



MINUTES
CITY COUNCIL MEETING
JULY 16, 2024

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a regular meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Lee Pettie called the workshop to order at 6:16 p.m. Councilmembers Randy Kercho, Amanda Noe, and Buddy Pilgrim were present. Mayor Pro Tem Jim Reed and Councilmember Todd Fecht were absent. [It was noted there was a posting error with conflicting workshop start times of 6:00 p.m. and 7:00 p.m. The email to City Council, the posting outside City Hall, the website calendar event, and the copies of agendas stated 6:00 p.m., but there was a discrepancy somehow on the online packet, which stated 7:00 p.m.]

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, and Interim City Attorney Catherine Clifton

WORKSHOP (6:00 PM)

1. BUDGET PROCESS OVERVIEW

Mayor Pettie turned the meeting over to Finance/Human Resources Director Savage, who reviewed the City Council Work Session FY 2024-2025 Budget Overview PowerPoint, dated Tuesday, July 16, 2024. [***See Exhibit 1 – City Council Work Session FY 2024-2025 Budget Overview PowerPoint, dated Tuesday, July 16, 2024.***]

Mr. Savage suggested two (2) paths for future FY 2024-2025 Budget meetings. City Administrator Olson asked City Council to email either himself or Finance/Human Resources Director Savage with any comments or questions and please let Mr. Savage know their preferences for future FY 2024-2025 Budget meetings.

Mayor Lee Pettie ended the workshop at 6:41 p.m.

Amanda Noe left at 6:41 p.m. Amanda Noe returned at 6:56 p.m.

REGULAR MEETING (7:00 PM)

Mayor Lee Pettie called the regular meeting to order at 7:00 p.m. Councilmembers Randy Kercho, Amanda Noe, and Buddy Pilgrim were present. Mayor Pro Tem Jim Reed and Councilmember Todd Fecht were absent.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, Interim City Attorney Catherine Clifton, Public Works Director Gary Machado, City Engineer John Birkhoff, P.E., Fire Chief Mike Sheff, and Police Chief Kenneth Price

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Terry Lynch led the pledge.

TEXAS PLEDGE: Fire Chief Mike Sheff led the pledge.

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

Billy Barron, 6707 Overbrook Drive, said he understands Southfork Ranch plans to have an event Saturday, September 28, 2024, which will not end until 2:00 a.m. Mr. Barron asked City Council to review City of Parker's Ordinance No. 413, "AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING THE AMENDED COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF PARKER, TEXAS, SO AS TO ESTABLISH ZONING OF A SPECIAL ACTIVITIES DISTRICT ON THE PROPERTY COMMONLY KNOWN AS SOUTHFORK RANCH DESCRIBED IN EXHIBIT A ATTACHED HERETO; PROVIDING SPECIAL CONDITIONS; ADOPTING A CONCEPT PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE." [See Exhibit 2 – Ordinance No. 413, passed and approved December 10, 1996.]. He reviewed the operation times set forth in the ordinance and asked that the ordinance be enforced.

ITEMS OF COMMUNITY INTEREST

Mayor Pettie reviewed the upcoming Community Interest items below:

2. BUDGET WORKSHOP(S) – SCHEDULE. PROVIDED BY FINANCE/HR DIRECTOR SAVAGE

PARKS AND RECREATION COMMISSION (P&R) – SPECIAL - WEDNESDAY, JULY 31, 2024, 5 PM – PARKERFEST PLANNING

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, AUGUST 14, 2024, 5 PM

PRESENTATION

3. FIRE DEPARTMENT PRESENTATION BY FIRE CHIEF MIKE SHEFF

Mayor Pettie asked that the Fire Department presentation be postponed/"skipped", noting the presentation will be rescheduled.

INDIVIDUAL CONSIDERATION ITEMS

4. APPROVAL OF MEETING MINUTES FOR JULY 2, 2024.

MOTION: Councilmember Noe moved to approve the July 2, 2024 meeting minutes as presented. Councilmember Kercho seconded with Councilmembers Kercho, Noe, and Pilgrim voting for the motion. Motion carried 3-0.

5. TEMPORARY MORATORIUM EXTENSION:

PUBLIC HEARING REGARDING EXTENSION OF THE TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, AND APPROVALS

NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, OR CONSTRUCTION WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF PARKER.

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 871 EXTENDING THE TEMPORARY MORATORIUM ENACTED BY ORDINANCE NO.'S 866, 854, 846, 844, 839, 833, 824, 815 & 812 ON THE ACCEPTANCE, REVIEW, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, OR CONSTRUCTION WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF PARKER.

Mayor Pettie opened a public hearing regarding the extension of the temporary moratorium at 7:04 p.m.

City Engineer John W. Birkhoff, P.E., of Birkhoff, Hendricks & Carter, LLP, greeted the Mayor and Council and reviewed the City of Parker's current water supply and demand. With reference to his "Water Projections" letter included in tonight's Council packet, dated July 11, 2024, to City Administrator Luke Olson, Mr. Birkhoff indicated "the water system is now experiencing summer demands that have the potential to exceed the available supply and pumping capacity of the city. We previously completed a demand study from records received for August 2023. In summary we reviewed the hourly records on the day of maximum usage and have tabulated those hourly results. Based on the number of September 2023 connections of 2,108 and a per unit density of 2.79 persons per unit calculates a population of 5,882. For August 18th, the maximum daily demand was 4,242,888 gallons which equates to a per capita demand of 721 gallons per capita per day. The maximum hourly demand occurred at 6 AM at a rate of 1,236 gallons per capita. Since the August 2023 analysis of water usage, 28 additional homes have been brought online.

To meet the demand placed on the system all pumps at the Eastside Pump Station were in use. The design of a pump station to conform to the TCEQ requirements has the largest pump out at any given time as it is the backup pump in the event any of the three remaining pumps fail. The city reports that all four pumps have been required to meet 2024 summer demands to date except for one day. The city completed a site visit, pump testing and electrical review of the station on November 28, 2023. The findings of that evaluation along with recommendations were published to the City on December 27, 2023.

At the time of the site visit the pump station was operating satisfactorily with the pumps meeting the design flows of the manufacturers pump curves. Nine items were outlined in the evaluation memo to provide reliability and back up in the event of a failure of the station without a large backup pump being available. The city took action on April 2nd to amend the budget and authorized Public Works to act on a number of the recommended items to provide reliability to the Eastside Pump Station. It has been reported that the oil change

took place for each motor, Pump 4 was rebuilt and a back up 125 HP motor is on site.

We [The City Engineers] recommend no additional lots be approved for development until a contract with North Texas Municipal Water District (NTMWD) is executed to supply water to the Central Pump Station. In addition, we [the City Engineers] recommend the city consider more rigid water management requirements in an attempt eliminate the need to routinely run the backup pump to meet water demands, along with implementing the nine items in the evaluation report for increased reliability at the Eastside Pump Station.”

Mayor Pettie asked if anyone in the audience had comments.

Gary Arneson, 6900 Laramie Drive, Plano, Texas, spoke in regard to the moratorium. **[See Exhibit 3 – Gary Arneson’s comments, dated Tuesday, July 16, 2024.]**

No one came forward.

Mayor Pettie declared the public hearing closed at 7:33 p.m.

Ordinance No. 871 caption was read, as follows:

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 871 EXTENDING THE TEMPORARY MORATORIUM ENACTED BY ORDINANCE NO.’S 866, 854, 846, 844, 839, 833, 824, 815 & 812 ON THE ACCEPTANCE, REVIEW, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, OR CONSTRUCTION WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF PARKER.

MOTION: Councilmember Noe moved to approve Ordinance No. 871 extending the temporary moratorium enacted by Ordinance No.’s 866, 854, 846, 844, 839, 833, 824, 815 and 812 on the acceptance, review, and approvals necessary for the subdivision, site planning, development, or construction within the city limits and extraterritorial jurisdiction of the City of Parker, noting the moratorium could be ended by City Council after thorough review of circumstances. Councilmember Kercho seconded with Councilmembers Kercho, Noe, and Pilgrim voting for the motion. Motion carried 3-0.

There was discussion of a future agenda item to discuss finding a procedure/process for allowing exceptions to/options for the temporary moratorium extension ordinance.

ROUTINE ITEMS

6. UPDATE(S):

FM2551

City Administrator Olson and Public Works Director Machado said Texas Department of Transportation (TxDot) installed the box culverts along Parker Road and the relocation of the waterlines is underway.

COMP PLAN

City Administrator Olson said the Comprehensive Plan (COMP Plan) was sent to the Planning and Zoning Commission for input/review July 11, 2024 as required by law. Additional meetings are being scheduled.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

City Administrator Olson noted the deadline to file comments against the Municipal Utilities District (MUD) is Wednesday, July 17, 2024 at 5 pm. and information has been placed on the city's website homepage under "Current News" at <https://www.parkertexas.us/CivicAlerts.aspx?AID=1009>.

POLICE VEHICLES

City Administrator Olson and Police Chief Price stated the City received the Ford Expedition. It is currently being outfitted and then it will be put into service.

ENTERPRISE

No update at this time.

LEWIS LANE

City Administrator Olson said the City of Parker's repairs to Lewis Lane are completed. The City of Parker is trying to arrange meetings with the City of Lucas and Collin County to resolve remaining issues.

CHURCH LANE

City Administrator Olson and Public Works Director Machado said the City is awaiting a bid from the contractor. Once City Staff receives that information will be brought back to Council for authorization to move forward on repairs.

ANY ADDITIONAL UPDATES

DUBLIN ROAD WATER LINE PROJECT

City Administrator Olson and Public Works Director Machado noted Dublin Road water lines relocation is in progress and should be completed by end of August.

MONTHLY/QUARTERLY REPORTS

City Council accepted the reports hyperlinked below:

[June 2024 – Court Report](#)

[June 2024 – Finance \(monthly financials\) Report](#)

[June 2024 – Police Report](#)

DONATION(S)

7. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$1,000 [RES. NO. 2024-801])

Manny (LNU) donated 1 case water & 1 case soda valued at \$15 to the Police Department.

Chip and Linda Justice donated Tiff's Treats valued at \$100 to the Police Department.

Mayor Pettie, on behalf of herself, City Council, and City Staff, thanked the donors for their kind and generous donations.

FUTURE AGENDA ITEMS

8. FUTURE AGENDA ITEMS

Mayor Pettie asked if there were any items to be added to the future agenda. The Mayor noted the item previously discussed, Discussion of finding a procedure/process for allowing exceptions to/options for the temporary moratorium extension ordinance, would be added.

Hearing no additional requests, she encouraged everyone to email her any requests. She stated the next regularly scheduled meeting would be Tuesday, August 6, 2024, but noted if City Staff can get a quorum there would be a Council Workshop, Tuesday, July 23, 2024, tentatively covering City Council Goal Setting, Capital Improvement Plan (CIP), and Volunteer Involvement, and a Council Budget Workshop, Tuesday, July 30, 2024. She encouraged residents to check the City's website for updates.

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

Mayor Pettie announced there would be no Executive Session tonight, because we are losing our quorum.

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

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

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

RECONVENE REGULAR MEETING.

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

ADJOURN

Mayor Lee Pettie adjourned the meeting at 7:50 p.m.




APPROVED:



Mayor Lee Pettie

ATTESTED:



Patti Scott Grey, City Secretary

Approved on the 6th day
of August, 2024.



City Council Work Session

FY 2024-2025

Budget Overview

Tuesday, July 16, 2024

Exhibit 1



FY 2024-2025

BUDGET CALENDAR

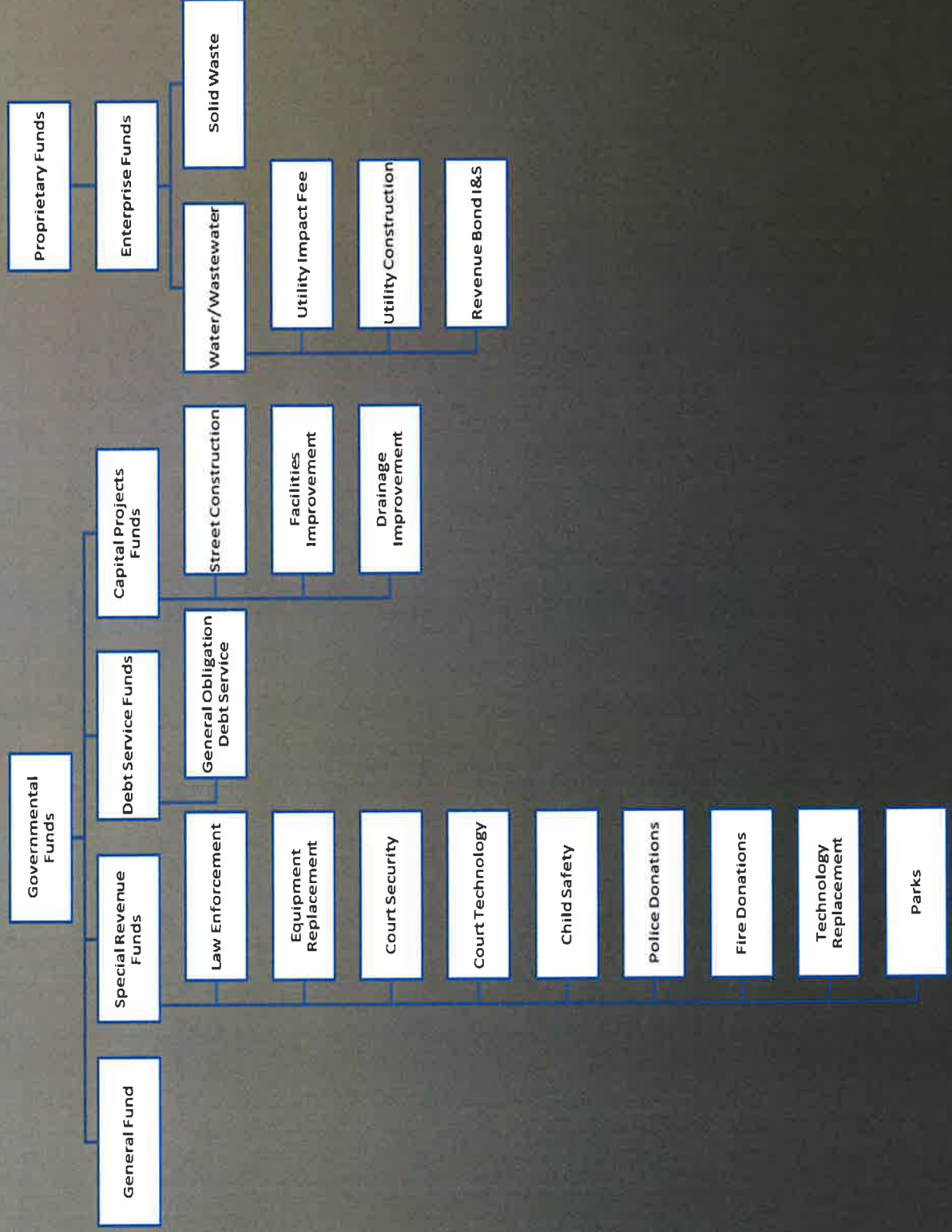
Date	Budget Action
Tuesday, July 16	Budget Overview
Tuesday, July 30	1st Budget Workshop
Tuesday, August 6	2nd Budget Workshop (if needed)
Tuesday, August 6	Set Proposed Tax Rate
Tuesday, September 17	Public Hearing and Final Action on Tax Rate and Budget



FUND STRUCTURE



FY 2024-2025 FUND STRUCTURE





FY 2024-2025

GOVERNMENTAL FUNDS

- **Governmental Funds** – Those funds through which most governmental functions are typically financed.
 - **General Fund** – Used to account for all financial transactions not properly includable in other funds. The principal sources of revenue include property taxes, sales taxes, franchise fees, licenses and permits, fines and forfeitures, and charges for services. Expenditures includes general government, police and fire departments, public works, building and code enforcement, and city property.



FY 2024-2025

GOVERNMENTAL FUNDS

- Special Revenue Funds – Used to account for resources restricted to , or designated for, specific purposes.
- Debt Service Fund – Used to account for the payment of interest and principal on all general obligation and other long-term debt of governmental funds. The primary source of revenue for debt service is local property taxes.
- Capital Projects Funds – Used to account for the construction or maintenance of streets, drainage, or facility projects being financed from bond proceeds, grants or transfers from other funds.



FY 2024-2025

PROPRIETARY FUNDS

- Proprietary Funds – Used to account for activities that are similar to those often found in the private sector.
- Enterprise Funds – Used to account for the provision of water, sewer and garbage services to the residents of the City. Activities of the fund include administration, operations and maintenance of the water production and distribution system, and water collection and treatment systems. The fund also accounts for the accumulation of resources for and the payment of long-term debt. All costs are financed through charges to utility customers.



CITY DEPARTMENTS



FY 2024-2025 ADMINISTRATION

ADMINISTRATION						
Staffing	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	
City Administrator	1	1	1	1	1	
Asst City Administrator/City Secretary	1	1	1	1	1	
City Attorney	0	0	1	1	1	
Finance/HR Manager	1	1	1	1	1	
Court Administrator	1	1	1	1	1	
UB Supervisor	1	1	1	1	1	
Accounting/HR Specialist	1	1	1	1	1	
Permit Clerk	1	1	1	1	1	
Administrative Assistant	0	0	0	0	1	
Total	7	7	8	8	9	



**FY 2024-2025
POLICE**

POLICE						
Staffing	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	
Chief of Police	1	1	1	1	1	
Assistant Chief of Police	0	0	1	1	1	
Captain	1	1	0	0	0	
Sergeant	1	1	2	2	2	
Police Officer	8	8	7	7	7	
Support Services Manager	0	0	1	1	1	
Records Manager	1	1	0	0	0	
Total	12	12	12	12	12	



FY 2024-2025
FIRE

FIRE						
Staffing	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	
Fire Chief - Volunteer	1	1	1	1	1	
Assistant Fire Chief	0	1	1	1	1	
Division Chief - Administration	1	1	1	1	1	
Division Chief - EMS	1	1	1	1	1	
Shift Lieutenants	9	9	9	9	9	
Driver	9	9	9	9	9	
Firefighter	4.5	9	9	9	9	
Total	25.5	31	31	31	31	31



FY 2024-2025
PUBLIC WORKS

PUBLIC WORKS					
Staffing	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
Public Works Director	1	1	1	1	1
Public Works Superintendent	1	1	1	1	1
Construction Inspector	1	1	0	0	0
Crew Leader	0	0	1	1	1
Building Inspector	1	1	1	1	1
Storm Water Specialist	1	1	1	1	1
Maintenance Worker II	0	0	2	2	2
Maintenance Worker I	3	3	1	1	1
Administrative Assistant	0	0	0	0	1
Total	8	8	8	8	9

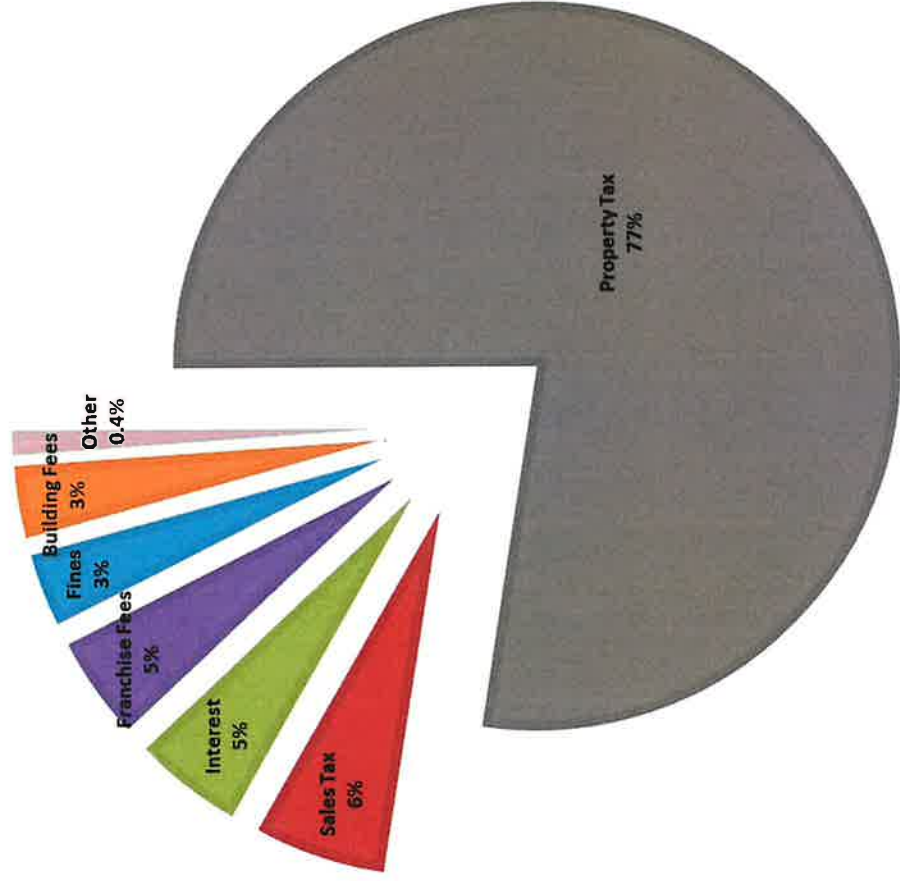


GENERAL FUND REVENUE

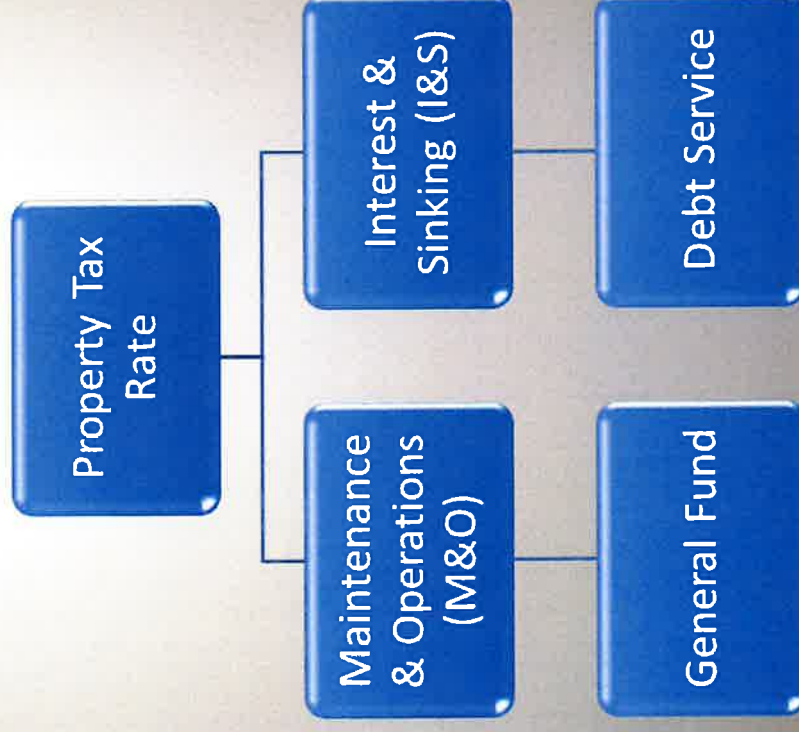


FY 2024-2025 GENERAL FUND REVENUE

Distribution of General Fund Revenue
Based on Adopted Budget FY 2023-2024



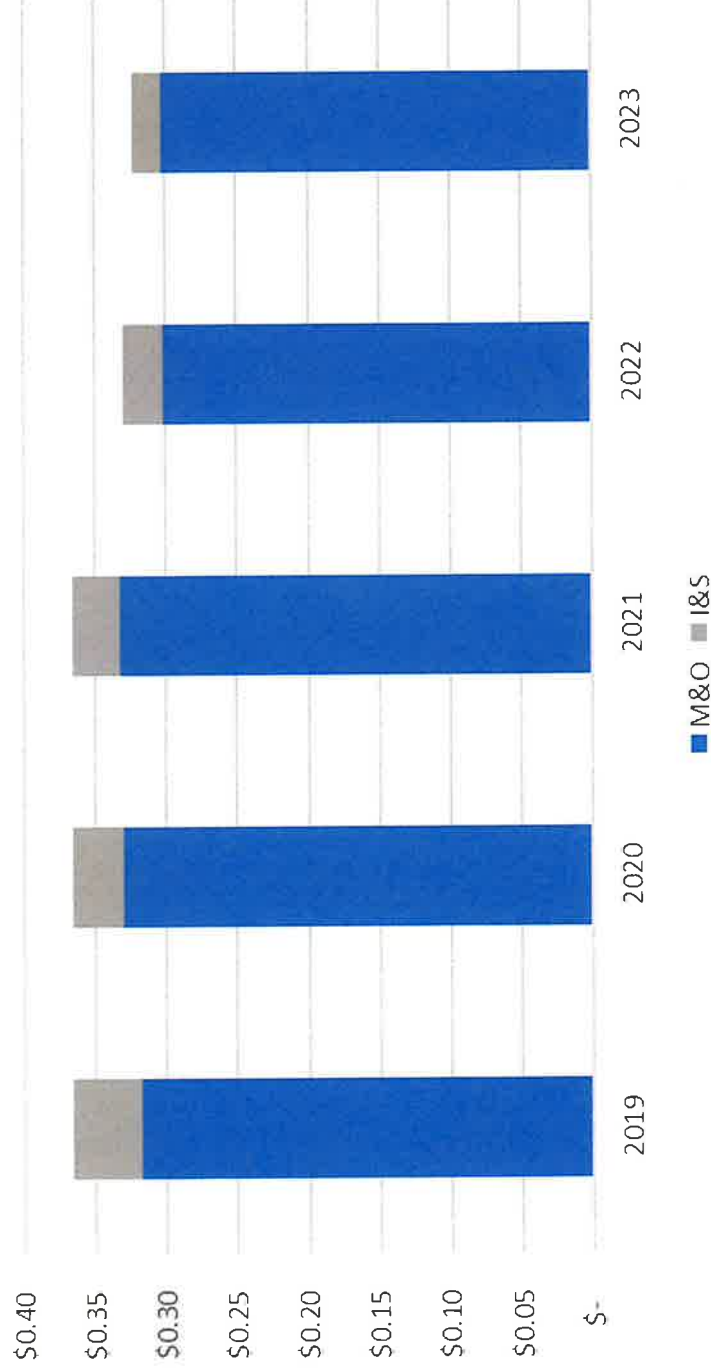
FY 2024-2025
PROPERTY TAX





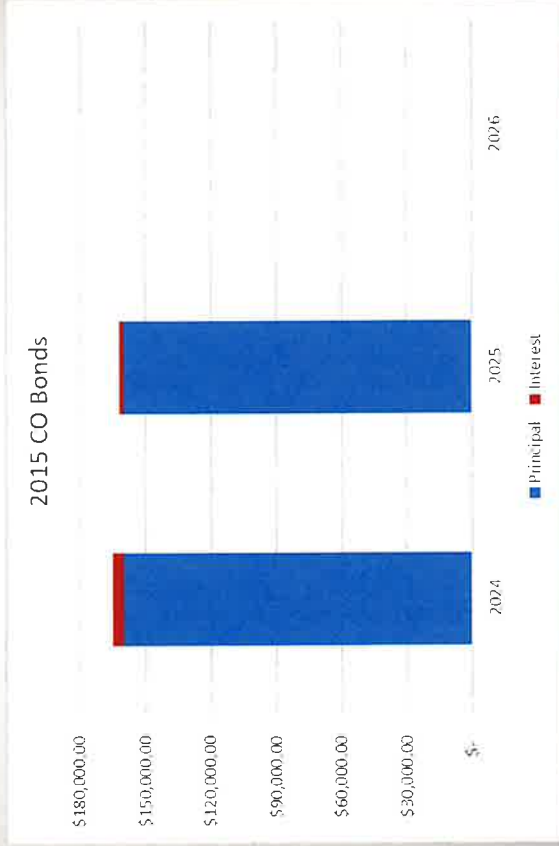
FY 2024-2025 PROPERTY TAX

Tax Rate
Maintenance & Operations (M&O)
Debt Rate - Interest & Sinking (I&S)





FY 2024-2025 PROPERTY TAX

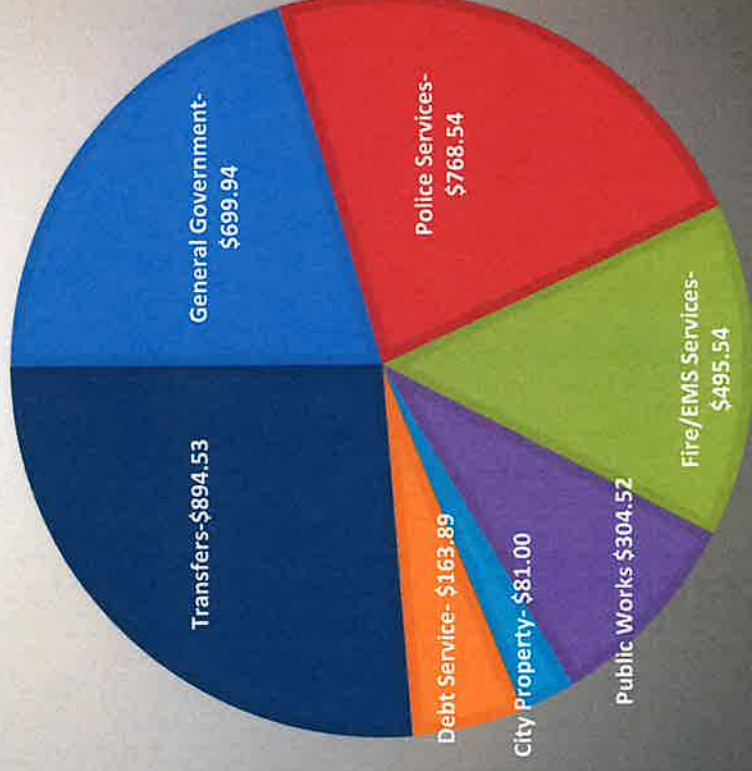




FY 2024-2025 PROPERTY TAX

WHERE DO PROPERTY TAXES GO?

- IN FY 2023-2024 THE AVERAGE VALUE OF A SINGLE-FAMILY HOME WAS \$1,056,139.
- BASED ON THE CITY'S ADOPTED TAX RATE \$0.322680 THE AVERAGE HOMEOWNER PAID \$3,407.95 IN PROPERTY TAXES (CITY PORTION)





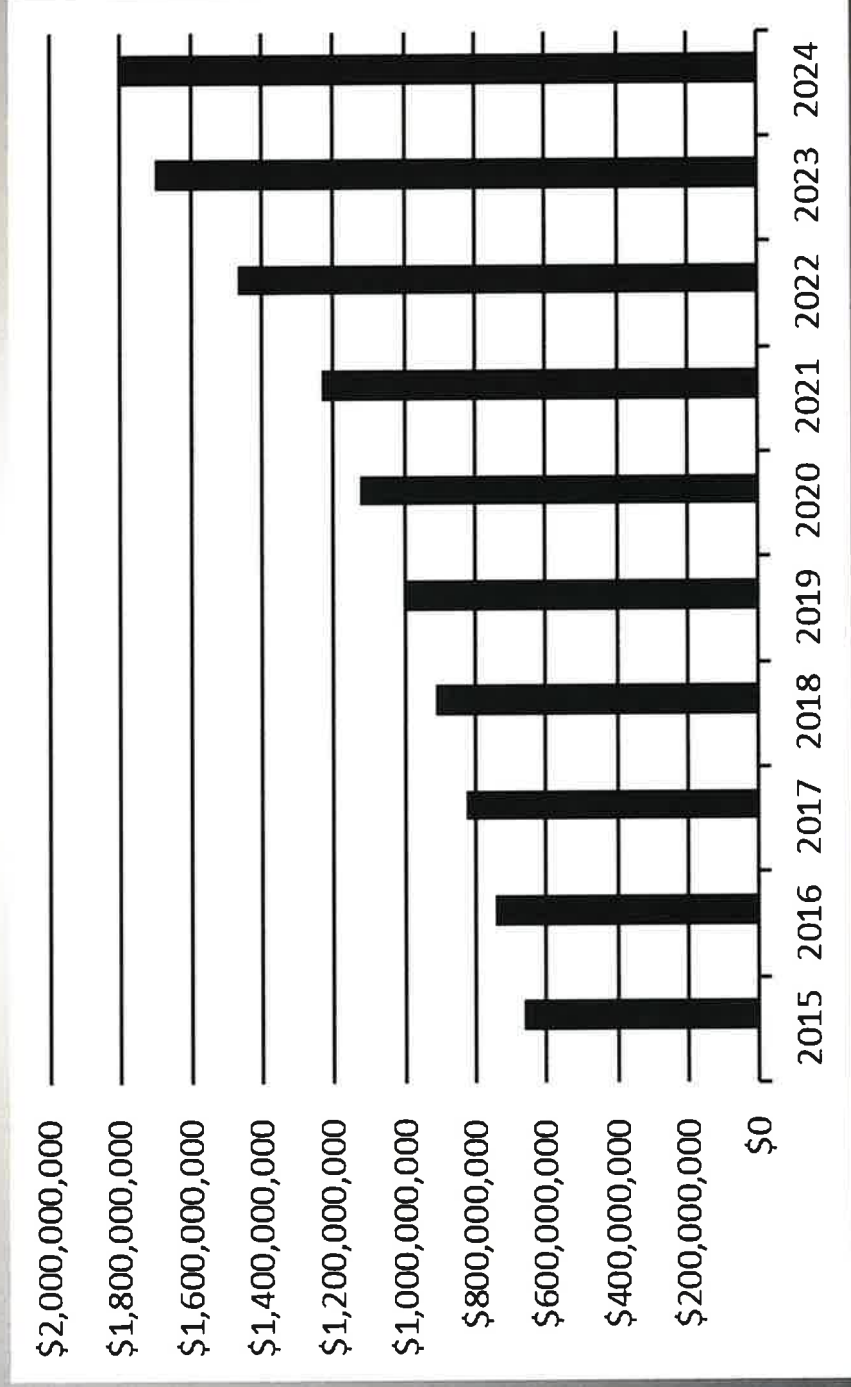
FY 2024-2025
PROPERTY TAX

- 2024 CERTIFIED ESTIMATES - \$1,800,000,000 (CERTIFIED TOTALS WILL BE PROVIDED BY CCAD DURING THE WEEK OF JULY 22)
 - INCREASE OF \$90,978,792 (5.3%) FROM PREVIOUS YEAR (\$293,570)
 - OF THAT AMOUNT, \$59,317,000 IS FROM NEW TAXABLE PROPERTY ADDED (\$191,404)
- \$0.01 CHANGE IN PROPERTY TAX RATE AFFECTS CITY BUDGET BY \$180,000
- \$0.01 CHANGE IN PROPERTY TAX RATE AFFECTS AVERAGE HOMEOWNER BY \$113.36 (BASED ON AVERAGE HOME VALUE OF \$1,133,612 IN FY 2024-2025)



FY 2024-2025
PROPERTY TAX

TOTAL NET TAXABLE PROPERTY VALUES BY YEAR

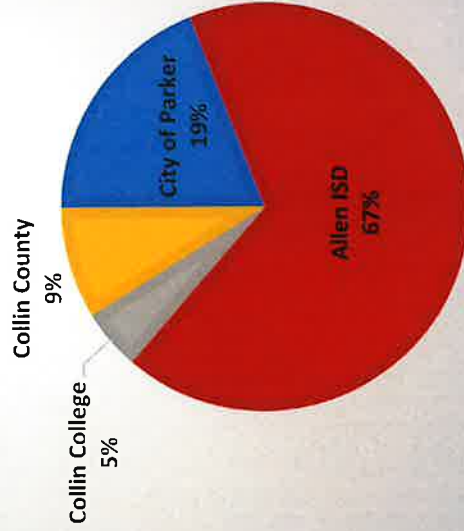


*TOTAL CERTIFIED ESTIMATES FOR PROPERTY VALUES IN 2024 ARE \$1,800,000,000.



FY 2024-2025 PROPERTY TAX

2023 PROPERTY TAX RATE DISTRIBUTION

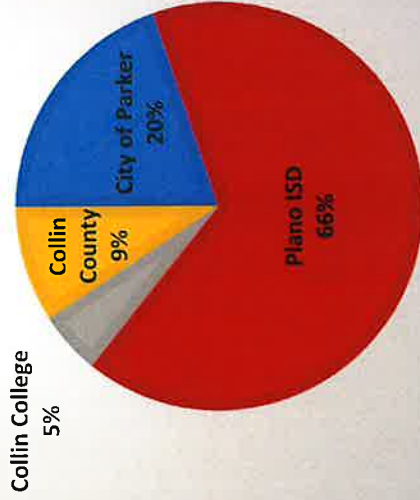


	Average Value of Single Family Home	City Taxes (and Tax Rate)	County Taxes (and Tax Rate)	College Taxes (and Tax Rate)	School Taxes (and Tax Rate)	Collective Tax Bill
Allen ISD						
2020	\$656,614	\$2,403 (.365984)	\$1,133 (.172531)	\$533 (.081222)	\$9,406 (1.432500)	\$13,475
2021	\$684,385	\$2,505 (.365984)	\$1,150 (.168087)	\$556 (.081222)	\$9,628 (1.406800)	\$13,839
2022	\$919,664	\$3,028 (.329289)	\$1,402 (.152443)	\$747 (.081220)	\$12,235 (1.330400)	\$17,412
2023	\$1,056,139	\$3,408 (.322680)	\$1,577 (.149343)	\$858 (.081220)	\$12,053 (1.141200)	\$17,896
2024	\$1,133,612	\$3,658 (.322680)	TBD	TBD	TBD	TBD



FY 2024-2025 PROPERTY TAX

2023 PROPERTY TAX RATE DISTRIBUTION



	Average Value of Single Family Home	City Taxes (and Tax Rate)	County Taxes (and Tax Rate)	College Taxes (and Tax Rate)	School Taxes (and Tax Rate)	Collective Tax Bill
Plano ISD						
2020	\$656,614	\$2,403 (.365984)	\$1,133 (.172531)	\$533 (.081222)	\$8,692 (1.323750)	\$12,761
2021	\$684,385	\$2,505 (.365984)	\$1,150 (.168087)	\$556 (.081222)	\$9,039 (1.320750)	\$13,250
2022	\$919,664	\$3,028 (.329289)	\$1,402 (.152443)	\$747 (.081220)	\$11,585 (1.259750)	\$16,762
2023	\$1,056,139	\$3,408 (.322680)	\$1,577 (.149343)	\$858 (.081220)	\$11,384 (1.077850)	\$17,227
2024	\$1,133,612	\$3,658 (.322680)	TBD	TBD	TBD	TBD



PROPERTY TAX RATES IN COLLIN COUNTY

City	2019 Total Tax Rate	2020 Total Tax Rate	2021 Total Tax Rate	2022 Total Tax Rate	2023 Total Tax Rate	% Increase/Decrease from 2022 to 2023
Allen	0.498000	0.485000	0.470000	0.421200	0.420500	-0.17%
Anna	0.591288	0.583000	0.569500	0.539750	0.510717	-5.38%
Blue Ridge	0.564995	0.558249	0.525146	0.472247	0.500000	5.88%
Celina	0.645000	0.645000	0.645000	0.634759	0.612154	-3.56%
Fairview	0.347156	0.347156	0.345580	0.321577	0.311683	-3.08%
Farmersville	0.750000	0.712044	0.712044	0.712400	0.712400	0.00%
Frisco	0.446600	0.446600	0.446600	0.446600	0.432205	-3.22%
Josephine	0.575000	0.559079	0.516697	0.491561	0.468097	-4.77%
Lavon	0.478957	0.478956	0.478956	0.430000	0.420000	-2.33%
Lowry Crossing	0.196213	0.191007	0.176984	0.173958	0.152500	-12.34%
Lucas	0.303216	0.299795	0.288397	0.268016	0.256758	-4.20%
McKinney	0.515600	0.508645	0.497655	0.457485	0.427513	-6.55%
Melissa	0.609541	0.609238	0.568157	0.456168	0.454728	-0.32%
Murphy	0.495000	0.495000	0.495000	0.465000	0.408046	-12.25%
New Hope	0.230000	0.250000	0.233113	0.207834	0.182749	-12.07%
Parker	0.365984	0.365984	0.365984	0.329289	0.322680	-2.01%
Plano	0.448200	0.448200	0.446500	0.417600	0.417600	0.00%
Princeton	0.676299	0.651215	0.602549	0.534543	0.440226	-17.64%
Prosper	0.520000	0.520000	0.510000	0.510000	0.510000	0.00%
Richardson	0.625160	0.625160	0.615160	0.560950	0.560950	0.00%
Sachse	0.720000	0.720000	0.700734	0.650416	0.650416	0.00%
St Paul	0.292982	0.281547	0.265973	0.265973	0.250000	-6.01%
Weston	0.360000	0.360000	0.295000	0.295000	0.360000	22.03%
Wylie	0.688454	0.671979	0.643751	0.562333	0.538882	-4.17%
Average Rate	0.497652	0.492202	0.475603	0.442694	0.430034	-2.86%



GENERAL FUND EXPENSES

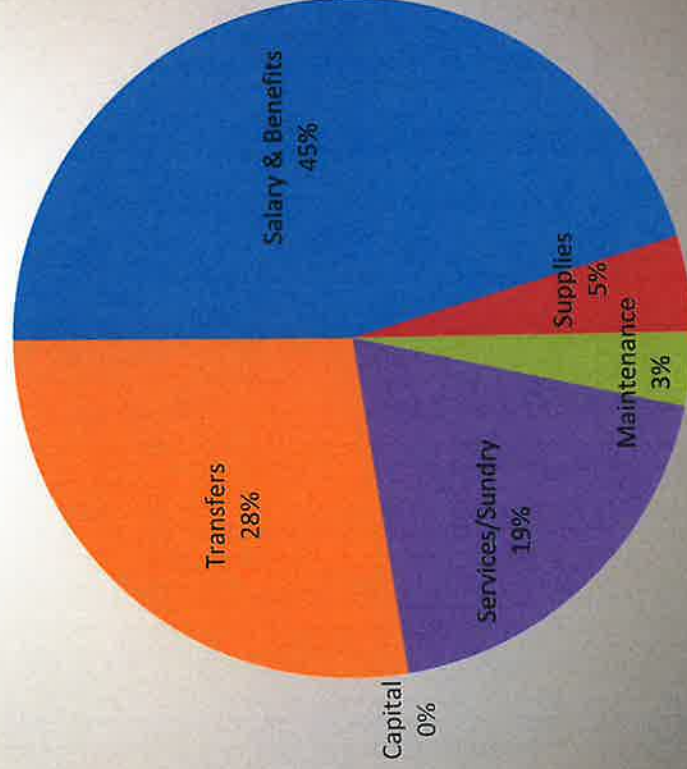


FY 2024-2025
GENERAL FUND EXPENDITURES

% DISTRIBUTION OF GENERAL FUND EXPENSES BY DEPARTMENT



% DISTRIBUTION OF GENERAL FUND EXPENSES CATEGORY





FUTURE MEETINGS



FY 2024-2025 FUTURE MEETINGS

- **JULY 30TH – BUDGET WORKSHOP 9:00AM – 4:00PM (SUPER QUORUM)**
 - MAYOR/COUNCIL PRESENTED WITH LINE-ITEM BUDGETS FOR ALL FUNDS
 - MAYOR/COUNCIL PRESENTED WITH SUPPLEMENTAL REQUESTS FROM DEPARTMENT HEADS
 - MAYOR/COUNCIL PROVIDE FEEDBACK TO LINE-ITEM BUDGETS AND SUPPLEMENTALS
- **AUGUST 6TH – 2ND BUDGET WORKSHOP 5:00PM – 6:30PM – IF NECESSARY (SUPER QUORUM)**
 - REVIEW CHANGES FROM 1ST BUDGET WORKSHOP
- **AUGUST 6TH – SET PROPOSED TAX RATE (SUPER QUORUM)**
 - IF PROPOSED TAX RATE WILL EXCEED THE NO-NEW REVENUE OR VOTER-APPROVAL TAX RATE (WHICHEVER IS LOWER), TAKE RECORD VOTE AND SCHEDULE PUBLIC HEARING ON THE TAX RATE.
- **SEPTEMBER 17TH – PUBLIC HEARING PROPOSED TAX RATE AND BUDGET (SUPER QUORUM)**
 - TAX RATE CAN BE ADOPTED AT THIS MEETING. IF NOT ADOPTED AT THIS MEETING, ANNOUNCE THE DATE AND TIME OF THE MEETING TO VOTE TO BE HELD WITHIN SEVEN (7) DAYS OF PUBLIC HEARING.
- **SEPTEMBER 17TH – MEETING TO VOTE ON BUDGET AND TAX RATE (SUPER QUORUM)**
 - MEETING TO VOTE CAN BE NO LATER THAN SEVEN (7) DAYS AFTER PUBLIC HEARING ON TAX RATE. IF TAX RATE IS NOT ADOPTED AT THE PUBLIC HEARING, IT MUST BE ADOPTED AT THIS MEETING.



Comments or Questions?

ORDINANCE NO. 413

AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING THE AMENDED COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF PARKER, TEXAS, SO AS TO ESTABLISH ZONING OF A SPECIAL ACTIVITIES DISTRICT ON THE PROPERTY COMMONLY KNOWN AS SOUTHFORK RANCH) DESCRIBED IN EXHIBIT A ATTACHED HERETO; PROVIDING SPECIAL CONDITIONS; ADOPTING A CONCEPT PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parker City Council and the Parker Planning and Zoning Commission have held the required public hearings and have given the required notices related to the zoning of the property commonly known as Southfork Ranch, more specifically described in Exhibit A, as a Special Activities District; and

WHEREAS, the Parker City Council finds that zoning the property to the Special Activities District is consistent with the future land use policies and map in the City of Parker Comprehensive Plan; and

WHEREAS, the Parker City Council finds that the proposed uses and project design shown on the Concept Plan attached hereto as Exhibit B are compatible with existing and planned adjoining uses; and

WHEREAS, the Parker City Council finds that adequate public facilities, including open space, will be provided in a timely manner to support each phase of the development of the property; and

WHEREAS, the Parker City Council finds that the proposed uses and development standards shown on the Concept Plan are consistent with the purposes and standards of the Special Activities District regulations; and

WHEREAS, the Parker City Council finds that the proposed timing of development on the property is consistent with the overall growth and development of the City; and

WHEREAS, the establishment of this Special Activities District will promote the health, safety, and welfare of Parker's citizens.

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

SECTION 1. The purpose of this Special Activities District is to provide for and encourage the development of tourist-related commercial uses on the property commonly known as Southfork Ranch and described in Exhibit A, attached hereto and incorporated herein for all purposes.

SECTION 2. That the Amended Comprehensive Zoning Ordinance of the City of Parker, Texas, Ordinance No. 242A passed and approved the 13th day January, 1987, as heretofore amended, be, and the same is hereby, amended so as to establish zoning on the property commonly known as Southfork Ranch and described in Exhibit A to Special Activities District, as set forth in this ordinance.

SECTION 3. That unless such requirements constitute a conflict governed by section 6 of this ordinance, it is the express intent of this ordinance that the standards contained in all other ordinances regulating land development, including expressly the building code, shall apply. of all

SECTION 4. That the above change or establishment of zoning is approved subject to the following special conditions:

1. The uses authorized as permitted uses and conditional uses on the property shall be further restricted as follows:
 - a. The uses to be developed on the property, as well as the location and configuration of such uses shall be in compliance with the Concept Plan attached hereto and incorporated herein for all purposes as Exhibit B.
 - b. Facilities for the mixing of health and personal care products defined for the purposes of this ordinance as a facility for the preparation of health and personal care products utilizing non-polluting natural and other ingredients, including (but not limited to) aloe vera and bee pollen. Health and personal care products manufacturing shall be restricted to that portion of the property designated as Area B on the attached Concept Plan, and such facility shall be limited to floor space not to exceed 200,000 square feet in area. Access to the health and personal care products facility shall be exclusively from McWhirter Road.

The health and personal care products facility may have a cafeteria for the sole use and benefit of its employees. The plant need not conform to the architectural or design guidelines required for other structures in the district; provided, however, it must conform to applicable buildings codes, and must comply with all applicable setback and side yard requirements.

The health and personal care products facility may have a maximum of 10,000 square

feet of accessory buildings.

- c. No structures of any kind shall be constructed in that portion of the property designated as "Area A1 and A3" on the attached Concept Plan after the effective date of this Ordinance. No structure shall be allowed in the area designated as Area A2 without the property owner having applied for, and received, a conditional use permit describing the structure, and its use.
- d. The following uses are authorized at all other locations in the district, subject to the standards and conditions herein stated and the standards in the Special Activities District regulations which have not been otherwise modified by this ordinance.
 - (1) "Recreational" and "entertainment" uses, as those terms are used in the Land Use Legend of the attached Concept Plan, shall be allowed on all portions of the property, except the area designated "A1", "A2" and "A3" on the attached Concept Plan.

Areas A1, A2 and A3 have the following dimensions: Area A1 - 12 acres, 2406' X 300'; Area A2 - 5.6 acres, 200' X 1220'; Area A3 - 4.7 acres, 957' X 300'. The southern boundary line of Area A2 is 105' north of the northern property line of the private residence known as the Caton Property.

For purposes of this ordinance, "recreational" and "entertainment" uses consist of the following:

- (a) Dinner Playhouse
- (b) Farmer's Market
- (c) Conference or events facilities
- (d) Indoor or outdoor special events, such as rodeos, livestock exhibitions, auctions
- (e) Tennis Club or Golf Course
- (f) Picnic areas
- (g) Seasonal fireworks displays. Request for a use permit for a seasonal fireworks display shall be accompanied by a properly issued permit from the Fire Marshall, and may only be denied in times of drought or when the safety of the public is endangered by the activity. Fireworks displays shall be limited to no more than twelve (12) per year. No fireworks shall be permitted in area A.
- (h) Concerts
- (i) Conventions
- (j) Auto shows
- (k) Events the same or similar to the foregoing permitted uses which are conducted for the benefit of charitable organizations.

- (2) "Retail," as that term is used on the attached Concept Plan, shall include those uses authorized in the Special Activities District, but shall be limited to not more than 25,000 square feet in the aggregate, including existing uses. "Retail" uses do not include those customarily associated with a hotel or with a bed and breakfast establishment, and which related uses shall be permitted, if conducted only on the first floor and entirely within the hotel or bed and breakfast establishment. Retail as an accessory use to a hotel or bed and breakfast shall include those restaurants within hotel or bed and breakfast structures or immediately adjacent and ancillary to those uses.
 - (3) "Restaurant," as that term is used in the Land Use Legend of attached Concept Plan, shall be defined as a facility, not to exceed three (3) in number, which are either Cafes, Restaurants, or Catering facilities, excluding fast food restaurants or drive-throughs, situated in structures not to exceed 15,000 square feet in area. "Restaurants" do not include food services enclosed within a hotel and of a nature customarily associated with such facility, or catering facilities associated with a conference or event facility. Restaurants as an accessory use to a hotel or bed and breakfast shall include those restaurants within hotel or bed and breakfast structures or immediately adjacent and ancillary to those uses. A cafeteria solely for the use of employees of the facility described herein as the aloe vera manufacturing plant shall not be considered restaurant use as to the limitations on size or number of restaurants.
 - (4) Private club for the serving of alcoholic beverages, as provided in the Special Activities District, with no more than two such facilities (licenses) being allowed on the property or such additional licenses as required by the Texas Alcohol Beverage Commission rules. One private club is anticipated to be associated with hotel use.
 - (5) Conference or events facility;
 - (6) Hotel, not to exceed one facility limited to not more than 200 units
 - (7) Bed and Breakfast Establishment, not to exceed one facility limited to not more than 50 units, with associated retail and restaurant uses located adjacent to same
 - (8) Single family residences for on site caretaker or staff, not to exceed five (5) units in number
- e. No uses other than those above listed, as authorized by the attached Concept Plan and defined herein, shall be allowed on the property.

f. Building setbacks within the district are as follows:

- (1) Structures for the aloe vera facility, hotel, bed and breakfast, retail, and restaurant uses shall have their structures no closer than one hundred (100) feet from the boundary line of the District (setback and side yard).**
- (2) No structure shall be closer to the eastern boundary of FM 2551 than three hundred (300) feet, save and except structures existing on the date of this ordinance, which may be maintained, or which may be changed by enlargement or improvement in accordance with Section D.8 of the Special Activities District Ordinance of the Town, Ordinance No. 412.**
- (3) The facility for the mixing of health and personal care products shall be set back one hundred (100) feet from the boundary of Area B depicted on the Concept Plan of the site. This one hundred (100) feet set back is inclusive of, not in addition to, the one hundred (100) foot set back described in (1) above.**

g. Design requirements within the district are as follows:

a. Facade Treatments and Colors shall conform to the following, subject to any exceptions which may be approved by City Council for the concept plan:

- (1) All buildings must be constructed in uniform rural style. No modern or post-modern styles will be permitted. New construction shall be consistent with any existing buildings in the district.**
- (2) Colors of building materials must be neutrals, white or earth tones such as are consistent with adjacent buildings.**
- (3) Painted metal building materials, stucco, stone, concrete, wood, or brick may be allowed.**
- (4) Concrete block surfaces, or synthetic stucco finishes (e.g., EIFS) shall not be permitted.**

h. Sign requirements within the district are as follows:

- (1) Monument style signs, not to exceed thirty-two (32) square feet in area (Visual Service Area, "VSA", as defined in Ordinance 350) constructed of the same or similar materials as other improvements on the property, and no more than five (5) feet from the ground as permitted in the district with the exception of the arched entryways which are exempt as they exist on the date of this ordinance.**

- (2) No neon elements are allowed on sign surfaces, within the first three hundred (300) feet as measured from the center line of FM 2551 (Hogge Road).
- (3) Signs within the first three hundred (300) feet shall be placed at or near driveway entrances.
- (4) Temporary signs will be allowed for no more than seventy-two (72) hours per specific event and each sign shall not exceed fifteen (15) square feet VSA. These directional signs are exempted from Ordinance No. 350 and any amended ordinance regarding signs, except as to size.
- (5) Events within the Special Activities District shall be subject to the same sign regulations stated above whether the signs be placed by an entity within the District or a client of the entity.
- (6) All other provisions of the City sign ordinance, as amended, shall apply in the District, except as set forth above in 1-5.

- i. The 40% open space requirement of this zoning classification applies on the property subject to this ordinance to the entirety of the property zoned by this ordinance.
- 2. Prior to any new construction, or exterior remodeling or additions to any existing structure which exceed 10% of either the structure's size or assessed value for tax purposes, for any of the uses authorized by the attached Concept Plan, the property owner or the owner's designated representative shall submit a site plan in accordance with the requirements contained in Section 5.D.8 of the Comprehensive Zoning Ordinance, Ordinance No. 242A, as amended.
- 3. Prior to any new construction, or exterior remodeling or additions to any existing structure which exceed 10% of either the structure's size or assessed value for tax purposes, for any of the uses authorized by the attached Concept Plan, the property owner or the owners' designated representative shall submit a parking plan which shall include the following information: parking areas and lots, aisles and spaces, handicap spaces, fire and traffic lanes, crosswalks, sidewalks and other facilities for pedestrian circulation, and loading areas with typical dimensions and surface types. Existing parking on the property is permitted under this ordinance. New parking, if any, should be shown on the parking plan required by this section. New parking placed on the property by the owner which is not hard surfaced (concrete or asphalt), need not be striped unless required by state or federal law, or pursuant to fire safety regulations.
- 4. Outdoor events on the property shall not continue or extend past midnight on Sunday, Monday, Tuesday, Wednesday and Thursday nights and past 1:00 a.m. on Friday and Saturday nights.

SECTION 5. That the property shall be used only in the manner and for the purposes

provided for by this ordinance pursuant to the Amended Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 6. That all provisions of the ordinances of the City of Parker in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Parker not in conflict with provisions of this ordinance shall remain in full force and effect.

SECTION 7. That should any sentence, paragraph, subdivision, clause, phrase of section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part of provision thereof other than the part so decided to invalid, illegal or unconstitutional, and shall not affect the validity of the Amended Comprehensive Zoning Ordinance as a whole.

SECTION 8. That any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Amended Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provides.

Dec. **DULY PASSED** by the city Council of the City of Parker, Texas, on the 10 day of 1996.

APPROVED:


MAYOR

APPROVED AS TO FORM:


CITY ATTORNEY

ATTEST:


CITY SECRETARY

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Sherwood Herring Survey, Abstract No. 404, Collin County, Texas, and being known as that tract of land conveyed to Lummie Mae Gatlin Wolfe as Tract II, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of the above cited tract of land, said point being the Northeast corner of a tract of land conveyed to Fred R. Mobbs, et ux, per Deed recorded in Volume 3108, Page 616 of the Land Records of Collin County, Texas, said beginning point being further defined as being in the South line of a tract of land conveyed to Joe R. Duncan and Natalie M. Duncan, per Deed recorded in Volume 2812, Page 506 of the Land Records of Collin County, Texas;

THENCE North 89 deg. 36 min. 22 sec. East, along the South line of said Duncan tract, a distance of 321.05 feet to a 1/2" iron rod found for corner at the Northeast corner of said Wolfe tract, said point also being the Northwest corner of a tract of land conveyed to Robert V. Gatlin as Tract III, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas;

THENCE South 00 deg. 17 min. 34 sec. East, along the East line of said Wolfe tract, and the West line of said Gatlin tract, a distance of 1652.75 feet to a 5/8" iron rod found for corner in the North line of County Road No. 247, said point being the Southeast corner of said Wolfe tract, and the Southwest corner of said Gatlin tract;

THENCE South 89 deg. 53 min. 19 sec. West, along the North line of said County Road, a distance of 321.65 feet to a 1/2" iron rod found for corner at the Southwest corner of said Wolfe tract, said point also being the Southeast corner of said Mobbs tract;

THENCE North 00 deg. 16 min. 20 sec. West, along the East line of said Mobbs tract, and the West line of said Wolfe tract, a distance of 1651.16 feet to the POINT OF BEGINNING, and containing 12.187 acres of land.

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Sherwood Herring Survey, Abstract No. 404, Collin County, Texas, and being part of a 12.183 acre tract of land described in a Deed recorded in Clerk's File No. 94-84905, and being further described as being part of a tract of land described in a Deed from John E. Gatlin and wife, Virginia Gail Gatlin, to Fred R. Mobbs and wife, Jean Thomas Mobbs, as recorded in Volume 3108, Page 616 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron rod found for corner at the Northwest corner of the above cited tracts of land, said point also being an interior corner of a tract of land conveyed to Joe R. Duncan and Natalie M. Duncan, per Deed recorded in Volume 2812, Page 506 of the Land Records of Collin County, Texas;

THENCE North 89 deg. 38 min. 30 sec. East, along a Northerly South line of said Duncan tract, a distance of 321.47 feet to a 1/2" iron rod found for corner at the Northeast corner of said Mobbs tract, said point also being the Northwest corner of a tract of land conveyed to Lummie Mae Gatlin Wolfe, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas;

THENCE South 00 deg. 16 min. 20 sec. East, along the West line of said Wolfe tract, and the East line of said Mobbs tract, a distance of 838.21 feet to a 1/2" iron rod set for corner;

THENCE South 89 deg. 47 min. 18 sec. West, a distance of 321.49 feet to a 1/2" iron rod set for corner in a Westerly East line of said Duncan tract, and the West line of said Mobbs tract;

THENCE North 00 deg. 16 min. 15 sec. West, along the West line of said Mobbs tract, and said East line of Duncan tract, a distance of 837.38 feet to the POINT OF BEGINNING, and containing 6.183 acres of land.

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Sherwood Herring Survey, Abstract No. 404, Collin County, Texas, and being known as that tract of land conveyed to Robert V. Gatlin as Tract III, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of the above cited tract of land, said point being the Northeast corner of a tract of land conveyed to Lummie Mae Gatlin Wolfe, as Tract II, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas, said beginning point being further defined as being in the South line of a tract of land conveyed to Joe R Duncan and Natalie M. Duncan, per Deed recorded in Volume 2812, Page 506 of the Land Records of Collin County, Texas;

THENCE North 89 deg. 29 min. 36 sec. East, along the North line of said Gatlin tract, a distance of 321.69 feet to a 1/2" iron rod found for corner at the Northeast corner of same;

THENCE South 00 deg. 15 min. 32 sec. East, along the East line of said Gatlin tract, a distance of 1653.88 feet to a 1/2" iron rod found for corner in the North line of County Road No. 247, said point being the Southeast corner of said Gatlin tract;

THENCE South 89 deg. 41 min. 44 sec. West, along the North line of said County Road, a distance of 36.00 feet to a 1/2" iron rod set for corner;

THENCE North 00 deg. 15 min. 32 sec. West, a distance of 458.53 feet to a 1/2" iron rod set for corner;

THENCE South 89 deg. 41 min. 44 sec. West, a distance of 95.00 feet to a 1/2" iron rod set for corner;

THENCE South 00 deg. 15 min. 32 sec. East, a distance of 458.53 feet to a 1/2" iron rod set for corner in the North line of County Road No. 247;

THENCE south 89 deg. 41 min. 44 sec. West, along the North line of said County Road, a distance of 189.71 feet to a 5/8" iron rod found for corner at the Southwest corner of said Gatlin tract, said point also being the Southeast corner of said Wolfe tract;

THENCE North 00 deg. 17 min. 34 sec. West, along the East line of said Wolfe tract, and the West line of said Gatlin tract, a distance of 1652.75 feet to the **POINT OF BEGINNING**, and containing 11.191 acres of land.

EXHIBIT "A"

SITUATED in the State of Texas, County of Collin and in the Sherwood Herring Survey, Abstract No. 404, being a survey of a portion of the premises described and conveyed by deed recorded in Volume 748, Page 590 of the Collin County Records (known herein as TRACT A), and a combined survey of a portion of the property described and conveyed by deed recorded in Volume 748, Page 590 (known herein as parcel 1), the property described and conveyed by deed recorded in Volume 318, Page 353 (known herein as parcel 2), the property described and conveyed by County Clerk File No. 2730 (known herein as parcel 3), the property described and conveyed by County Clerk File No. 2731 (known herein as parcel 4), excluding from same a 5.836 acre parcel of land described and conveyed by deed recorded in Volume 926, Page 67 (known herein as parcel 5), with all of the above mentioned parcels (known herein as TRACT B) being in the Collin County Records and to which reference is herein made for further description:

TRACT A:

BEGINNING on the east line of F.M. Highway No. 2551 at an iron rod found marking the north line of aforementioned premises described and conveyed by deed recorded in Volume 748, Page 590;
THENCE with said north line, South 89° 58' 00" East, 1,641.80 feet to an iron rod found marking the northeast corner of said premises;
THENCE with the east line of said premises, South 0° 12' 15" West, a distance of 1,134.25 feet to an iron rod found for corner;
THENCE parallel with the north line of the premises, North 89° 58' 00" West, a distance of 350.00 feet to an iron rod set for corner;
THENCE North 0° 02' 00" East, a distance of 61.33 feet to an iron rod set for corner;
THENCE parallel with the north line of said premises, North 89° 58' 00" West, a distance of 1,297.16 feet to an iron rod set on the east line of F.M. Highway No. 2551;
THENCE with the east line of said highway, North 0° 30' 00" East, a distance of 1,072.96 feet to the place of beginning and containing 1,765,960 square feet or 41.000 acres.

TRACT B:

BEGINNING on the east line of F.M. Highway No. 2551 at an iron rod found marking the south line of the premises described and conveyed by deed recorded in Volume 748, Page 590 of the Collin County Records (parcel 1 above):
THENCE with the east line of F.M. Highway No. 2551, North 0° 30' 00" East, a distance of 66.64 feet to an iron rod set for corner;
THENCE parallel with the north line of said parcel 1, South 89° 58' 00" East, a distance of 1,297.16 feet to an iron rod set for corner;
THENCE South 0° 02' 00" West, a distance of 61.33 feet to an iron rod set for corner;
THENCE parallel with the north line of parcel 1, South 89° 58' 00" East, a distance of 350.00 feet to an iron rod found marking the south corner of parcel 1 and also marking the northwest corner of said parcel 2;
THENCE with the north line of parcel 2, North 90° 00' 00" East, a distance of 941.16 feet to an iron rod found marking the northeast corner of parcel 2;
THENCE with the east line of parcel 2, South 0° 00' 00" West, a distance of 1,134.28 feet to an iron rod found marking the southeast corner of parcel 2;
THENCE with the south line of parcel 2, South 89° 53' 00" West, a distance of 943.14 feet to an iron rod found for corner on the east line of parcel 3;
THENCE with the east lines of parcel 3 and 4, South 0° 30' 00" East, a distance of 946.60 feet to an iron rod found for corner;

THENCE South 89° 30' 00" West, a distance of 212.15 feet to an iron rod found for corner;
 THENCE South 0° 30' 00" East, a distance of 420.00 feet to an iron rod found on the south line of aforementioned parcel 4;
 THENCE with said south line, South 89° 30' 00" West, a distance of 1,491.32 feet to an iron rod found on the east line of F.M. Highway No. 2551;
 THENCE with the east line of said highway, North 1° 10' 30" East, a distance of 957.23 feet to an iron rod found marking the southwest corner of aforementioned parcel 5;
 THENCE with the south line of parcel 5, North 89° 51' 50" East, a distance of 823.61 feet to an iron rod found marking the southwest corner of parcel 5;
 THENCE North 0° 00' 00" East, a distance of 307.60 feet to an iron rod found marking the northeast corner of parcel 5;
 THENCE with the north line of parcel 5, South 89° 53' 00" West, a distance of 822.30 feet to an iron rod found on the east line of aforementioned F.M. Highway No. 2551;
 THENCE with the east line, North 1° 10' 30" East, a distance of 1,268.60 feet to the place of beginning and containing 5,059,662 square feet or 116.154 acres.

TRACT C:

Being situated in Collin County, Texas, in the Sherwood Herring Survey, Abstract No. 404, and being a part of 108.87 acres which is called out as First Tract in a Deed from Emma Frazier to Ruth Miller dated 10/18/32, recorded in Volume 290, Page 580, of the Collin County Deed Records, said part being a part of a 50 acre tract conveyed to Mary Ruth Miller Underwood as filed for record 3/24/66, under the County Clerk's File No. 2731 of the Collin County Deed Records and being more particularly described as follows:

BEGINNING at an iron stake in the east line of said 108.87 acres, from which the northeast corner of same bears North 2.113.36 feet:

THENCE South with the east line of said 108.87 acres, 420.34 feet to an iron stake therein:

THENCE South 89° 51' 08" West, 212.15 feet to an iron stake for corner;

THENCE North 00° 8' 52" West, 420.34 feet to a point for corner;

THENCE North 89° 51' 08" East, 213.23 feet to the point of beginning and containing 2.05 net acres of land, more or less.

LESS, SAVE and EXCEPT the following:

1. An undivided one-half (1/2) interest in the oil, gas and other minerals in and under and that may be produced from the above Tract A, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said Tract A for oil, gas and other minerals and removing the same therefrom.
2. That portion of the above-described property conveyed to various third parties in one square inch and one square foot parcels by deeds up to and including the date hereof.

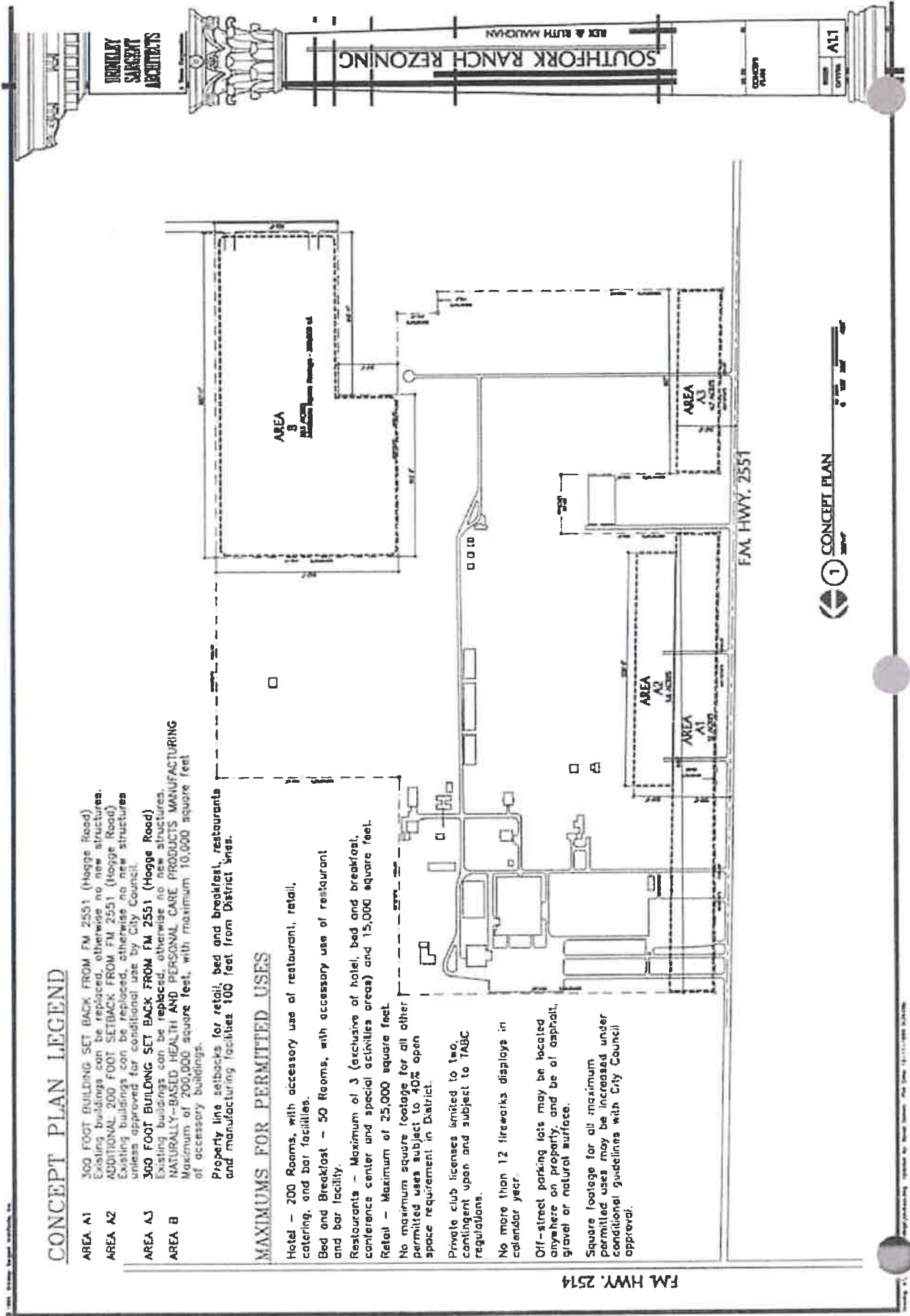
CONCEPT PLAN LEGEND

- AREA A1 300 FOOT BUILDING SET BACK FROM FM 2551 (Hoagge Road). Existing buildings can be replaced, otherwise no new structures.
- AREA A2 ADDITIONAL 200 FOOT SETBACK FROM FM 2551 (Hoagge Road). Existing buildings can be replaced, otherwise no new structures unless approved for conditional use by City Council.
- AREA A3 300 FOOT BUILDING SET BACK FROM FM 2551 (Hoagge Road). Existing buildings can be replaced, otherwise no new structures.
- AREA B NATURALLY-BASED HEALTH AND PERSONAL CARE PRODUCTS MANUFACTURING. Maximum of 200,000 square feet, with maximum 10,000 square feet of accessory buildings.

Property line setbacks for retail, bed and breakfast, restaurants and manufacturing facilities 100 feet from District lines.

MAXIMUMS FOR PERMITTED USES

- Hotel - 200 Rooms, with accessory use of restaurant, retail, catering, and bar facilities.
- Bed and Breakfast - 50 Rooms, with accessory use of restaurant and bar facility.
- Restaurants - Maximum of 3 (exclusive of hotel, bed and breakfast, conference center and special activities areas) and 15,000 square feet.
- Retail - Maximum of 25,000 square feet.
- No maximum square footage for all other permitted uses subject to 40% open space requirement in District.
- Private club licenses limited to two, contingent upon and subject to TABC regulations.
- No more than 12 fireworks displays in calendar year.
- Off-street parking lots may be located anywhere on property, and be of asphalt, gravel or natural surface.
- Square footage for all maximum permitted uses may be increased under conditional guidelines with City Council approval.



Good evening. My name is Gary Arneson, and I currently reside at 6900 Laramie Drive, Plano, Texas.

I am here to express frustration with the ongoing water moratorium and its impact on my family's plans. I own 4 acres of land in Parker, platted in 1975 and never subdivided. This land has a water line and a meter box on site but lacks a simple water meter. The issuance of an official address is also being connected to this moratorium.

Our family purchased this land to build our forever home. The moratorium has severely disrupted our family and financial plans. The indefinite nature of this moratorium further complicates our future planning. In addition, the non-existence of any timeline on the matter is equally as devastating.

I understand there are challenges to managing water resources in a growing city. The oversight that might have occurred during the last few large development approvals and how they would impact the water supply seem to have caused the need for a temporary moratorium. However, this moratorium and its repeated extensions, now up to nine with a tenth pending, are very concerning and no longer seem to be temporary in nature.

Our situation differs significantly from developers who subdivide large tracts of land and request large amounts of city utilities. Our land has remained unchanged for 49 years, and the city has collected taxes on it throughout this time. Furthermore, upon any building permit approval, a normal daily household water usage for us would not exist for at least 12 months.

I propose an addendum to the current 862-day-old moratorium. This addendum should distinguish between original platted landowners, like us, and large-scale developers. Such a measure would allow the extreme few that fit this criteria, to build now without significantly impacting the city's water supply.

If you have any new information or timelines that you can share now that would be great.
Thank you for considering my request.

Gary Arneson