Parker covers approximately 8.6 square miles (5,504 acres), with an elevation of 604 feet.

Neighboring cities include: Plano, Allen, Lucas, Wylie, and Murphy.

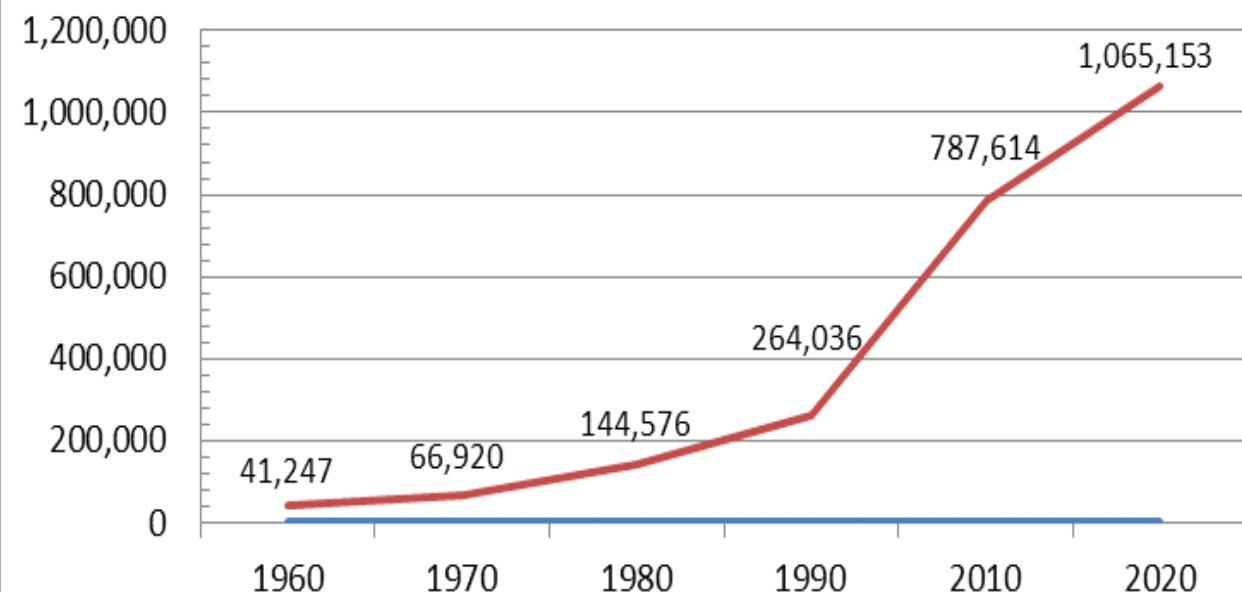


COLLIN COUNTY

The county has seen tremendous growth since the mid-1990's. During the next three decades, Collin County is projected to be in the top three fastest growing counties in the nation, 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. During the last two decades, Parker experienced a growth surge, primarily due to the availability and development of large tracts of land.

Collin County is one of the fastest growing counties with an average annual growth rate of three percent over the last 60 years. As the trend continues, the county's population will exceed 1.5 million residents by 2030.



COMPARISON OF PARKER TO COLLIN COUNTY

	City of Parker	Collin County
Population	5,462	1,158,696
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 value. Source: Collin County Appraisal District

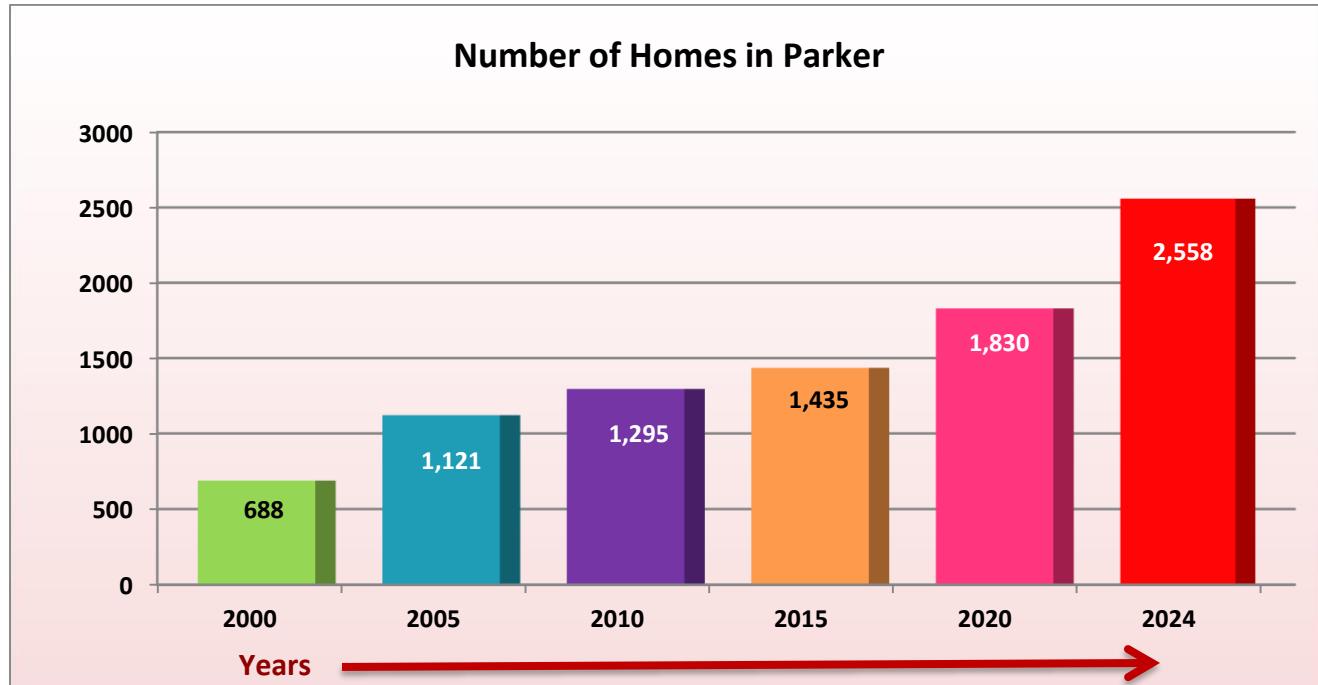
*** A Housing Affordability Index base of 100 indicates a resident, with a median household income, can qualify to purchase a median priced home.

In the early 1970's, the growth of the city was steady, and then slowed until the latter part of the 1980's. In early 2000, major tracts were developed, resulting in a population spike. Again in 2016, Parker's population increased rapidly with the development of additional large land tracts.

PARKER'S POPULATION

As of December 2023, Parker's population was 6,165.

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 increase. Over the next twenty years, Parker may reach build out.



According to the population analysis performed by Parker's city engineer for the Water Impact Fee Report, the City's population could increase to 8,710 over the next 10 years.

CHAPTER 5: LAND USE

The first subdivision was constructed prior to the incorporation of the city. As a result, the need arose to incorporate the city for the purpose of directing and controlling future growth.

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, new comprehensive zoning and subdivision ordinances were enacted, superseding the previous ordinances of 1970 and 1973.

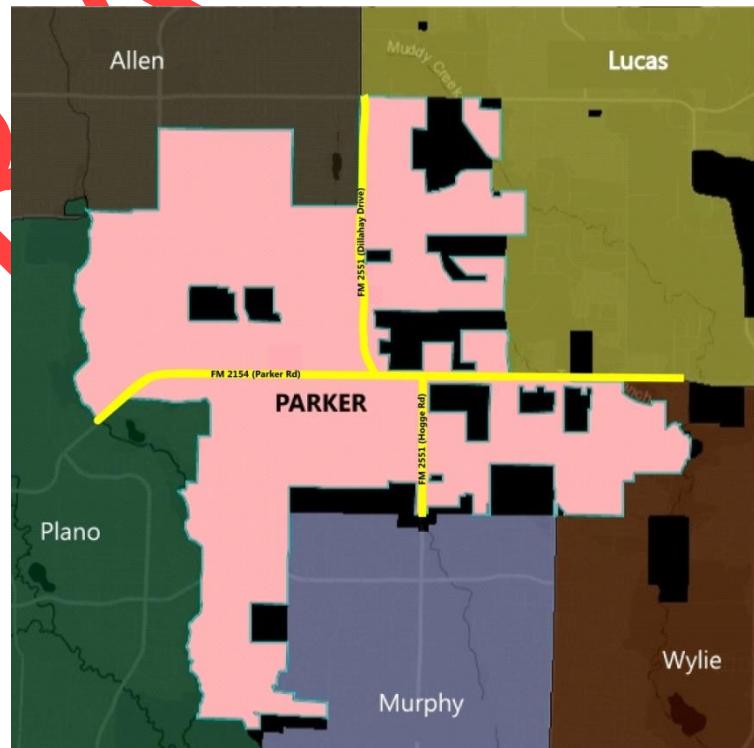
In August 2022, Parker's Code of Ordinances, Chapter 156 Zoning was revised, approved and enacted.

Land use classifications include: "A-O" agricultural-open space, "MH" manufactured housing; "SF" single-family residential, "SFT" single-family transitional", and "SA" special activities.

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.

In 2019, the Texas Legislature passed HB 347 enacting a statewide ban preventing Texas cities from annexing property without the owners' consent.



ENVIRONMENTAL ELEMENTS

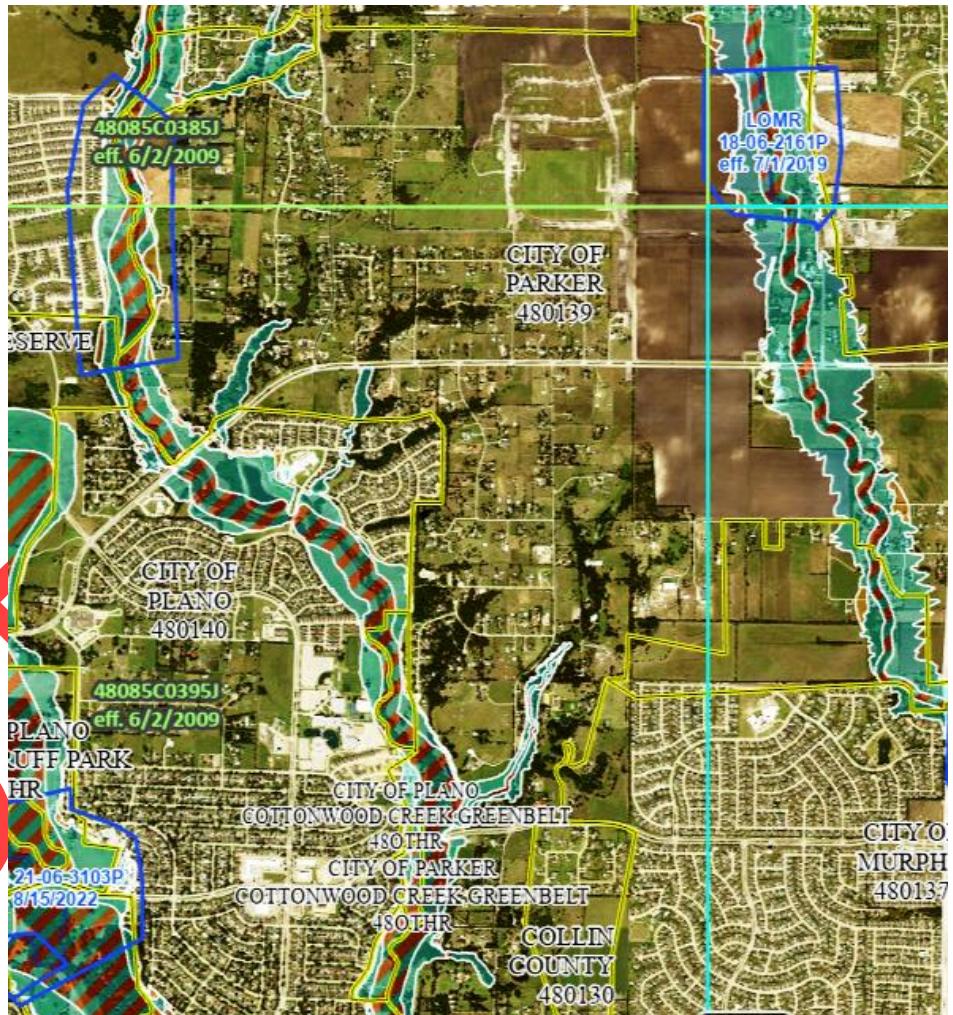
Flood Plains: Two major flood plains pass through Parker. At the western edge of the city, Cottonwood Creek forms a boundary between Parker and Plano, as it continues into a basin near Pecan Hollow Municipal Golf Course in Plano.

Maxwell Creek enters Parker on the west side of Dillehay (FM2551), crosses FM2551 and continues through the city, exiting near Hogge Road/Murphy city limits.

Prior to Parker's Land Use and Subdivision Control Enactment, homes were built within the two flood plain areas.

Currently, the city requires developers to perform a comprehensive drainage analysis study prior to plat approval.

New developments that cross flood plains must compensate for potential drainage problems. However, all areas of the city are impacted with drainage problems after heavy rain. Over time, silt buildup may pose problems for homeowners. It is the responsibility of every homeowner to monitor and maintain proper drainage, which impacts both them and their neighbors.



Soil Types: Texas is home to over 1300 soil types and 21 different soil regions. Collin County is in soil region #15 referred to as Blackland Prairie and composed of primarily various clay-based soils. Parker is predominately Houston Black Clay which is comprised of alkaline clays and soft chalk.

CHARACTER OF PARKER NEIGHBORHOODS

Throughout its history, Parker has maintained the small-town feel and charm by encouraging developments to maintain a connection to the community's rural roots.

In a survey of residents, 91% of participants felt low density/large lot size was a top priority. Additionally, 67% indicated Parker's country atmosphere was what they enjoyed the most.

Areas of winding country roads dotted with beautiful estate homes contrast with new subdivisions which 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 (HOA) requiring residents to comply with a designated set of standards. However, homes and property in non-HOA areas require monitoring and enforcement by city staff to ensure a safe and sanitary environment in all areas of the city.

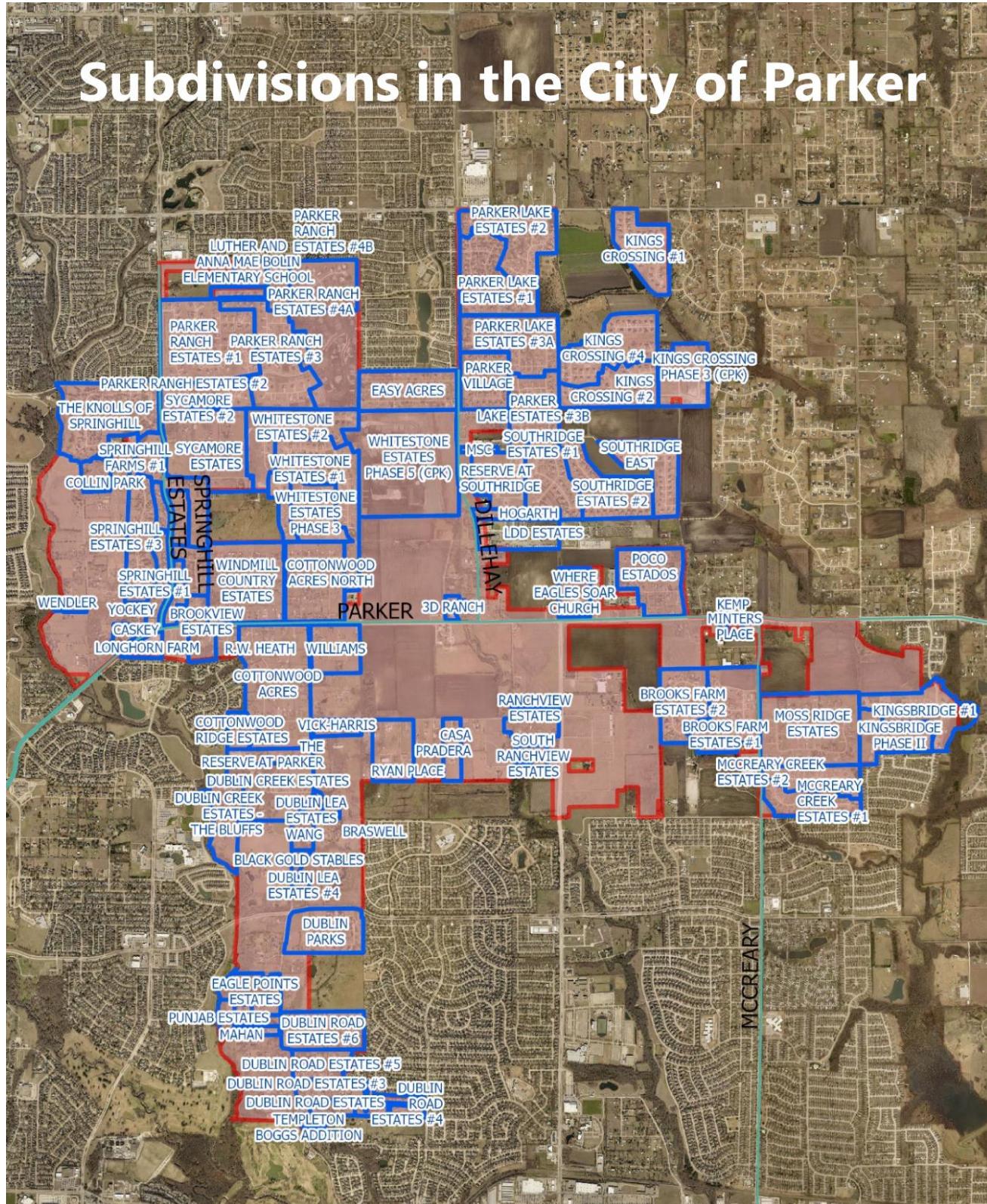
Deficiencies within these subdivisions existed in the past and continue today. Overgrown grass, weeds, and silt build up; along with improper ditch maintenance, impact neighborhoods and the city as a whole.



CURRENT SUBDIVISIONS WITHIN PARKER

3D Ranch - 5.7 acres (2 lots)	Moss Ridge – (51 Lots)
Andy's Lane – 9.6 acres (52 sites)	McCreary Creek – Phase 1 (38.2 acres)
Black Gold Stables – 5 acres (2 Lots)	McCreary Creek – Phase 2 (39 acres) 2012
Braswell – 6 acres (1 Lot)	Moore – 2.6 acres (1 Lot)
Brooks Farm Estates 1 – 69.2 acres (73 Lots)	Parker Lakes Estates, Phase 1 - 78.7 acres (87 Lots)
Brooks Farm Estates 2 – 51.1 acres (33 Lots)	Parker Lakes Estates, Phase 2 - 70.1 acres (81 Lots)
Brookview Estates – 10.1 (5 Lots)	Parker Lakes Estates, Phase 3A- 76.4 acres (63 Lots)
Casa Pradera Addition – 18 acres (2 Lots)	Parker Lakes Estates, Phase 3B- 56.1 acres (47 Lots)
Caskey Addition – 1.7 acres (1 Lot)	Parker Ranch Estates, Phase 1 - 121.78 Acres (67 Lots)
Crepe Myrtle Hill - (XX Lots)	Parker Ranch Estates, Phase 2 - 38.7 Acres (15 Lots)
Collin Park – (11 Lots)	Parker Ranch Estates, Phase 3 - 101.1 Acres (56 Lots)
Cottonwood Acres North - (42 Lots)	Parker Ranch Estates, Phase 4A - Acres unavailable (33 Lots)
Cottonwood Acres – (37 Lots)	Parker Ranch Estates, Phase 4B - Acres unavailable (14 Lots)
Cottonwood Ridge – 16.4 acres (5 Lots)	Parker Ranch Estates, Phase 5 – 84.2 Acres (37 Lots)
Dublin Creek Estates - (17 Lots)	Parker Village – 45.2 Acres (35 Lots)
Dublin Creek "The Bluffs " – 42.2 acres (12 Lots)	Poco Estados – 63.7 Acres (32 Lots)
Dublin Lea Estates – 21.7 acres (2 Lots)	Punjab Estates – 17.5 acres (3 Lots)
Dublin Lea Estates #4 – 2.8 acres (1 Lot)	Ranchview – (13 Lots)
Dublin Road Estates - (5 Lots)	Reserve at Parker – 20.7 Acres (7 Lots)
Dublin Road Estates #2 - 16.2 acres (11 Lots)	Reserve at Southridge – 45.5 Acres (31 Lots)
Dublin Road Estates #3 – 21.9 acres (10 Lots)	Ryan Place – 41.2 Acres (5 Lots)
Dublin Road Estates #4 - 8.3 acres (8 Lots)	South Ranchview Estates – 11.4 Acres (4 Lots)
Dublin Road Estates #5 – 28.5 acres (17 Lots)	Southridge East – 50 Acres (39 Lots)
Dublin Road Estates #6 (Edgewater) – 53.6 acres (32 Lots)	Southridge Estates Phase 1 – 57 Acres (41 Lots)
Dublin Parks Estates Addition – XX acres (35 Lots)	Southridge Estates Phase 2 – 66.5 acres (55 Lots)
Eagle Points Estates – 15.2 acres (6 Lots)	Springhill Estates Phase 1- 60.3 acres (40 Lots)
East Ridge – (41 Lots)	Springhill Estates 2 – (23 Lots)
Easy Acres – 63.6 acres (63 Lots)	Springhill Estates 3 – 57.3 Acres (32 Lots)
Hogarth – 102.2 Acres (1 Lot)	Springhill Farms #1 - 58.2 Acres (23 Lots)
RW Heath – 14.6 Acres (2 Lots)	Sycamore – (27 Lots)
Knolls of Springhill – 104 acres (70 Lots)	Sycamore Estates - (19 Lots)
Kings Crossing Phase 1 - -52.6 acres (38 Lots)	Templeton Boggs Addition – 5.6 Acres (1 Lot)
Longhorn Farm – 9.9 acres (2 Lots)	Vick-Harris – 9 Acres (2 Lots)
Kings Crossing Phase 2 - 56.1 acres (46 Lots)	Wang Addition – 6 Acres (3 Lots)
Kings Crossing Phase 3 - 48.8 acres (38 Lots)	Whitestone Estates, Phase 1 - 104.5 Acres (78 Lots)
Kings Crossing Phase 4 - 71.3 acres (59 Lots)	Whitestone Estates, Phase 2 - 75.6 Acres (37 Lots)
Kings Crossing Phase 5 – 51.3 acres * (unpublished)	Whitestone Estate, Phase 5 - 176 Acres (95 Lots)
Kings Bridge Phase 1 - 59.5 acres (33 Lots)	Williams 160.1 Acres (8 Lots)
Kings Bridge Phase 2 - 44.4 acres (28 Lots)	Windmill Country Estates - (43 Lots)
Mahan Addition – 6.9 acres (2 Lots)	Yockey – 3.1 Acres (3 Lots)

Subdivisions in the City of Parker



CHAPTER 6: STRATEGIC GROWTH

FUTURE DEVELOPMENT CAPACITY

The City of Parker is 8.6 square miles, which is approximately 5,504 acres. Approximately 83% has either been developed or under a development agreement. Currently there is 1,085 (+/-) acres in our Extra Territorial Jurisdiction.

There are several subdivisions in the process of being developed under the 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 August 2022). Future land incorporations and developments must reflect our existing land and improvement ordinances.

Aside from property already under contract, Parker's future growth would stem from the 1,085 acres in Parker's ETJ. These remaining tracts, if incorporated into the city, would equate to approximately 400 (+/-) additional 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 business types, along with specifics on materials, building style, landscape and buffering. To-date, this commercial parcel has not been developed.

Additionally, there are commercial businesses within Parker's ETJ, but outside of the city limits. Future commercialization of the ETJ is likely as the area population increases along with service demands and land value.

REMAINING ETJ LAND

Within the 1,085 (+/-) acres remaining in Parker's ETJ, there are currently approximately 63 acres with commercial businesses present. These include:

- (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 - Dillehay - 31.6 acres
- (1) Office/warehouse complex – Dillehay - 3.3 acres
- (1) Stone Company – Dillehay - 4.9 acres

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CHAPTER 7: 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 and renovation of the building would adequately serve the city for the next 10-year period.

Today, 24 years later, having outgrown the present facilities years ago, Parker City Hall hasn't changed. There is inadequate room to properly conduct the operation of our city and hire additional staff members necessary to service the citizens of Parker.

The city initiated three architectural designs and two bond proposals (2020 for 9.5MM and 2023 for 8.63MM); where residents declined the opportunity to build a new city building while bond interest rates were as low as 3 percent and 4.3 percent respectively.



CITY ADMINISTRATION

Currently, Parker has eight administrative employees:

- City Administrator
- Attorney
- Assistant City Administrator & City Secretary
- Director of Finance /Human Resources
- Accounting/Human Resources
- Court Clerk
- Utility Billing & Payments
- Permit Clerk

~~GOALS AND OBJECTIVES AFFECTING CITY GOVERNMENT~~

As the city continues to grow, so will the need for additional personnel. Lack of space limits the city's ability to attract and retain personnel needed to provide residents the service levels our community requires now and in the future. It will take a united effort to remedy the situation.

PARKER FIRE DEPARTMENT

In 1971, the 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. The Parker Volunteer Fire Department officially became functional in May 1983. A fire station was built next to the community building which housed fire trucks along with three pieces of firefighting equipment. Parker had 22 volunteer firefighters serving the city. Several years later, the building was insufficient for all the vehicles, equipment, and personnel. The fire department moved to a larger metal building, pictured to the right. Today, this same structure houses our Public Works Department.

As the city grew, residents approved the funding for a new 15,000 square foot fire station and separate police facilities. The fire station was completed in 2009, however, the police facility was not built.

The fire facilities serves 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, Fairview and Wylie, who will respond to structure fires in any of the cities. Parker Fire Department has mutual aid agreements with all surrounding cities which respond when requested. Response times along with the type of service required are monitored and reported.

The Parker Fire Department has an ISO (Insurance Services Office) ranking of 2. Fire departments are assigned a score between 1 and 10, with 1 being the highest. A well performing fire department ensures community safety and contributes to more affordable insurance rates for residents.



Fire Department Vehicles:

- Velocity-Aerial Ladder Truck – 2018. (Longevity estimate: 25 years of service)
- Pumper Fire Truck – 2002. New replacement approved 2023-24 budget for a new Fire Engine due in 2026. (Longevity estimate: 25 years of service)
- Wildland/Grass Firefighting Truck -1995. New replacement approved 2023-2024 budget. The new brush truck is due for delivery in Summer 2024. (Longevity estimate: 15 years of service)
- Chief's Command & Control SUV- 2014 (Longevity estimate: 15 years of service)
- Pickup Truck – 2010. (Longevity estimate: 10 years of service)

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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.

In 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 24/7. 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 a larger staff 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 leased to house the Police Department for an estimated time of 48 months. The lease cost was \$37,251 plus \$2,200 per month. The plan was to give City Council ample time to design and build a new facility for police and city hall. Through 2023, the city has spent in excess of \$200,000 for a leased modular building requiring on-going repairs. In February 2024 the city council voted to purchase the modular building.



The department currently has one command vehicle and six patrol vehicles. In 2022, the city council approved a lease agreement which, in theory, replaces most police and public works vehicles every year. However, due to the shortage of vehicles during the first year of the agreement, vehicles were not available. Once the shortage problem is resolved, replacements should be timely.

PUBLIC WORKS/WATER DEPARTMENT

Public Works/Water 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 has a staff of eight.

A new facility for the water department is currently in the planning phase. The structure will be at the new Pump Station on Dillehay and will be designed to house both the water department staff and equipment securely.



Public Works positions who office at City Hall include:

- Director of Public Works
- Code Enforcement & Storm Water Inspector
- Building Inspector

The remaining five water department personnel currently use the old fire/police metal building for office and equipment storage.

The Department currently has seven vehicles.

CHAPTER 8: 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 residents who wish to commemorate, honor, memorialize or recognize a family-member or resident.



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.

In keeping with the country atmosphere, most areas and subdivisions do not have sidewalks, with the exception of a portion of Whitestone and Parker Ranch. The city is responsible for the maintenance in these areas as part of the trail system. TxDOT installed sidewalks on Hogge Road and Parker Road, east of Hogge, when the roads were widened. They are responsible for the maintenance of those walkways.

PARKS, RECREATION AND OPEN SPACES

In 2019, the City of Parker re-commissioned Parks & Recreation. The commission members are appointed into office by the city council. P&R commission members consist of residents willing to take an active role in maintaining and enhancing city property for the enjoyment of Parker residents.

Occasionally the city provides funding for upgrades to The Preserve. Some of the past improvements include a walking path (partially concrete, partially gravel), gazebo repair, garden and wildflower areas, along with necessary repairs to the historic barn.



The Parker Women's Club generously donated park benches placed along the walking path, in addition to a Gazebo on the east side of the Preserve.

Parks & Recreation
Commission coordinates
community activities in the
area adjacent to City Hall
and the Preserve. The
area provides space for
functions such as
Parkerfest -- Parker's
annual fall festival, which
attracts 500+ residents and
families to enjoy music,
games, food, and
children's activities, along
with other events and
community gatherings.



Parkerfest 2021

As the success of
community engagement/activities continues, the Parks & Recreation Commission is working to expand
both the number of events along with expanded content to attract additional attendees.

See Chapter 11 for Goals and Objectives.

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CHAPTER 9: 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.

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 the water district's contract.

Ground storage reservoirs are located at the East Pump Station which includes a 200,000 and a 300,000-gallon reservoir. These serve Parker's East Side delivery point and pump station.

In 2018, in preparation to meet residents' water demand, the Parker City Council approved the construction of a new pump station. A six million dollar bond funded the multi-year project. The new Central Pump Station, located on Dillehay, was completed in 2022. This station was constructed to coincide with an additional water delivery point along with additional ground storage tanks. The Dillehay property is also scheduled to include a facility to house water personnel and equipment. The cost for the water department facility was included in the \$6M bond and by supplemented funds from the American Rescue Plan Act of 2021.

WATER SYSTEM EXPANSION

To meet the anticipated growth and demand over the next 10 years, a second water tower will be necessary. The property for the second tower has been secured at the southeast corner of Parker Ranch. The Chaparral elevated storage tank will hold 1M gallons. Upgrades to the water distribution system are detailed in the 10-year Capital Improvement Plan.

WASTEWATER SYSTEM

From the 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. Excluding these four subdivisions, Parker is on household septic systems.

WATER METERS

In 2014 the city began upgrading resident's old meters that were manually read each month, with smart meters. As of March 5, 2024, 99.2% of homes have smart meters. There are 17 homes with manual read 2-inch meters. Post COVID Badger 2-inch meters have been in limited supply.

Today, residents can view water usage by the month, day, hour or minute and can self-monitor water consumption. This allows homeowners to check for possible leaks and enhance water conservation, in addition to efficient customer billing.

NATURAL GAS

Until the development of Springhill Estates, all homes in the city were electric only. Since that time, most subdivisions have natural gas. Many homeowners in "electric only" homes have added propane for heating and cooking.

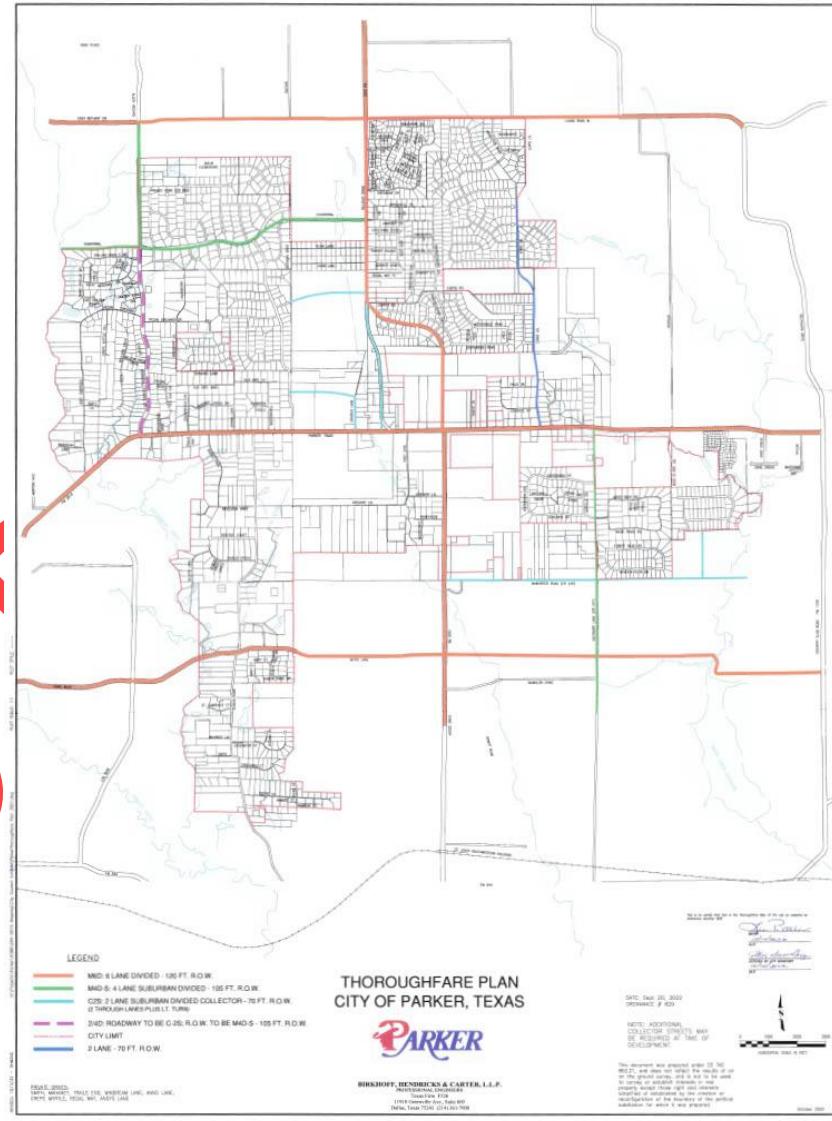
CHAPTER 10: STREETS & DRAINAGE

MAJOR THOROUGHFARES

There are two state roads dividing Parker into quadrants: FM 2514 (Parker Road) running East/West and FM 2551 (Hogge Road/Dillehay) running North/South. The remaining roads in Parker are either county, city or private roads. Over the last decade, through-traffic on Parker's two major thoroughfares has increased substantially.

Parker Road (FM 2514), a once winding blacktop road, was replaced in phases, completed in 2018. The current 4-lane divided major artery was designed to expedite east/west commuter traffic through Parker.

In July 2023, TxDOT began work on the northern section of FM 2551 (Dillehay Drive). The 3.4 mile, 2-lane blacktop road, with deep drainage ditches on both sides, will be replaced with a 6-lane divided highway. New road construction will begin at the intersection of Parker Road and Hogge Road, extending to the northern boundary of Parker, then will continue north through Allen and Lucas. Anticipated completion of FM2551 is yet to be determined.



ROAD MAINTAINCE

Streets are the lifeblood of our community. The primary function of our streets is to safely and efficiently move people and vehicles. Roads also represent the city's largest single-required expenditure. There are many variables that impact roads in varying degrees including: traffic, road material, roadbed construction and drainage. These primary factors determine road stability and length of service.

The type of vehicle traffic also has a significant impact on roads. When the city experiences major growth in an area, access roads are severely impacted due to heavy equipment and vehicles over the construction period. Additionally, the population growth of surrounding areas will increase through-street traffic in Parker. Both situations have a significant effect on Parker's roads.

With the population growth over the last 20 years, Parker's concrete subdivision streets remain in acceptable condition, while older asphalt roads have deteriorated.

Classification of city roadways include:

- Arterial Roads – Non-city roads with multiple lane and high traffic volume;
- Collector Roads – Provide access to subdivisions from Arterial Roads with moderate traffic volume;
- Residential Roads – Typically within subdivisions with low volume and low speed limits.

In 2021, Parker's engineering firm, in conjunction with Parker's Public Works department, conducted an assessment analysis. Data was gathered and ranked for each of the 137 city-owned roads as a guide for maintenance and rehabilitation planning. The objective was to determine the Pavement Condition Index (PCI) rating from 1 to 100 and document the severity of distress on pavement surfaces. The chart below documents the findings:

Street Name	Residential Street	Collector Road	PCI Rating	Length (LF)	Surface Type	Rehab Date
Aesthetica Place				473	Concrete	
Amherst Court	X		80	1,109	Concrete	
Andover Drive	X		75	2,282	Concrete	
Ascot Court	X		83	537	Concrete	
Ashford	X		90	650	Concrete	
Audubon Dr	X		85	2,320	Concrete	
Barrington	X		85	1,766	Concrete	
Beechwood Court	X		80	283	Concrete	
Belvedere Drive	X		90	581	Concrete	

Street Name	Residential Street	Collector Road	PCI Rating	Length (LF)	Surface Type	Rehab Date
Berwick	X		85	1,293	Concrete	
Betsy Road (West City Limit to Bridge)			85	3,356	Concrete	
Bluffs Lane	X		70	1,656	Concrete	
Bois-d-arc (Parker Road to Bridge)	X		70	805	Asphalt	2012
Boulder Drive North	X		85	2,951	Concrete	
Boulder Drive South-	X		80	1,080	Concrete	
Bozeman Drive	X		45	502	Asphalt	
Bracknell Drive	X		80	1,976	Concrete	
Brookwood Drive-Parker to End	X		75	790	Asphalt	
Bryce Drive	X		88	1,682	Concrete	
Camden Drive-	X		84	464	Concrete	
Canterbury				1,479	Concrete	
Chaparral Road (Spring Hill to Whitestone)		X	80	6,851	Concrete	
Cheshire Lane	X		90	1,753	Concrete	
Cheswick Court	X		90	1,289	Concrete	
Cheyenne Drive (to North City Limit)	X		83	2,659	Concrete	
Chilton Court	X		90	955	Concrete	
Church Lane	X		20	2,172	Asphalt	2011
Cimarron Circle	X		60	511	Asphalt	
Copperhill Circle	X		80	391	Concrete	
Corinth Chapel	X		85	748	Concrete	
Cornwall-Devon	X		90	204	Concrete	
Corsham Drive	X		82	478	Concrete	
Countryside Drive	X		85	1,620	Concrete	2018
Cox Farm Estate	X		85	735	Concrete	
Creekside Ct.			75	1,264	Concrete	
Curtis Lane (East from Dillehay to Southridge)		X	40	1,783	Asphalt	

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Street Name	Residential	Collector	PCI Rating	Length(LF)	Surface Type	Rehab Date
Curtis Lane South (Laila to Curtis)	X		85	1,185	Concrete	2019
Curtis Road (Southridge East to Concrete Single)		X	85	5,864	Concrete	
Curtis Road (Two lane to one large to Erin)		X	90	3,470	Concrete	
Curtis (Southridge to Single Slab)		X	85		Concrete	
Devon-Whitestone	X		90	1,054	Concrete	
Donihoo Lane	X		35	2,037		
Donna Lane (Cheshire to Donihoo)	X		88	1,898	Concrete	
Donna Lane (Donihoo to Parker Road)	X	X	75	3,976	Asphalt	2018
Dover				1,102	Concrete	
Dublin Creek Circle	X		70	392	Concrete	
Dublin Creek	X		70	1,984	Concrete	
Dublin Park Drive -	X		85	2,057	Concrete	
Dublin Road (Betsy to Dublin Creek)		X	40	3,495	Asphalt	
Dublin Road (Creek Side to Edgewater)		X	30	1,583	Asphalt	
Dublin Road (Dublin Creek to Parker Road)		X	50	4,462	Asphalt	
Dublin Road (Edgewater to Betsy)		X	33	3,147	Asphalt	
Dublin Road (South City Limit to Creekside)		X	60	1,225	Asphalt	
Dublin Road (to St. Lawrence)		X	30	1,177	Asphalt	
Dublin Road (Betsey to Dublin Creek)		X	45	13,742	Asphalt	
Dumont Court-	X		81	689	Concrete	
Dunnaway Crossing	X		84	280	Concrete	
East Gate	X		85	1,008	Concrete	
Edgewater Ct.	X		80	2,517	Concrete	
Elaine Dr		X	90	725	Concrete	
Elisa Lane	X		60	2,608	Asphalt	2014
Englenook Drive	X		83	2,630	Concrete	
Erin Lane	X		90	1,738	Concrete	

Street Name	Residential	Collector	PCI Rating	Length(LF)	Surface Type	Rehab Date
Estados Drive	X		85	2,152	Asphalt	
Estate Ln	X		70	3,068	Concrete	
Forest Bend Dr	X		83	2,502	Concrete	
Frenzel Drive	X		85	1,297	Concrete	
Fulbrook Drive (Barrington to Cheyenne)	X		85	1,701	Concrete	
Fulbrook Drive (Cheyenne to Cul de Sac)	X		90	426	Concrete	
Glen Meadows Drive	X		84	2,214	Concrete	
Glenmore Drive	X		81	813	Concrete	
Golden Pond Circle	X		84	269		
Greenhill Ct.	X		85	766	Concrete	
Gregory Ln. (from Bridge to End)	X					
Gregory Ln.(from Gray to 2551 Hogge)	X		40	1,277	Asphalt	
Grey Ln	X		25	2,211	Concrete	2011
Hackberry Lane	X		40	3,437	Asphalt	2019
Hathaway Drive (Glenmore Drive to Overton)	X		85	538	Concrete	
Hathaway Drive (Overton Drive to End)	X		85	640	Concrete	
Hathaway Drive (Overton Drive to Glenmore)	X		85	1,110	Concrete	
Havenhurst Court			90	934	Concrete	
Holbrook	X		89	1,563	Concrete	
Jeffery Dr (South City Limit to Windomere)	X		90	1,206	Concrete	
Kara Lane-	X		45	2,606	Asphalt	2014
Kensington Court	X		85	607	Concrete	
Keswick Drive	X		85	645	Concrete	
Kingston Court	X		90	1,292	Concrete	
Kirkdale Drive-	X		84	1,332	Concrete	
Laila Drive	X		85	1,656	Concrete	
Leena Lane	X		85	570	Concrete	

Street Name	Residential	Collector	PCI Rating	Length(LF)	Surface Type	Rehab Date
Lewis Lane-Lift Station to City Limit		X	40	9,340	Asphalt	2012
Lost Hollow Court	X		85	378	Concrete	
Ludlow Lane			90	714	Concrete	
Lynwood Drive	X		85	2,447	Concrete	
Margaux Dr	X		85	1,089	Concrete	
Mary Ct	X		84	1,047	Concrete	
McCreary Creek		X	85	371	Concrete	
McCreary Northbound			85	305	Concrete	
McCreary Southbound			80	12,233		
Meadow Glen Dr.	X		83	2,638	Concrete	
Meadow Ridge	X		85	607	Concrete	
Middleton Drive Phase I (Lucas to Cul de sac)	X		90	1,738		
Middleton Drive-(to Lewis)	X		90	7,913	Concrete	
Midnight Court East	X		90	1,399	Concrete	
Midnight Court West	X		88	605	Concrete	
Moss Ridge Circle	X		70	350	Concrete	
Moss Ridge Rd	X		55	6,195	Concrete	
Nancy Dr. (Windomere to City Limit)	X		85	1,182	Concrete	
Natalie Ct	X		85	328	Concrete	
Nocona Dr	X		85	1,483	Concrete	
Northridge Parkway	X		83	2,858	Concrete	
Norwick Dr	X		85	1,312	Concrete	
Old Gate Lane (Donna east to Dead End)	X		73	1,467	Asphalt	
Old Gate Lane (Donna to Cul de sac)	X		83	2,014	Asphalt	2013
Overbrook Dr	X		83	3,542	Concrete	
Overton Drive	X		80	2,662	Concrete	
Parker Village	X		75	1,012	Concrete	

Street Name	Residential	Collector	PCI Rating	Length (LF)	Surface Type	Rehab Date
Parrent Ct	X		70	208	Concrete	
Pecan Bend	X		80	597	Concrete	
Pecan Orchard Dr (Springhill Estates to Cul de sac)	X		50	2,234	Asphalt	
Pecan Orchard Dr (4200 Pecan Orchard to Springhill)						
Pecan Orchard Dr (Sycamore to 4200 Pecan Orchard)	X		80	6,906		
Penbroke	X		85	232	Concrete	
Poco Drive	X		85	1,280	Asphalt	2015
Ramsey Ct	X		70	201	Concrete	
Ranchview	X		40	1,002	Asphalt	2011
Rathbone Drive-	X		80	4,476	Concrete	
Ravensthorpe Drive (Bracknell to Curtis)	X		80	2,983	Concrete	
Ravensthorpe Drive (Curtis South to Cul de sac)	X		81	5,043	Concrete	
Red Oak Circle	X		80	704	Concrete	
Reserve Court	X		70	1,655	Concrete	
Ricks Ct	X		70	315	Concrete	
Ridgemore Drive	X		85	1,612	Concrete	
Ridgeview Drive (Saddle to cul de sac)	X		80	863	Concrete	
Ridgeview Drive (Dublin to Saddle)	X		70	2,160	Asphalt	2012
Rolling Knolls Drive	X		85	1,911	Concrete	
Rosemont Court	X		85	693	Concrete	
Saddle Trail	X		70	2,632	Asphalt	2012
Salisbury-	X		85	2,666	Concrete	
Savannah Circle	X		85	243	Concrete	
Shady Knolls Drive	X		85	1,318	Concrete	
Silverton Court	X		80	461	Concrete	

Street Name	Residential	Collector	PCI Rating	Length(LF)	Surface Type	Rehab Date
Silverton Court	X		80	461	Concrete	
Southridge Parkway	X		80	4,018	Concrete	
Springhill Estates Drive (Asphalt to Pecan Orchard)		X	65	2,350	Asphalt	
Springhill Estates Drive (Chaparral to Asphalt)		X	80	9,798	Concrete	2016
Springhill Estates Dr.(Pecan Orchard to Parker Rd)		X	75	4,268	Asphalt	
St. Lawrence Ct	X		95	836	Concrete	
Stafford Drive			90	1,002	Concrete	
Stoney Oak Ct	X		85	674	Concrete	
Sycamore Lane	X		55	5,319	Concrete	
Tamsworth Court	X		83	693	Concrete	
Tennyson	X		85	868	Concrete	
Tom Stone	X		90	1,271	Concrete	
Virginia	X		80	484	Concrete	
Vista Ridge	X		84	595	Concrete	
Wagonwheel	X		50	1,676	Concrete	
Warwick Way	X		90	797	Concrete	
Wayland	X		84	559	Concrete	
Wessex	X		84	476	Concrete	
Westfield Drive	X		88	6,205	Concrete	
Weston	X		83	701	Concrete	
Whisper Drive	X		90	2,707	Concrete	
Whitestone Drive (Parker to End)		X	83	5,062	Concrete	
Willow Pointe Circle	X		83	387	Concrete	
Windmill Creek Drive	X		50	1,628	Concrete	
Windomere Dr	X		85	1,866	Concrete	
Woodcreek	X		40	668	Asphalt	

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STATE, COUNTY, AND PRIVATE ROADS

Within Parker's boundary, these roads are not maintained by the City.

State Roads

FM 2514 - Parker Road - TxDOT

FM 2551 - Hogge/Dillehay - TxDOT

County Roads

CR 983 – Bois D Arc Lane

CR 252 – Curtis Lane (partial)

CR 254 – Lewis Lane (partial)

CR 247 – McWhirter Road

Private Streets

Andy's Lane

Ann's Lane

Crepe Myrtle Hill

Gregory Lane (partial)

Lindsey Lane

Mahaney Lane

Regal Way

Smith Road

Sudbury

Trail's End

Windream Lane

TRAFFIC SIGNS AND SIGNALS

Within Parker, traffic control is achieved primarily with signage. The city does not own, operate, or monitor any traffic signals to control traffic flow.

TxDOT controls the traffic signals at these intersections:

- Parker Road and Springhill Estates Road
- Parker Road and Dillehay Road
- Parker Road and Hogge Drive
- Parker Road and McCreary Road

DRAINAGE

Parker has natural storm water drainage via bar ditches in residential neighborhoods. As water flows down, the system may include a retention pond prior to entering a creek. When new homes are constructed, the driveway culvert must be larger than the culvert upstream from them.

The system works well when homeowners' bar ditches are properly maintained. Debris, grass clippings or other obstructions hindering the free flow of water are the main culprit of poor water flow. Every few years, it may be necessary for homeowners to remove silt build up in their drainage ditch to prevent flooding for both them and their upstream neighbors.

Proper bar ditch maintenance also affects roads. Inadequate or improper drainage may cause erosion of the road base, leading to road failure.

Prior to approval of any new subdivision within the city, the developer must submit a drainage plan. The plan is reviewed in detail by the City's Engineer and by Planning & Zoning to ensure it complies with Parker requirements and all specifications are met. Once the plan is approved by Planning & Zoning, it goes to the City Council for final approval.

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 along with drainage functionality.

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 properties is one of the primary causes, and one the City cannot control.

CHAPTER 11: IMPLEMENTATION PLAN

GETTING US FROM POINT A TO POINT B

This section is for proposed city-wide projects, preliminary budget estimating, and projected timing.

- Location
- Description
- Estimated cost (if known)

The target dates by item (if known) are categorized by the budget year timeframe (2023/2024 through 2028/2029) and summarized on the following pages.

For more information, see the [Capital Improvement Plan](#).



The City will review and address progress on the Capital Improvement Plan an on-going bases in an effort to:

- Avoid costly surprise expenses,
- Leverage funding from the outside (private, public, or nonprofit funding),
- Provide updates to residents,
- Keep the City's priorities current and on point.

STREETS & ROADS

Objective:

Provide an on-going maintenance program to address Parker's deteriorating roads. The projects will be based on the engineer's evaluation criteria (see list in Chapter 10). Selected roads will be included in the annual Capital Improvement Plan and updated annually.

Plans for the next 6 years are outlined in Chapter 12 – Prioritization Schedule.

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PARK, TRAILS AND OPEN SPACES

Objective:

Increase awareness and usage of the park for new and existing residents. Promote resident engagement in city functions and strengthen community ties.

Goals:

Growth of Parkerfest

- Expand children's games
- Expand vendor section
- Additional entertainment
- Include car show to attract additional attendees

Improvement of the Preserve

- Walking path paving
- Additional gardens (can be educational) to attract birds/butterflies
- Signage to point out additional natural features
- Playground equipment
- Restrooms?
- Additional parking

Community Pavilion/Complex

- City related activities
- Parks and Rec hosted events
- Rentals for community based groups

Acquisition of Green Space and Trails

- Parks and trails in new developments
- Designation of bicycle trails throughout the City of Parker
- Soccer field (or other sporting related activities)

WATER DEPARTMENT FACILITIES

Objective:

Provide a permanent solution for housing water department staff and equipment

Goal:

Design and build a facility at the Central Pump Station adequate to house water department personnel, equipment, vehicles, and storage.

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PROPOSED ELEVATED WATER TOWER

Objective:

Construct a secondary elevated water tower along with the infrastructure needed to connect to the existing water distribution system.

Goal:

- Provide the future projected water demand of Parker residents.
- Tank to be sized to meet the maximum hourly demand and maintain system pressure

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CITY HALL & POLICE FACILITIES

Objective:

Provide an efficient permanent solution for housing city staff and the police department.

Goal:

- Provide residents a design for new city administration and police facilities
- Receive residents feedback/buy-in
- Obtain and provide estimates
- Bond election
- Commence work

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CHAPTER 12: PROJECT PRIORITIZATION SCHEDULE

PROPOSED ROAD RECONSTRUCTION AND REPAIRS

Budget Year 2023-2024

Item/Road	Maintenance Type	Projected Cost
Annual Street Maintenance	As needed	\$129,796
Curtis, Lewis, Moss Ridge	Repair	250,204
Dublin Rd (S-Curve)	Repair	Combined with above
Gray Lane	Remix	677,249

Budget Year 2024-2025

Item/Road	Maintenance Type	Projected Cost
Annual Street Maintenance	As needed	\$380,000
Dublin Rd (S-Curve)	Reconstruct	1,785,950
Lewis Lane	Reconstruct	2,472,503
Ranchview Lane	Remix	328,358
Woodcreek	Remix	218,952

Budget Year 2025-2026

Item/Road	Maintenance Type	Projected Cost
Annual Street Maintenance		\$380,000
Church Lane	Reconstruct	1,212,277
Pecan Orchard	Remix	783,298

Budget Year 2026-2027

Item/Road	Maintenance Type	Projected Cost
Annual Street Maintenance		\$380,000
Donihoo Lane	Reconstruct	\$1,216,514
Dublin Rd (Betsy to City Limit)	Remix	\$2,985,223
Hackberry Lane (Donihoo to Pecan Orchard)	Reconstruct	\$1,052,879

Budget Year 2027-2028

Item/Road	Maintenance Type	Projected Cost
Annual Street Maintenance		\$ 380,000
Hackberry Lane (Pecan Orchard to Cul de Sac)	Reconstruct	\$1,069,708
Kara Lane	Overlay	\$ 469,691
Wagon Wheel	Remix	\$ 672,799

Budget Year 2028-2029

Item/Road	Maintenance Type	Projected Cost
Annual Street Maintenance		\$ 380,000
Sycamore	Reconstruct	\$3,636,834

Projected 6-year total: \$20,102,235

PROPOSED WATER AND SEWER SYSTEM

Budget Year 2023-2024

Project	Description	Projected Cost
FM 2551 Water Line	Replace/Relocate	\$1,200,000
Dublin Rd (South) Water Lines	Replace/Relocate	\$1,452,000
NTMWD Deliver Point 2	Connection to Central Pump Station	TBD

Budget Year 2025-2026

Project	Description	Projected Cost
Dublin Rd (North) Water Lines	Replace/Relocate	\$1,373,880

Budget Year 2026-2027

Project	Description	Projected Cost
Water Tower at Chaparral	Design & Build	\$5,016,250

Budget Year 2027-2028

Project	Description	Projected Cost
Bois D'Arc Lane	8" Water Line	\$ 415,916

PROPOSED BUILDING & IMPROVEMENTS

Budget Year 2023-2024

Project	Description	Projected Cost
Water Department Building	New Facilities Central Pump Station	\$1,200,000

Budget Year TBD

Project	Description	Projected Cost
New City Facilities (Admin/Police)	Design & Construct	TBD

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PROPOSED PARK, TRAILS AND OPEN SPACES

Budget Years 2024/2025 & 2025/2026

Project	Description	Projected Cost
Improvement of the Preserve	Walking path paving Playground equipment Restrooms? Additional parking	TBD Appropriated funds from City of Parker, and apply for County, State, Federal Grants Partner with 501C3, Fundraising
Community Pavilion/Complex	City related activities Parks and Rec hosted events	Appropriated funds from City of Parker. Apply for County, State, Federal Grants

Budget Years 2025-2028

Project	Description	Projected Cost
Parks and trails in new developments Designation of bicycle trails throughout the City of Parker Soccer field (or other sporting related activities)	Work with Planning and Zoning to require green space for parks and trails from developers for new developments	Appropriated funds from city, grants, City of Parker Public Works consideration for including cycle lanes on major roads, approach utility company for use of right-of-way Appropriated funds from city, grants, fundraising, generous donation from landowner for unused property (maybe that sits in a flood plain)

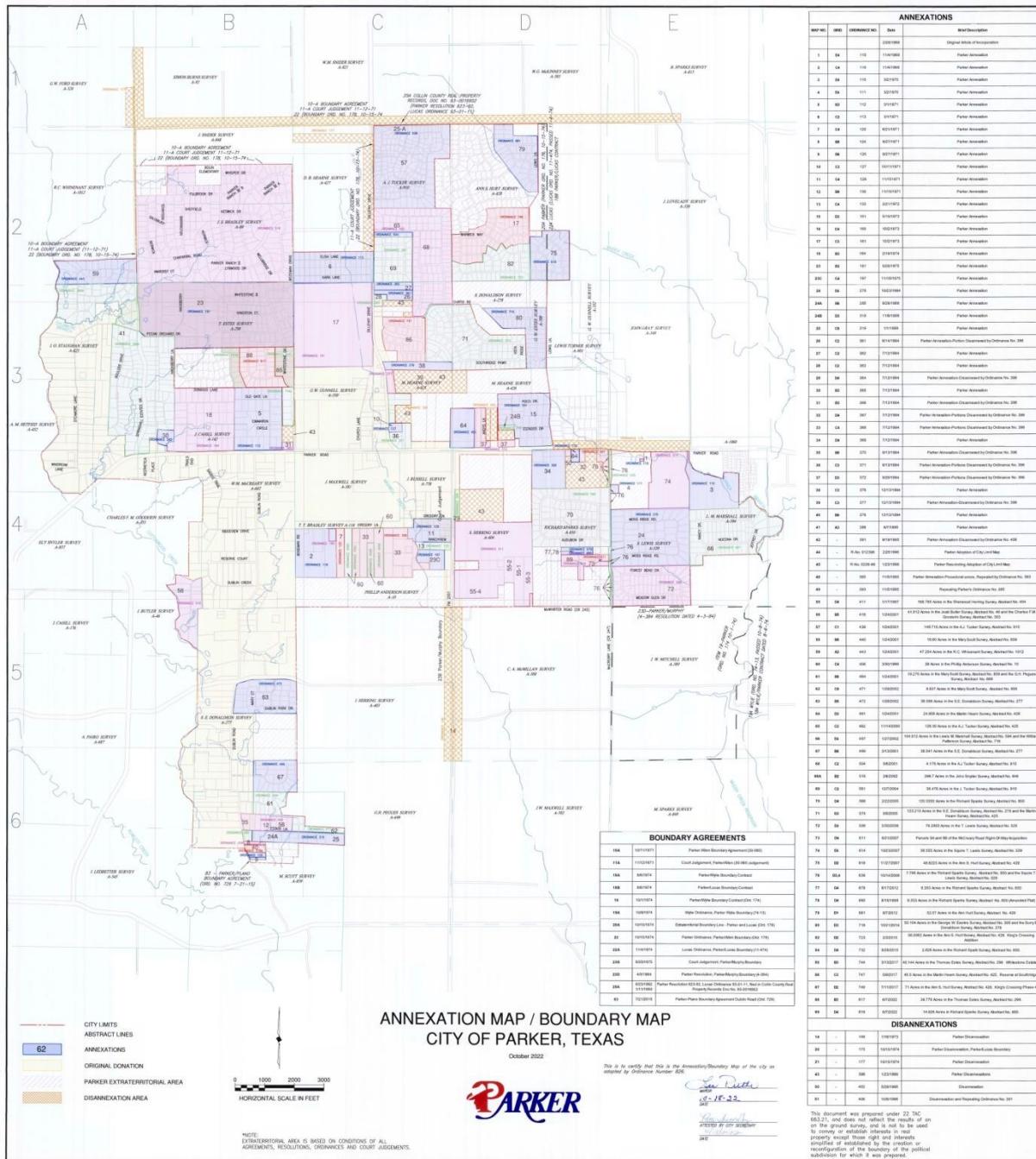
PLANNING FOR THE FUTURE

For more information on Capital Projects, see the Capital Improvement Plan [\(link here\)](#)

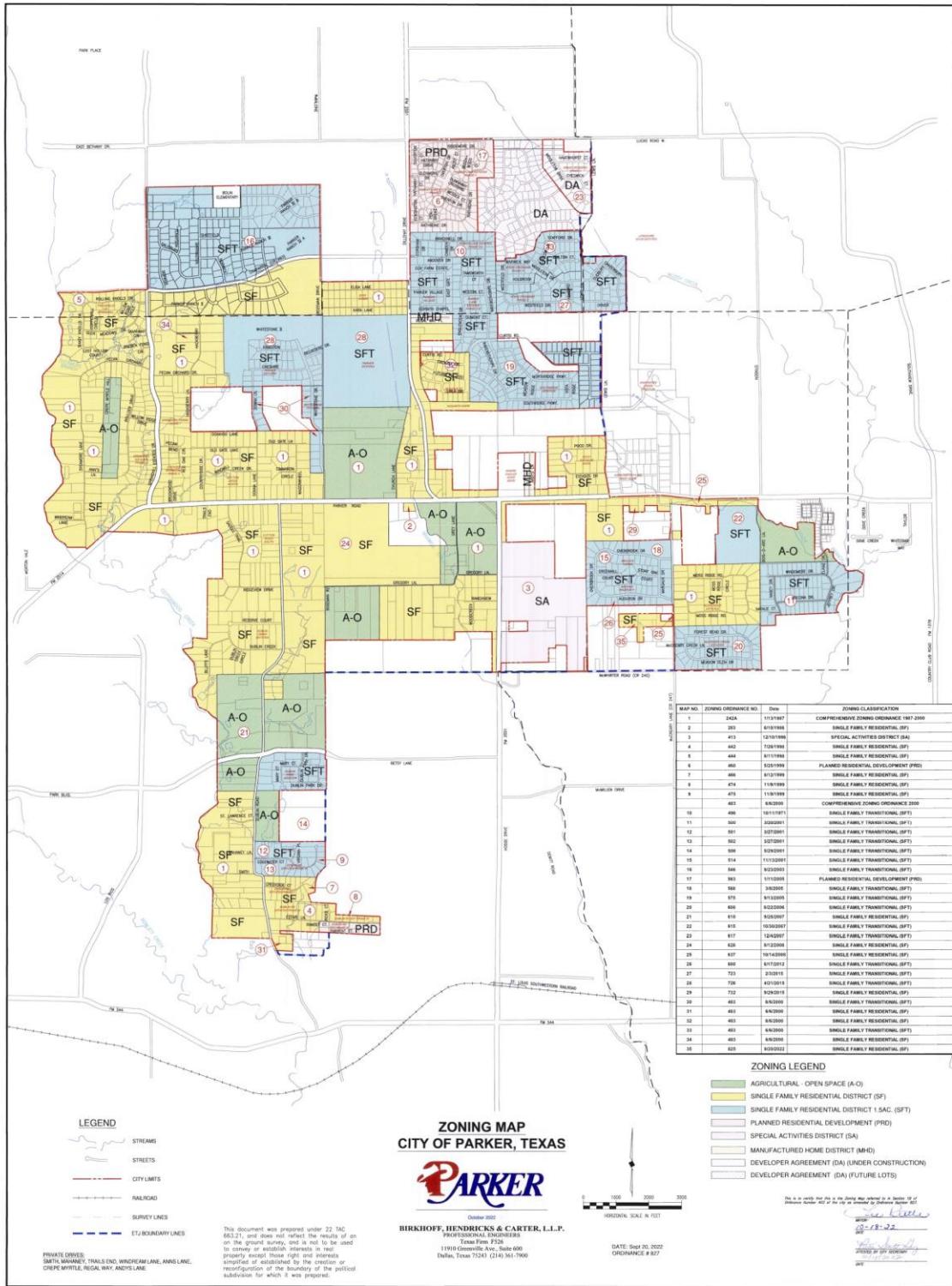
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CHAPTER 13: APPENDIX

ANNEXATION/BOUNDARY MAP



ZONING MAP



THOROUGHFARE MAP

