



## AGENDA

### PLANNING AND ZONING COMMISSION REGULAR MEETING

**SEPTEMBER 26, 2024 @ 5:00 PM**

Notice is hereby given: the Planning and Zoning Commission for the City of Parker will hold a Meeting on Thursday, September 26, 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 City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

#### **INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR AUGUST 8, 2024.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR AUGUST 22, 2024.
3. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 5 FINAL PLAT [2 LOTS – LOTS 26 & 27, BLOCK F].
4. **COMPREHENSIVE PLAN (COMP PLAN):**  
PUBLIC HEARING - THE PURPOSE OF THIS HEARING WILL BE TO CONSIDER ANY REVISIONS TO THE COMPREHENSIVE PLAN.  
CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REVISIONS TO THE COMPREHENSIVE PLAN (COMP PLAN).

#### **ROUTINE ITEMS**

#### **FUTURE AGENDA ITEMS**

#### **ADJOURN**

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 September 20, 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](http://www.parkertexas.us).

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Date Notice Removed

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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: September 9, 2024
Exhibits:	<a href="#"><u>Proposed Minutes</u></a>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR AUGUST 8, 2024.

### SUMMARY

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

### POSSIBLE ACTION

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

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	09/09/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	09/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	09/xx/2024

MINUTES  
**PLANNING AND ZONING COMMISSION MEETING**  
 August 8, 2024

**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 5:00 PM.

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

**APPOINTMENT OF ALTERNATE(S)**

Alternates Estabrook and Ammar were appointed 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.

Randy Kercho, current Council Member, and Cindy Meyer, former Council Member, who are members of the Comprehensive Plan Committee, spoke about the process the Committee went through in preparing the Comprehensive Plan currently for review and consideration.



## INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR JULY 11, 2024.

MOTION: Vice Chair Lozano moved to recommend the approval of the minutes as written.

Alternate Commissioner Ammar seconded the motion. The motion carried 4-0.

2. REVIEW AND DISCUSS THE COMPREHENSIVE PLAN (COMP PLAN).

The Planning and Zoning Commission went through the Comp Plan and provided constructive changes and feedback To the Committee.

3. FUTURE AGENDA ITEMS

South Fork Ranch re-zoning request.

4. ADJOURN

Chair Wright adjourned the meeting at 7:01 PM.

Minutes Approved on \_\_\_\_\_ day of \_\_\_\_\_, 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: September 9, 2024
Exhibits:	<a href="#"><u>Proposed Minutes</u></a>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR AUGUST 22, 2024.

### SUMMARY

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

### POSSIBLE ACTION

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

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	09/09/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	09/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	09/xx/2024

MINUTES  
**PLANNING AND ZONING COMMISSION MEETING**  
 August 22, 2024

**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 5:02 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
X	Commissioner David Leamy			
X	Commissioner Jasmat Sutaria			
Staff/Others Present:				
X	Public Works Dir. Gary Machado			Interim City Attorney Catherine Clifton
	City Secretary Patti Scott Grey			City Administrator Luke B. Olson

**APPOINTMENT OF ALTERNATE(S)**

No Alternate is 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.

Public comments were made with respect to the agenda items for the Commission, recorded below.

**INDIVIDUAL CONSIDERATION ITEMS**

1. COLIN AND AUBREE MARINO SPECIAL USE PERMIT (SUP): PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 3901 SYCAMORE LANE IN THE 3900 BLOCK OF SYCAMORE LANE FOR COLIN AND AUBREE MARINO.

Public comments commenced at 5:07PM.

Homeowner Colin Marino stated his desire to breed and train horses and that the existing arena is not big enough.

Nearby homeowners Paul Moore, Dave Morgan, and Marcy Morgan expressed enthusiastic support for the future construction of the new arena, citing what the Marinos are doing on their property and the quality of the work so far.

Written comments from neighbors Ilene Simerka and Melinda Marshal, both expressed support for the construction plans of the arena.

Neighboring homeowner Charity Smith expressed concerns with sunlight reflectivity resulting from the planned 10-foot wall that will be built on an elevated footing (“man-made hill”). She is concerned if expanded commercial use is contemplated. She is also concerned with nighttime lights that will shine into her residence.

Public comments closed at 5:22PM

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 3901 SYCAMORE LANE IN THE 3900 BLOCK OF SYCAMORE LANE FOR COLIN AND AUBREE MARINO.

The Commissioners inquired for more details about the construction plans and Ms. Smith’s concerns. The Commissioners then discussed how Ms. Smith’s concerns may be addressed and resolved. Applicant Marino clarified that there has been pre-existing horse boarding on the property and that they are not planning to expand beyond what existed before. He also expressed willingness to work with Ms. Smith to address her concerns, such as planting greenery that would block reflected and nighttime light, also using building materials that has little reflectivity.

**MOTION:** Commissioner Leamy moved that the Commission recommends to the City Council the approval of the Special Use Permit with the condition that the reflectivity and lighting issues be addressed with trees or other solutions.

Commissioner Lozano seconded the motion. The motion carried 5-0.

2. ZONING 1 – [MM Southfork 241, LLC - APPROXIMATELY 151.316 ACRES]: PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (Southfork).

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON THE MM Southfork 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (Southfork).

See below.

3. ZONING 2– [MM Southfork 241, LLC -APPROXIMATELY 54.053 ACRES]: PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (Southfork).

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON THE MM Southfork 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (Southfork).

Public comments for both Items 2 (ZONING 1) and 3 (ZONING 2) were presented during the same block of time that commenced at 5:30pm.

- Billy Barron – generally in support of rezoning but concerned about water drainage issues.
- Cindy Meyer – wants the development to adhere to the minimum two-acre lot size required by city ordinance; expressed concerns about the frontage on Parker Road; expressed concerns about water drainage issues.
- Marcos Arias – voiced opposition of the rezoning request; cited water drainage issue; wants to keep Southfork the way it is and maintain the historic character of Southfork.
- John Sugra – opposes the zoning change; cited concern about the surrounding streets and that Gregory Ln. would need to be paved. Comment card: “Lot size must be ‘std’ two acres.”
- Matthew Ware – expressed concerns about the water drainage issue; wants the development to adhere to the minimum two-acre lot size required by zoning ordinance. Comment card: “Flooding on my property.”
- Laura Hernandez – expressed concerns about the added traffic on Gregory Ln. and surrounding streets; opposes re-zoning.
- Alicia Evans – supports single family 2-acre minimum lot size in the development for rezoning. Comment card: “Glad to know development is coming in zoned single family/2 acres. Reiterate comments that we want to ensure current zoning rules enforced for development at 2-acre minimum.”
- Emily Plummer – expressed concern for the development near the park; would like to see bigger lots in the area near Gregory Ln. to be consistent with existing lots.

Comment card: “I wish to oppose the proposed change in zoning on the West side of Hogge on the Southfork property. I wish it to remain Ag zoning, but if the P&Z and/or City Council approve a change, I believe the lots should be greatly increased to conform with surrounding lots and green space allowances. And access to Gray limited because of the park.”

- Roxanne Bogden – supportive of the residential development because of past noise issues with the outdoor concerts that have traditionally been held at Southfork. Expressed concerns about water drainage issues that need to be addressed for the development and neighboring areas.
- Candy Levy – does not support re-zoning. Comment card: Our family moved to Parker for country life – this plan to build on the land the cows graze on is not keeping Parker uniquely country. This is a big no for us.”
- Sudhir Sakaria – expressed concerns because his lot is immediately adjacent the proposed neighborhood. Gray Ln. is at 2.5 acres per lot and other lots are at 5+ acres per lot.
- Joey Lee – expressed opposition against re-zoning; too much traffic on Gregory Ln. Comment card: “I am against this zoning request. Will create too much traffic on Gray and Gregory Lane[s]. Cannot handle this traffic.”
- Nancy Shirar – expressed concern about the impact of the development on Gregory Ln.
- Jose Victor Muller – wishes to keep country living in Parker; wants to keep Southfork the way it is. Comment card: I moved to Parker to get away from congested city living. I prefer country living, good neighbors, raising animals, growing pastures for livestock.”

Public comments closed at 6:10PM. The Commissioners took a ten-minute recess and reopened the meeting at 6:20PM.

Chair Wright asked the developer to address the concerns raised by the residents. Sean Terry, Vice President of Centurion American Development Group, spoke about their past development projects, including the re-developing the land at Collin Creek Mall where they worked to address Plano residents’ concerns. They understand the passion around South Fork Ranch and the nostalgia. He indicated that they intended to fix up South Fork to make it a true tourist destination and event venue. He emphasized that the residential development will comply with all of the City’s ordinances, including, importantly, the two-acre minimum lot size for single family homes. Once they get approval for re-zoning they will conduct hydrology studies to determine how to retain the water on the property so it doesn’t impact neighboring houses. The development will mean that there will not be outdoor concerts so noise levels will be lowered.

Chair Wright expressed his thoughts that it is inevitable that Parker will continue to be developed and it is welcomed when a real estate developer is willing to work with the City and complies with Parker’s ordinances. This request for rezoning complies with Parker’s requirement of two-acre minimum lots.

The Commissioners discussed the concerns expressed by the neighboring property owners regarding lot size, water drainage, increased traffic load, changes to the character of the neighborhood, etc. The Commissioners and Director Machado emphasized that at this stage of the process, only an overall zoning change for the two parcels of property is requested even

though the submitted concept plan shows how the 89 lots are laid out. These details will likely change, including the number of lots to account for water drainage, green space, and other issues. The developer expressed a willingness to work with the neighbors to address their concerns. Director Machado also confirms that some of the issues raised by the Gregory Lane neighbors will be addressed further down the process and every effort will be made to ensure that the development adheres to the City's laws and regulations. Commissioners Lozano, Jeang, and Ammar expressed that Zoning 2 request is a tougher decision because of all the concerns expressed by the neighboring residents that will bear the most impact. The Commissioners agreed that this rezoning request is consistent with the City's Comprehensive Plan and zoning ordinances.

MOTION (ZONING 1): Commissioner Jeang moved to recommend to the City Council that this request for rezoning to Single Family be approved.

Commissioner Leamy seconded the motion. The motion carried 5-0.

MOTION (ZONING 2): Commissioner Leamy moved to recommend to the City Council that this request for rezoning to Single Family be approved.

Commissioner Jeang seconded the motion. The motion carried 5-0.

#### 4. REVIEW AND DISCUSS THE COMPREHENSIVE PLAN (COMP PLAN).

The Planning and Zoning Commission went through the entire draft Comp Plan and provided constructive changes and feedback To the Comp Plan Committee.

#### 5. FUTURE AGENDA ITEMS

None.

#### 6. ADJOURN

Chair Wright adjourned the meeting at 9:30PM.

Minutes Approved on \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chair Russell Wright

Attest and Prepared by:

\_\_\_\_\_  
Commissioner & Secretary Wei Wei Jeang



## Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: September 9, 2024
Exhibits:	<ol style="list-style-type: none"> <li>1. Development Application</li> <li>2. Fee receipt</li> <li>3. Final Plat</li> <li>4. Development Agreement</li> </ol>

### AGENDA SUBJECT

CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 5 FINAL PLAT [2 LOTS – LOTS 26 & 27, BLOCK F].

### SUMMARY

Please review the information provided for Kings Crossing Phase 5 Final Plat [2 Lots – Lots 26 & 27, Block F], 2 Residential Lots, Lots 26 & 27, Block F, 2.078 acres situated in the Ann S. Hurt Survey, Abstract No. 428, City of Parker, Collin County, Texas.

### POSSIBLE ACTION

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

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	09/09/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	09/12/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	09/xx/2024



**KINGS CROSSING FIVE, LTD.**

August 13, 2024

City of Parker  
c/o Mr. Luke Olsen  
5700 Parker Rd  
Parker, Texas 75002

Ref: Kings Crossing Phase 5  
Minor Plat Application

Dear Luke:

Attached is our Development Application for approval of a Minor Plat for Kings Crossing Phase 5. The Application Fees are attached and have been calculated below.

<i>Base Fee</i>	<i>\$500</i>
<i>\$100 per lot (2 lots)</i>	<i><u>\$200</u></i>
<i>Application Fee</i>	<i><b>\$700</b></i>

We request that the City Administrator or the Mayor approve this Minor Plat in accordance with the City of Parker Code of Ordinances 155.025, (A) (1) (a) and 155.004, or 155.030 (E), included below for reference:

155.004 (C)

*“(C) The City Administrator is vested with the authority to approve minor plats.”*

155.025, (A) (1) (a)

*“(a) Minor subdivisions shall create no more than 4 lots and do not require the creation of a new street or the extension of municipal facilities. Minor subdivisions may be approved for residential and nonresidential properties. Minor plat approval requires the submission of a final plat as described under § [155.030](#). The City Administrator may approve minor plats”*

155.030 (E).

*“(E) ...Minor plats may be approved by the Mayor...”*

Please contact me if you have any questions.

Sincerely,



Preston Walhood

Enclosure

CC: Lee Pettie, Mayor – City of Parker  
Gary Macado, City of Parker Public Works  
Stephen L Sallman

4040 N Central Expressway, Suite 850, Dallas, Texas 75204  
(214) 368-0238 Office



## DEVELOPMENT APPLICATION

### City of Parker, Texas

**Proposed Name of Subdivision:** Kings Crossing Phase 5: Lot 26 and 27, Block F

**Plat Approval Requested**

Filing Fee

Filing Fee

- ☐ Preliminary Plat \$800.00 + \$30/acre  
☐ Site Plan \$300.00 + \$25/acre  
☐ Replat/Amended \$500.00 plus \$15/lot

- ☐ Final Plat \$800.00 + \$30/acre  
☒ Minor Plat (5 acres or less) \$500.00 + \$100/lot = \$700  
☐ Development Plat \$300.00 + \$30/acre

**Physical Location of Property:** North of Middleton Drive, 250' west of Lewis Lane

(Address and General Location – Approximate distance to the nearest existing street corner)

Brief Legal description of Property (must attach accurate metes and bound description to application):

ABS A0428 ANN S HURT SURVEY, TRACT 7, 2.078 ACRES

(Survey/Abstract No. and Tracts: or platted Subdivision Name with Lot/Block)

Acreage: 2.078 Existing # of Lots/Tracts: 2 lots Existing Zoning: PD  
(If a PD, include the Ordinance with application)

**Property Owner's Name:** Kings Crossing Five, Ltd Phone Number: 214-368-0238

**Applicant/Contact Person:** Stephen L Sallman Title: Manager

Company Name: Kings Crossing Five, Ltd

Street/Mailing Address: 4040 North Central Expressway, Suite 850 City: Dallas State: TX Zip: 75204

Phone: 214-368-0238 Fax: \_\_\_\_\_ Email Address: ssallman@warnergroup.com and pwahood@warnergroup.com

**Engineering Company:** Petit - ECD

Contact Person: Ryan King, PE Title: Engineer

Street/Mailing Address: 201 Windco Circle STE 100 City: Wylie State: TX Zip: 75098

Phone: 972-941-8400 Fax: \_\_\_\_\_ Email Address: ryan@petitt-eed.com

**\*\* READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

STATE OF TEXAS ) (

COUNTY OF COLLIN ) (

BEFORE ME, a Notary Public, on this day personally appeared Stephen L Sallman  
the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (**Proof must be attached, e.g. "Power of Attorney"**) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Stephen L Sallman  
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this 22nd day of July, 2024.

Notary Public in and for the State of Texas: Tamara Miguez

Over



**SUBMITTAL DEADLINES:** Twenty eight (28) days prior to the Planning and Zoning Commission Meeting Date. Planning and Zoning Commission meets the second and fourth Thursday of each month.

**SUBMISSIONS.** Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in delays scheduling the agenda date. Submit twelve (12) FOLDED to 8 ½" X 11" copies of 24" X 36" prints [1"=100' scale] + electronic version in .jpeg, .tiff, or .pdf format. Applicant is to submit a complete copy of this application and drawings to the City Engineer

**ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE PLACED ON A CITY AGENDA.** It is the applicant's responsibility to be familiar with and to comply with, all City submittal requirements in the Zoning and Subdivision Ordinance ([www.parkertexas.us](http://www.parkertexas.us)), and any separate submittal policies, requirements and/or checklists that may be obtained from City staff)

**NOTICE OF PUBLIC RECORDS:** The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e. copy) such documents.

**SUBMITTAL FEES:** All fees are due and payable at the time of application, except inspection, engineering and legal fees, which are due at the time of pre-Construction meeting with the City. No construction shall take place prior to the pre-construction meeting and submission of certified construction cost bid(s) by the contractor(s) and Owner. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

***City Contact Information:***

**Public Workers Superintendent  
City of Parker, Texas  
5700 E. Parker Road \* Parker, Texas 75002  
Phone 972-442-6811 \* Fax 972-442-2894 \* [www.parkertexas.us](http://www.parkertexas.us)**

OFFICE USE ONLY This submittal meets the City of Parker's requirements per City ordinances for processing.

Signature \_\_\_\_\_

Title \_\_\_\_\_

OFFICIAL SUBMISSION DATE

Fees Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ From : \_\_\_\_\_

P&Z Agenda Date: \_\_\_\_\_ Action: \_\_\_\_\_ CC Agenda Date: \_\_\_\_\_ Action: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Ordinance Number: \_\_\_\_\_ Date Approved: \_\_\_\_\_

Staff Comments forwarded to applicant on: \_\_\_\_\_ Revisions Due no later than: \_\_\_\_\_

Plans routed for review on \_\_\_\_\_, to: ☐ Public Works Director

☐ City Engineer

☐ Building Official

☐ Fire Department

Public Hearing Required: ☐ Yes ☐ No

Paper Notice \_\_\_\_\_ (date)

Written Notice \_\_\_\_\_ (date)

City of Parker \* 5700 E. Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 [www.parkertexas.us](http://www.parkertexas.us)



1025

Kings Crossing Five, Ltd.  
4040 N. Central Expwy., Suite 850  
Dallas, Texas 75204  
214-368-0238



32-1432/1110

8/13/2024

PAY TO THE  
ORDER OF City of Parker

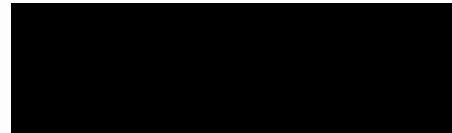
\$ \*\*700.00

Seven Hundred and 00/100\*\*\*\*\*

DOLLARS

Security features. Details on back.

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



AUTHORIZED SIGNATURE

MEMO

Minor Plat App Fee (2 Lots)



Kings Crossing Five, Ltd.

City of Parker

Minor Plat App Fee (2 Lots)  
Invoice #081324

8/13/2024

700.00

1025

Kings Five-Chkg (BOT Minor Plat App Fee (2 Lots)

700.00





20070925001331830

09/25/2007 04:16:27 PM RL 1/31

Meeting Date: 09/26/2024 Item 3.

**RESOLUTION NO. 2007- 170***(Bedell Tract Development Agreement with Warner Group)*

RECEIVED

SEP 28 2007

CITY OF PARKER

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PARKER, BEDELL FAMILY LIMITED PARTNERSHIP, LEWIS BEND PARTNERS, LTD. AND WARNER GROUP. AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City desires to protect the health, safety and welfare of its citizens, and

**WHEREAS**, the parker city council deems it in the best interest of the city of parker to enter into a development agreement with Bedell Family Limited Partnership, Lewis Bend Partners, LTD and Warner Group.

**WHEREAS**, The Parker City Council has been presented with a Development Agreement, entitled "Exhibit A" and incorporated herein by reference (hereinafter called the "Agreement"); and

**WHEREAS**, the Parker City Council finds that the terms and conditions thereof are in the best interests of the City and should be approved;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS AS FOLLOWS:**

**SECTION 1.** The terms and conditions of the Agreement are approved, pursuant to the Texas Local Government code chapters 212 and 380, and all other relevant law.

**SECTION 2.** The Mayor is hereby authorized to execute the Agreement and all other necessary documents in connection therewith on behalf of the City of Parker.

**SECTION 3.** The City Council approves this Agreement subject to the provision for Indemnification being strictly limited by the Constitution of the State of Texas with respect to the creation of a debt. The City of Parker does not undertake to indemnify the City to the extent the provision is unlawful, nor does the City commit to providing a fund, or funding, for such indemnification.

**SECTION 4.** It is the intent of the City Council that each paragraph, sentence, subdivision, clause, phrase or section of this Resolution and the Professional Agreement attached hereto be deemed severable, and should any paragraph, sentence, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to effect the validity of those provisions of the Resolution and the agreement left standing.

**DULY RESOLVED** by the City Council of the City of Parker, Texas on this  
the 21<sup>st</sup> day of August 2007.



APPROVED:

A handwritten signature in blue ink, which appears to be "Jerry Tartaglino", is written over a horizontal line. The signature is stylized and fluid.

Jerry Tartaglino, Mayor

ATTEST:

A handwritten signature in blue ink, which appears to be "Carrie L. Smith", is written over a horizontal line. The signature is cursive and legible.

Carrie L. Smith, City Secretary

Approved to Form:

\_\_\_\_\_  
James E. Shepherd, City Attorney

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is executed this 11<sup>th</sup> day of September, 2007, by and among the CITY OF PARKER, TEXAS, a municipal corporation existing under the laws of the State of Texas (the "City"), BEDELL FAMILY LIMITED PARTNERSHIP, a Texas limited partnership ("Bedell"), LEWIS BEND PARTNERS, LTD., a Texas limited partnership and WARNER CAPITAL, LLC, a Texas limited liability company (collectively, "Developer").

### I RECITALS

A. Developer owns certain land (Tract 4) and is the prospective purchaser of certain other land (Tracts 1, 2, 3 and 5) (the "Property") located in the extraterritorial jurisdiction ("ETJ") of the City of Parker, Collin County, Texas. The proposed development of the Property (the "Development") is more fully described in Exhibit "A" attached hereto and depicted on the conceptual plan attached as Exhibit "B" hereto.

B. Bedell is the record owner of Tracts 1, 2, 3 and 5 shown on the conceptual plan attached as Exhibit "B" ("Bedell's Tracts").

C. The Parties intend that the Property be developed in accordance with the mutually agreeable regulations provided in this Agreement.

D. The Parties intend that the Property will continue to exist within the City's ETJ and be immune from annexation by the City to the extent provided by law and by this Agreement.

E. The Parties desire that the Property be developed into a quality development and agree that securing the financing for the development of the Property requires an agreement providing for long-term certainty in regulatory requirements and development standards regarding the Property.

F. The Parties desire to obtain the benefits of certainty and predictability that can be provided by a development agreement.

G. The Parties have the authority to enter into this Agreement including, but not limited to, the authority granted by Sections 212.172 and 380 of the Texas Local Government Code.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the Parties agree as follows:



## II ANNEXATION AND DEVELOPMENT

1. **Agreement Not to Annex.** The City agrees to not annex any portion of the Property until it receives a petition for annexation from Bedell or Developer as described in Paragraph 5 below. Bedell and/or Developer agree to file a petition for annexation for each tract of the Property as described in Paragraph 5 below.

2. **Development Plan.** Development of the Property shall be in accordance with the conceptual plan of development, which is incorporated herein by reference and attached hereto as Exhibit B (as the same may be modified from time to time by written agreement of the Developer and the City, the "Development Plan"). All development applications shall substantially comply with the Development Plan. Developer may make minor revisions to the Development Plan so long as the total number of single-family lots does not exceed 315. A development application (e.g. a preliminary plat application) must be filed with and approved by the City prior to development.

3. **Regulations Applicable.** The following regulations apply to development of the Property ("Governing Regulations"):

- a. All regulations pertaining to the development of the Property set forth in this Agreement and all exhibits hereto (including the Development Plan);
- b. The City's current subdivision ordinance; and
- c. The special regulations set forth on Exhibit "C" ("Special Regulations").

4. **Inconsistent Development.** Developer agrees that any development application that is submitted to the City for any portion of the Property during the term of this Agreement that is substantially inconsistent with the Governing Regulations may be denied by the City.

5. **Annexation and Zoning.** Unless mutually agreed to by the parties, the annexation of any portion of the Property, should it occur, shall be undertaken only in accordance with a petition submitted by Bedell or Developer. The petition to annex Tract 4 must be submitted by Developer within ten (10) business days after North Texas Municipal Water District ("NTMWD") approval for the City to provide sanitary sewer service to the Property. Executed deed restriction instruments applying the Special Regulations to the Property must be tendered to the City with the petition to annex Tract 4. Petitions for the other tracts must be submitted for each phase of the Development within ten (10) business days after the final approval of a preliminary plat for said phase. Failure to file the annexation petition within ten (10) days after final approval of the preliminary plat shall void the approved preliminary plat. Upon such annexation, the City shall have all of the same enforcement rights to enforce compliance with the Governing Regulations with respect to the Property that it otherwise enjoys under the law to enforce development regulations within the City limits. Following annexation, the Parties contemplate that the City will zone the Property to a zoning district ("District") that is consistent with the Governing Regulations, and the City agrees, to the maximum extent permitted by law, to zone the Property to a district that is consistent with the Governing Regulations. The City may, in the event it does not have a zoning district compatible with the

Governing Regulations (e.g. "Retail"), annex the area, and not zone the area, relying instead on the enforcement of the Agreement and applicable deed restrictions. Regardless of the zoning of the Property after annexation, nothing herein shall be construed to prevent the Property from being developed in accordance with this Agreement. If the Property is zoned as contemplated by the Parties, the zoning shall be consistent with the Governing Regulations. Following annexation and zoning of any portion of the Property, any development of the annexed land shall thereafter be in accordance with this Agreement, unless the zoning of the Property is inconsistent with this Agreement, in which case Developer may, at its option, choose to develop in accordance with such zoning. No construction or development may take place on the Property which does not conform to this Agreement and the Governing Regulations without written agreement by the Developer, Bedell (if still the owner of the Property), and City.

## **2.0 WATER SYSTEM**

**2.1 Certificate of Convenience and Necessity ("CCN")** – The City is the holder of a water CCN that includes the Property.

**2.2 Water Service** – The City hereby represents that sufficient water capacity and pressures shall be available to serve the Development on the same basis as other properties within the same service area as the development (Parker Lake Estates).

**2.3 Master Plan** – Proposed new major water infrastructure needed for the Development will be included on the City's Water System Master Plan. Water line improvements connecting the Property to the City's existing water line terminus ("Off-site Water Line") shall be constructed by Developer.

**2.4 Cost-Sharing** – The estimated engineering and construction costs for the Off-site Water Line is \$87,400.00. Developer will be reimbursed for all of its actual costs for engineering and constructing the Off-site Water Line in accordance with Section 5; provided however, no reimbursement shall be made without the prior written approval of the City for the plans of construction and the contract price, which approval shall not unreasonably be withheld.

## **3.0 SANITARY SEWER**

**3.1 Sewer Service** – The City agrees to use best efforts to enter into an agreement with NTMWD assuring sanitary sewer service will be provided to the Property. If NTMWD does not provide this assurance by October 15, 2007, this Development Agreement shall be deemed null and void and of no force or effect. The City hereby represents that sufficient sanitary sewer capacity and pressures shall be available to serve the Development on the same basis as other properties within the same service area as the development (Parker Lake Estates), subject to the Developer's plans for the construction being sufficiently engineered and installed to not burden the operation of the sewer system.

**3.2 Sanitary Sewer Expansion and Extension** – Developer will install a new lift station, force mains and gravity relief mains and connections necessary for providing sanitary

sewer service to the Property as well as providing relief to Parker Lake Estates Phase 3A and 3B ("Sanitary Sewer Expansion").

**3.3 Master Plan** – The proposed Sanitary Sewer Expansion will be included on the City's Wastewater System Master Plan.

**3.4 Cost-Sharing** – The estimated engineering and construction costs for the Sanitary Sewer Expansion is \$492,800.00. Developer will be reimbursed for all of its actual costs for engineering and constructing the Sanitary Sewer Expansion in accordance with Section 5; provided however, no reimbursement shall be made without the prior written approval of the City for the plans of construction and the contract price, which approval shall not unreasonably be withheld.

#### **4.0 ROADWAY SYSTEM**

**4.1 Lewis Lane** – Developer will dedicate right of way and, unless installed by the County, improve Lewis Lane with a 2 inch asphalt overlay on the sections of Lewis Lane adjacent to the Property.

**4.2 Lucas Road** – Developer will dedicate right of way at the time of platting but will not be required to improve Lucas Road.

**4.3 Interior Roadway Construction** – On all interior roads in the subdivision, the City will allow Developer to dedicate 50 foot wide rights of way. The Developer shall dedicate drainage and utility easements if needed. If these easements are needed, then the width of these easements shall be no less than five feet (5') on each side of the right-of-way.

**4.4 Cost-Sharing** – The estimated engineering and construction costs for Lewis Lane are \$109,000.00. Developer will be reimbursed for its actual costs for engineering and constructing Lewis Lane in accordance with Section 5; provided however, no reimbursement shall be made without the prior written approval of the City for the plans of construction and the contract price, which approval shall not unreasonably be withheld. The parties agree and acknowledge that it is anticipated that Collin County will improve Lewis Lane without the participation of the Developer or the City.

#### **5.0 GENERAL**

**5.1 Reimbursement of Offsite Costs**– The City agrees to reimburse Developer for its actual and approved costs for engineering and constructing the Sanitary Sewer Expansion, Lewis Lane and Off-site Water Line from City fees collected within the Development until full reimbursement at the rate of the actual cost of city fees and permits (including construction, water meter and sewer fees), not to exceed reimbursement of \$7,000 per lot. Pro rata fees, if any, and abatement of Developer's platting and subdivision inspection fees shall also be credited against the Reimbursement Costs. All fees shall be charged to the party requesting the permit, and upon payment to the City, such payment shall be paid to the Developer on a quarterly basis. The City may specifically waive fees paid by the Developer and receive credit against the

Reimbursement Costs. The City and the Developer shall each maintain records of the costs and the credits taken against the costs.

The City shall collect prorata payments at the time any other developers of land not developed by Developer "tie in" to the Sanitary Sewer Expansion or Off-site Water Line and shall pay these collected amounts to Developer until full reimbursement of Developer costs.

**5.2 Reimbursement Caps**— Pursuant to Sections 2.4, 3.4 and 4.4, no reimbursements shall be made without prior City approval of the construction plans and contract price as described in those sections. The maximum reimbursement levels to the Developer are as follows: (a) Water System - \$87,400.00; (b) Sanitary Sewer - \$492,800.00; and (c) Lewis Lane - \$109,000.00.

## **6.0 GENERAL**

**6.1 Inspection and Platting Fee Abatement** – The City shall waive all platting and subdivision inspection permit fees associated with development of the Property by Developer until full reimbursement of the Sanitary Sewer Expansion, Lewis Lane and Off-site Water Line costs. All waived fees shall be credited against the approved Reimbursement Costs.

**6.2 Condemnation** – Developer shall be initially responsible for dedicating or acquiring any easements across privately owned land or sites (including off-site) which the City determines are necessary for the construction or operation of off-site infrastructure. The City agrees to secure right-of-ways or easements required for infrastructure (including franchise utilities) to serve the Development once Developer has exhausted all reasonable efforts to secure such rights-of-way or easements. The Developer shall share pro rata in the costs of off-site rights-of-way or easement acquisitions.

**6.3 Early Plat Recording** – Developer may record a final plat before the final public improvements are completed and accepted provided a performance bond or surety bond approved by the City is in place. The bond may be submitted for City approval, with the Developer's estimates of each unfinished item and its cost of completion (plus 20% contingency) upon completion of the roads, drainage ways, water and sewer lines. The bond shall include funds for the restoration and repair, if needed, of the drainage (bar) ditches as a result of any damage to the ditches caused by builder activity or utility construction.

**6.4 Notice** - Any notice to be given or to be served upon a party hereto in connection with this Agreement must be in writing and may be given by certified or registered mail and shall be deemed to have been given and received when a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, and if given otherwise than by certified or registered mail, it shall be deemed to have been given and delivered to and received by the party (or such party's agent or representative) to whom it is addressed when actually received. Such notice shall be given to the parties hereto at the address set forth below. Any party hereto may, at any time by giving two (2) days written notice to the other parties, designate any other address in substitution of the foregoing address to which such notice shall be given.

If Notice to Owner:

Bedell Family Limited Partnership  
c/o Jerry Bedell  
2205 W. Lucas Road  
Allen, Texas 75002

with a copy to:

John T. Helm, Esq.  
P.O. Box 121  
Allen, Texas 75013

If Notice to Developer:

Steve Sallman  
4925 Greenville Avenue  
Suite 1020  
Dallas, Texas 75206

with a copy to:

Arthur J. Anderson  
Winstead PC  
5400 Renaissance Tower  
1201 Elm Street  
Dallas, Texas 75270-2199

If Notice to Parker:

City Administrator  
City of Parker  
5700 East Parker Road  
Parker, Texas 75002

with a copy to:

James E. Shepherd  
City Attorney  
c/o The Shepherd Law Firm  
1901 North Central Expressway  
Suite 200  
Richardson, TX 75080-3558



## 6.5 Defaults.

a. If a party is in default under this Agreement, the nondefaulting party must notify all parties in writing of an alleged failure by the defaulting party to comply with a provision of this Agreement, which notice must specify the alleged failure with reasonable particularity. The alleged defaulting party must, within 30 days after receipt of such notice or such longer period of time as may be specified in such notice, either cure such alleged failure or, in a written response, either present facts and arguments in refutation or excuse of such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure. Bedell shall have the right, but not the duty, to cure an alleged default by the Developer.

b. The nondefaulting party must determine (i) whether a failure to comply with a provision has occurred; (ii) whether such failure is excusable; and (iii) whether such failure has been cured or will be cured by the alleged defaulting party. The alleged defaulting party must make available, if requested, any records, documents or other information necessary to make the determination.

c. If the nondefaulting party determines that such failure has not occurred, or that such failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the nondefaulting party, or that such failure is excusable, such determination must conclude the investigation.

d. If the nondefaulting party determines that a failure to comply with a provision has occurred and that such failure is not excusable and has not been or will not be cured in a manner and in accordance with a scheduling reasonably satisfactory to the nondefaulting party, then the nondefaulting party may proceed to mediation.

e. In the event the parties to this Agreement cannot, within a reasonable time, resolve their dispute pursuant to the procedures described hereinabove, the parties agree to submit the disputed issue to non-binding mediation. All parties to this Agreement shall participate in this mediation. The parties must participate in good faith, but in no event must they be obligated to pursue mediation that does not resolve the issue within two days after the mediation is initiated or 14 days after mediation is requested. The parties participating in the mediation must share the costs of the mediation equally unless agreed otherwise by the parties.

f. In the event of a determination that the defaulting party has committed a material breach of this Agreement that is not resolved in mediation, the nondefaulting party may file suit in a court of competent jurisdiction in Collin County, Texas, and seek any relief available at law or in equity. Construction or development of the Property not in compliance with this Agreement is a material breach of this Agreement. Construction or development in accordance with all material requirements of a City-approved development application shall be presumed to be in compliance with this Agreement.

#### **6.6 Miscellaneous:**

- a. Assignment of Agreement. Any assignment of this Agreement to an unaffiliated or unrelated entity of Developer requires approval of City and Bedell, which approval shall not unreasonably be withheld. A related or unrelated assignee under this subsection shall be subject to all of the Developer's obligations as set forth in this Agreement.
- b. Venue. This Agreement shall be construed under and in accordance with the laws of the State of Texas and is specifically performable in Collin County, Texas. Exclusive venue shall be in state district court in Collin County, Texas.
- c. Savings/Severability. In case any one or more provisions contained in this Agreement shall be for any reason held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not effect any other provision hereof, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.
- d. Authority. Each of the parties represents and warrants to the other that they have the full power and authority to enter into and fulfill the obligations of this Agreement.
- e. Construction. All construction associated with the Development will be in accordance with applicable ordinances, regulations, development standards and standard details of the City in effect on the effective date of this Agreement.
- f. Entire Agreement and Amendments. This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties to this Agreement.
- g. Consideration. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration as to the Developer and Bedell, and the sufficiency of which is forever confessed; and pursuant to § 212.172 of the TEX. LOC. GOV'T CODE as to the City.

- h. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which will be deemed an original for all purposes.
- i. Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.
- j. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.
- k. Time is of the Essence. Time is of the essence in this Agreement.
- l. Reservation of Rights and Claims. This Agreement constitutes a "permit" (as defined in Chapter 245, Texas Local Government Code) that is deemed filed with the City on the Effective Date.
- m. Recordation, Releases, and Estoppel.
  - (i) Recordation. Pursuant to the requirements of Section 212.172(c)(4) of the Texas Local Government Code, this Agreement, and all amendments to this Agreement, shall be recorded in the deed records of Collin County, Texas. This Agreement shall be binding upon: (1) the Property and, except as provided in this subsection, future owners of all or any portion of the Property ("Successors"); (2) the parties; (3) assignees; and (4) lenders. Notwithstanding the foregoing, however, this Agreement is not binding upon, and shall not constitute any encumbrance to title as to, any end-buyer of a fully developed and improved lot within the Property except for land use and development regulations that apply to specific lots. For purposes of this Agreement: (A) the term "end-buyer" means any owner, tenant, user, or occupant; (B) the term "fully developed and improved lot" means any lot, regardless of the use, for which a final plat has been approved by the City; and (C) the term "land use and development regulations that apply to specific lots" mean the Governing Regulations applied in accordance with this Agreement. A successor is not a party to this Agreement unless this Agreement is amended to add the successor as a party (which amendment shall be signed by the successor).
  - (ii) Releases. From time to time upon written request of Developer, any assignee, any lender, or any successor, the City staff shall execute, in recordable form, a release of this Agreement if the requirements of subsection (a) above have been satisfied (subject to the continued applicability of the applicable regulations in accordance with this Agreement). In addition, the City Administrator shall have the authority (but not the obligation) from time to time, to execute further releases of this Agreement with respect to specific tracts of land within the



Property, if, in the sole discretion of the City Administrator, such releases are in the best interest of the City.

(iii) Estoppel. From time to time upon written request of Developer, any assignee, any lender, or any successor, the City staff shall execute a written estoppel certificate to the person or entity making the request: (1) describing, in detail, the status (e.g., unperformed, partially performed, or fully performed) of any material obligation that is identified in the request; (2) identifying any material obligations that are in default or which, with the giving of notice or passage of time, would be in default; and (3) stating that, except as otherwise identified, and to the extent true, that to the best knowledge and belief of the City, the parties are in substantial compliance with their material obligations under this Agreement.

- n. Termination. In the event this Agreement is terminated as provided in this Agreement or is terminated pursuant to other provisions, or is terminated by mutual agreement of the parties, the parties must promptly execute and file of record, in the Official Public Records of Real Property of Collin County, Texas, a document confirming the termination of this Agreement, and such other documents as may be appropriate to reflect the basis upon which such termination occurred.
- o. Binding Effect. This Agreement will be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and authorized assigns. This Agreement only inures to the benefit of, and may only be enforced by, the parties, assignees, lenders, successors, and the City. No other person or entity is a third-party beneficiary of this Agreement.
- p. Authority. The City represents and warrants that this Agreement has been approved by the City Council of the City in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved by appropriate action of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.

**6.7 Governmental Powers; Waivers of Immunity** – By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights except as follows:

- a. The City waives its governmental immunity from suit and immunity from liability solely as to any action brought by a party to pursue the remedies available under this Agreement, and only to the extent necessary to pursue such remedies. Nothing in this section shall waive any claims, defenses or immunities that the City has with respect to suits against the City by persons or entities other than a party to this Agreement.
- b. Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions.

**6.8 Effective Date** - The effective date of this Development Agreement shall be the date on which this Agreement is approved by the City Council of the City.

EXECUTED as of the date first above written.

**BEDELL FAMILY LIMITED PARTNERSHIP,**  
a Texas limited partnership

By: Bedell Investments, Inc.,  
Its: Managing Partner

By: Walter G. Bedell  
Walter G. Bedell

Its: President

Date: 9-4-07

**LEWIS BEND PARTNERS, LTD.,**

a Texas limited partnership

By: Warner Land Advisors, L.P.,  
a Texas limited partnership,  
Its: General Partner

By: Warner Capital, L.L.C.,

A Texas limited liability company,

General Partner

By: Stephen L. Sallman, mgr.

Stephen L. Sallman

Its: Manager

Date: 9/6/07

**WARNER CAPITAL, LLC,**  
a Texas limited liability company

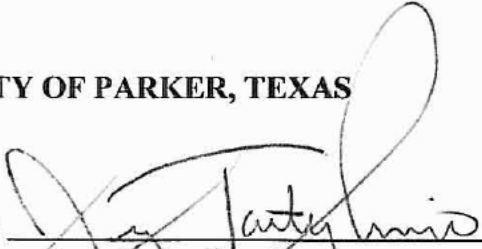
By: Stephen L. Sallman, mgr.  
Stephen L. Sallman

Its: ~~President~~ manager

Date: 9/6/07



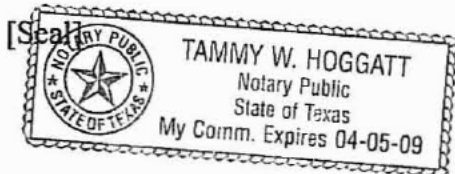
**CITY OF PARKER, TEXAS**

By:   
Jerry Tartaglino, Mayor

Date: September 11, 2007

STATE OF TEXAS           )  
   )  
 COUNTY OF Collin       )

This instrument was acknowledged before me on the 4<sup>th</sup> day of September, 2007, by **WALTER G. BEDELL**, President of Bedell Investments, Inc., Managing Partner of Bedell Family Limited Partnership, a Texas limited partnership.



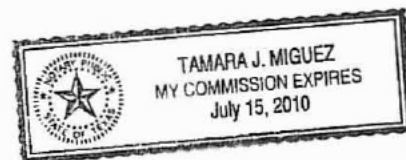
Tammy W. Hoggatt  
 Notary Public--State of Texas

STATE OF TEXAS           )  
   )  
 COUNTY OF Dallas       )

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2007, by **STEPHEN L. SALLMAN**, Manager of Warner Capital, L.L.C., a Texas limited liability company, General Partner of Warner Land Advisors, L.P., a Texas limited partnership, General Partner of Lewis Bend Partners, Ltd., a Texas limited partnership.

[Seal]

Tamara Miguez  
 Notary Public--State of Texas

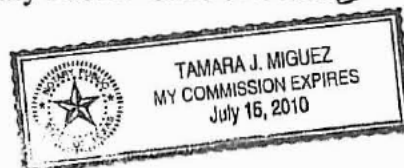


STATE OF TEXAS           )  
   )  
 COUNTY OF Dallas       )

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2007, by **STEPHEN L. SALLMAN**, President of Warner Capital, L.L.C., a Texas limited liability company.

[Seal]

Tamara Miguez  
 Notary Public--State of Texas

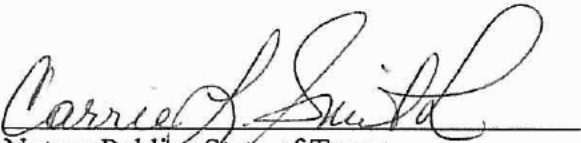


STATE OF TEXAS       )  
                                  )  
COUNTY OF COLLIN    )

This instrument was acknowledged before me on the 1<sup>st</sup> day of September, 2007,  
by **JERRY TARTAGLINO**, Mayor of the City of Parker, Texas.

[Seal]



  
Notary Public--State of Texas

## EXHIBIT "A"

### **Legal Description**



**EXHIBIT "A"****TRACT 1, 2, 3 & 5**

BEING a tract of land situated in the ANN HURT SURVEY, ABSTRACT NO. 428 and the A.J. TUCKER SURVEY, ABSTRACT NO. 910, in Collin County, Texas, and being all of a called 356 acre tract of land described as Tract 1 in a deed from Irene H. Bedell to Bedell Family Limited Partnership recorded in Volume 4670, Page 1295 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at a re-entrant corner in the West line of said 356 acre tract, said point also being the Northeast corner of Parker Lake Estates, Phase 3-A, an addition to Collin County according to the plat thereof recorded in Cabinet N, Page 806 of the Plat Records of Collin County, Texas;

THENCE along the westerly boundary of said 356 acre tract the following:

North 89 degrees 58 minutes 08 seconds West, along the North line of said Parker Lake Estates, Phase 3-A, a distance of 538.99 feet to a 1/2-inch iron rod set in concrete found for the Southeast corner of Parker Lake Estates, Phase 1, an addition to Collin County according to the plat thereof recorded in Cabinet M, Page 202 of the Plat Records of Collin County, Texas;

North 00 degrees 23 minutes 37 seconds West, along the East lines of said Parker Lake Estates, Phase 1, and Parker Lake Estates, Phase 2, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 808 of said Plat Records, a distance of 1,652.66 feet to a 1/2-inch iron rod found for corner;

North 89 degrees 17 minutes 03 seconds East, continuing along the easterly boundary of said Parker Lake Estates, Phase 2, a distance of 538.43 feet to a 2-inch iron pipe found for corner;

North 00 degrees 18 minutes 01 second West, along the most northerly East line of said Parker Lake Estates, Phase 2, a distance of 1,193.20 feet to a P.K. nail set in the approximate centerline of W Lucas Road (C.R. 263 - undedicated public road);

THENCE South 89 degrees 49 minutes 08 seconds East, along the approximate center line of said W. Lucas Road, a distance of 2,970.00 feet to a P.K. nail set for the Northeast corner of said 356 acre tract;

THENCE South 00 degrees 08 minutes 59 seconds East, a distance of 2,303.71 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89 degrees 51 minutes 01 second West, a distance of 495.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 00 degrees 08 minutes 59 seconds East, a distance of 363.00 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for corner;

THENCE North 89 degrees 51 minutes 01 second East, a distance of 165.00 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for corner;

**EXHIBIT "A"- CONTINUED**

THENCE South 00 degrees 37 minutes 59 seconds East, a distance of 2,617.79 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set on the North line of a called 13.75 acre tract of land described as Tract F in a deed to Young Dean Homestead, Ltd., recorded in Volume 5167, Page 3443 of said Deed Records,

THENCE South 89 degrees 33 minutes 57 seconds West, along the North line of said Tract F and the North line of a called 49.35 acre tract of land described as Tract C in said Young Dean deed, a distance of 2,640.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set on the East line of Parker Lake Estates, Phase 3-B, an addition to Collin County according to the plat thereof recorded in Cabinet P, Page 936 of said Plat Records,

THENCE North 00 degrees 24 minutes 46 seconds West, along the East lines of said Parker Lake Estates, Phase 3-B, and Parker Lake Estates, Phase 2, a distance of 2,461.83 feet to the POINT OF BEGINNING and containing 15,561,230 square feet, or 357.237 acres of land, more or less.

**AND**

BEING a tract of land situated in the ANN HURT SURVEY, ABSTRACT NO. 428, in Collin County, Texas, and being all of a called 1 acre tract described as Tract 2 in a deed from Irene H. Bedell to Bedell Family Limited Partnership recorded in Volume 4670, Page 1295 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at a re-entrant corner in the west line of a called 356 acre tract described as Tract 1 in said Bedell deed, said point also being the northeast corner of Parker Lake Estates, Phase 3-A, an addition to Collin County according to the plat thereof recorded in Cabinet N, Page 806 of the Plat Records of Collin County, Texas; thence South 00 degrees 24 minutes 46 seconds East, along the east line of said Parker Lake Estates, Phase 3-A, and the east line of Parker Lake Estates 3-B, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 936 of said Plat Records, a distance of 2475.00 feet to the northwest corner of a called 49.35 acre tract of land described as Tract C in a deed to Young Dean Homestead, Ltd., recorded in Volume 5167, Page 3443 of said Deed Records; thence North 89 degrees 22 minutes 41 seconds East, along the north line of said 49.35 acre tract and the north line of a called 13.75 acre tract of land described as Tract F in said Young Dean deed, a distance of 2640. Feet; thence North 00 degrees 45 minutes 08 seconds West, a distance of 2616.07 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for the southeast corner of said Tract 2 and the POINT OF BEGINNING;

THENCE South 89 degrees 51 minutes 01 second West, a distance of 165.00 feet to 5/8-inch rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 00 degrees 08 minutes 59 seconds West, a distance of 363.00 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for corner;

THENCE North 89 degrees 51 minutes 01 seconds East, a distance of 161.94 feet to a 5/8-inch rod with cap marked "PETITT - RPLS 4087" set for corner;

THENCE South 00 degrees 37 minutes 59 seconds East, a distance of 363.01 feet to the POINT OF BEGINNING and containing 56,339 square feet, or 1.362 acres of land, more or less.

**EXHIBIT "A" - CONTINUED****TRACT 4**

4856sur

BEING a tract of land situated in the Ann S. Hurt Survey, Abstract no. 428, City Of Parker, Collin County, Texas, the subject tract being a portion of that tract of land conveyed to Rudine C. Newman, Trustee, or her successors in trust, of the NEWMAN LIVING TRUST, according to the Warranty Deed recorded in County Clerk file number 2004-0003770 of the Land Records of Collin County, Texas (LRCCT), the subject tract further being all of that one acre tract conveyed to John Braley and wife, Christine Newman Braley and described as TRACT NO. 1 according to the deed recorded in Volume 639, Page 436 (LRCCT), the subject tract being more particularly described as follows;

BEGINNING at the southwest corner of said Newman Living Trust tract and the southeast corner of a tract of land conveyed to the Bedell Family Limited Partnership, according to the Warranty Deed recorded in County Clerk file number 2000-0050958 (LRCCT), said Beginning point further being on the south line of said Ann S. Hurt Survey and near an ell curve of Lewis Lane, a public Right-of-Way with no dedication found, a 1/2" iron pin with a red cap stamped Tipton Engineering, Inc. set at corner, from which a 1/2" iron pin with a cap stamped Pettitt #4087 found bears S 88° 42' 14" W, a distance of 7.78 feet and a power pole bears S 65° 58' 51" E – 39.70 feet;

THENCE, North, along the west line of said Newman Living Trust tract and the east line of said Bedell Family Limited Partnership tract, and easterly of the asphalt pavement in said Lewis Lane, a distance of 1458.18 feet to a point on the south line of that 1.00 acre tract of land conveyed to Rodney S. Warne and Betsy L. Warne according to the General Warranty Deed recorded on County Clerk file number 2001-0102937 (LRCCT), 1/2" iron pin with a red cap stamped Tipton Engineering, Inc. set at corner;

THENCE, N 89° 57' 48" E, along the south line of said Rodney S. Warne and Betsy L. Warne tract, and a north line of said NEWMAN LIVING TRUST tract, passing over a 1/2" iron pin with a cap stamped "Gere 4117" at a distance of 10.64 feet, passing another 1/2" iron pin with a cap stamped "Gere 4117" at a distance of 189.34 feet, and continuing to make a total distance of 397.99 feet to a 1/2" iron pin with a cap stamped "Gere 4117" found at corner;

THENCE, N 00° 46' 29" W, a distance of 208.66 feet to a point on the north line of said Newman Living Trust tract and the south line of a tract of land conveyed to John P. Taddiken and Mary B. Taddiken according to the Warranty Deed recorded in County Clerk file number 2002-0092125 (LRCCT), 1/2" iron pin with a cap stamped "Gere 4117" found at corner, from which the southwest corner of the said John P. Taddiken tract bears S 89° 56' 34" W – 372.38 feet;

THENCE, N 89° 56' 34" E, along said Newman Living Trust tract north line and the John P. Taddiken tract south line, a distance of 613.21 feet to the most easterly corner of said John P. Taddiken tract and an angle point of the Amended Final Plat of Estates of

**EXHIBIT "A" - CONTINUED**

Austin Trail Phase 1, an addition to the City Of Lucas recorded in Cabinet N, Page 709 (LRCCT), a 5/8" iron pin with a cap stamped "Bury + Partners" found at corner;

THENCE, S 89° 49' 12" E, continuing along said Newman Living Trust tract north line and along a south addition line of said Amended Final Plat of Estates of Austin Trail Phase 1, and south addition line of Lots 14R & 15R of Block D of Estates At Austin Trail Phase 1, an addition to the City Of Lucas recorded in Cabinet P, Page 192 (LRCCT), a distance of 311.63 feet to a 5/8" iron pin found at corner;

THENCE, South, along the east line of said Newman Living Trust tract, and continuing along a westerly line of said Amended Final Plat of Estates of Austin Trail Phase 1, and a westerly line of Lots 14R & 15R of Block D of Estates At Austin Trail Phase 1 part of the way, then along the westerly line of a tract of land conveyed to Joseph C. Juarez and wife, Diane Juarez according to the Warranty Deed recorded in County Clerk file number 2002-0108933, passing at 208.90 feet, a 5/8" iron pin with a cap stamped "Bury + Partners" found, passing 0.41 west of a 5/8" iron pin found at 1035.01 feet and continuing to make a distance of 1666.71 feet to the southeast corner of said Newman Living Trust tract, a 5/8" iron pin found at corner, from which one 60d-nail found bears S 87° 43' 10" E-112.82 feet and another 60d-nail found bears S 87° 44' 54" E - 120.17 feet;

THENCE, West, along the south line of said Newman Living Trust tract and a south line of a tract of land conveyed to the previously mentioned John Braley and wife Christine Newman Braley, said line further being on the north line of a tract of land owned by John L. Morrison according to the Last Will And Testament recorded in Volume 761, Page 57 (LRCCT) and on the north line of a 13.75 acre described tract of land conveyed to Young Dean Homestead Ltd. according to the Warranty Deed recorded on County Clerk file number 2002-0068655 (LRCCT), passing 1.42 feet south of a 1/2" iron pin with a yellow cap (stamp not legible) at a distance of 777.34 feet and continuing to make a total distance of 1320.00 feet to the Place Of Beginning with the subject tract containing 2,117,986 Square Feet or 48.6223 Acres of Land.

**EXHIBIT "B"**  
**Conceptual Plan**



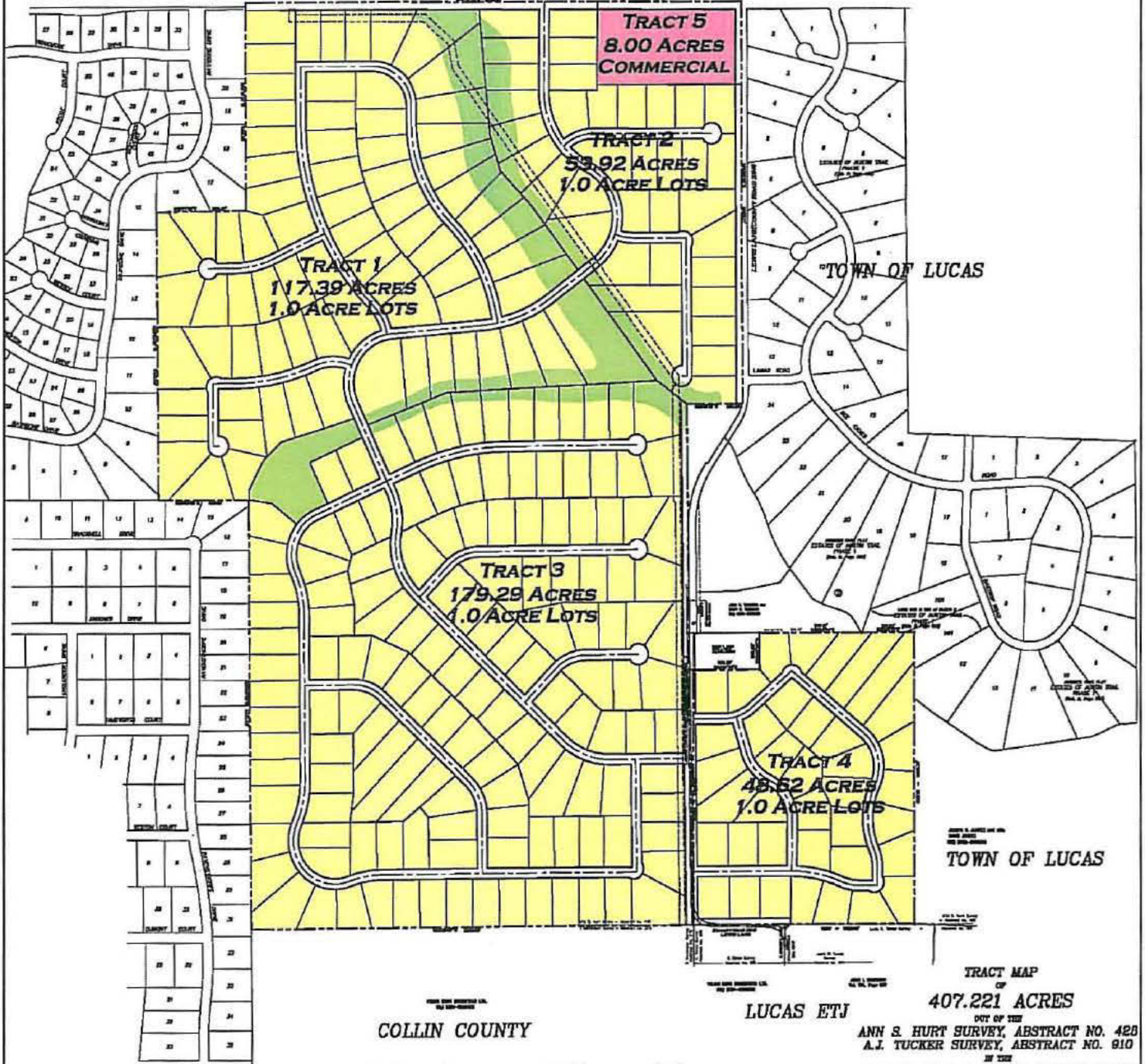
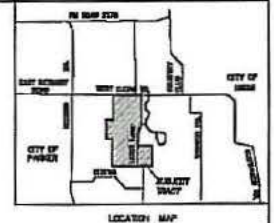
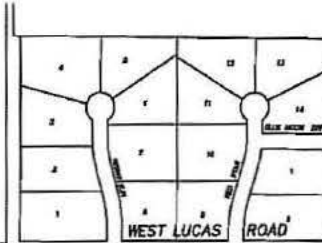
# Concept Plan



SCALE: 1" = 300'

TOWN OF LUCAS

WEST LUCAS ROAD



Maximum Allowable  
Single Family Lots: 315

## EXHIBIT "C"

**Special Regulations**

- 8 Acre "Commercial" Tract 5
  - Allowable Uses
    - Antique Shop
    - Art Gallery
    - Bakery
    - Bank or financial institution
    - Barber or beauty salon
    - Book, card or stationary store
    - Camera and photographic supply shop
    - Catering service
    - Church
    - Clothing or apparel store
    - Coffee Shop
    - Construction field office
    - Convenience store (without gas station)
    - Drugstore or Pharmacy
    - Fabric store
    - Florist
    - Furniture, home furnishings and appliance store
    - Jewelry Store
    - Mailing services
    - Musical instrument sales and repair
    - Office
    - Office furniture, equipment and supply store
    - Parking lot-accessory
    - Photography or art studio
    - Public building
    - Repair shop-personal items
    - Restaurant without drive thru or curb service
    - School
    - Sporting goods store
    - Tailor shop
    - Toy or hobby shop
    - Video rental Store
  - Building regulations
    - Type of materials - Masonry-90% brick, stone or stucco on total elevation, exclusive of windows, doors, gables and trim.
    - Building style – Residential style with a roof pitch of at least 6/12 on all elevations except that a 4/12 pitch is allowed on all elevations with a tile roof (similar to residential style shown in Exhibit "D").

- The City shall have landscaping, site plan and architectural review in order to ensure residential style construction.
  - Height - No building or structure shall exceed two stories or 40' maximum height. Height limited to one story not to exceed 35' when located within 150' of a residence. Cupolas and special architectural elements excluded from height limitations.
  - Front setback - 50' (or 25' if no parking provided in the setback area and the entire setback is developed as landscaping).
  - Side Setbacks - 25' (or 50' if adjacent to residential).
  - Rear Setbacks - 30' (or 60' if adjacent to residential).
- Landscape Buffer and Screening
  - A 30' landscape buffer shall be located in the first 30' setback area of the commercial tract.
  - 15% of the area between the main building face and the front property line shall be of a permeable landscaped surface.
  - Parking shall be provided at a ratio of one parking space per 200 square feet of occupied space.
  - Wrought iron and/or tubular steel fencing and permanent evergreen landscape screening consisting of berms (minimum 3' in height), bushes and trees shall be installed on all sides adjacent to residential areas. A berm to be installed on the eastern boundary of the Commercial Tract on either the east or west side of Lewis Lane.
- Residential Tracts 1, 2, 3, and 4
  - Uses-
    - Single Family Residential and accessory uses – no accessory dwellings which are not built as a part of the principal dwelling structure, or as a portion of a detached garage are allowed.
  - Building Regulations
    - Lot Sizes = Minimum Lot Size One Acre
    - Average Lot Size = 1.27 acres gross (over entire development area – not per addition) / 1.0 acre average net
    - Setbacks - Front Setbacks = 50', Side Setbacks 25', Rear Setbacks = 30', Corner Setbacks = 50'
    - Overlength Cul-de-sacs - Cul-de-sacs may be up to 1,500 linear feet in length. Waterline looping may be required by the City for lines in cul-de-sacs of over 750 feet.
  - Building Materials
    - First Floor Elevation-90% brick, stucco or stone, exclusive of windows, doors, gables and trim.
    - Total Elevation-75% brick, stucco or stone, exclusive of windows, doors, gables and trim.
  - Minimum Living Space
    - Tracts 2 and 3 – Min. 2,750 square feet (air conditioned space) on all



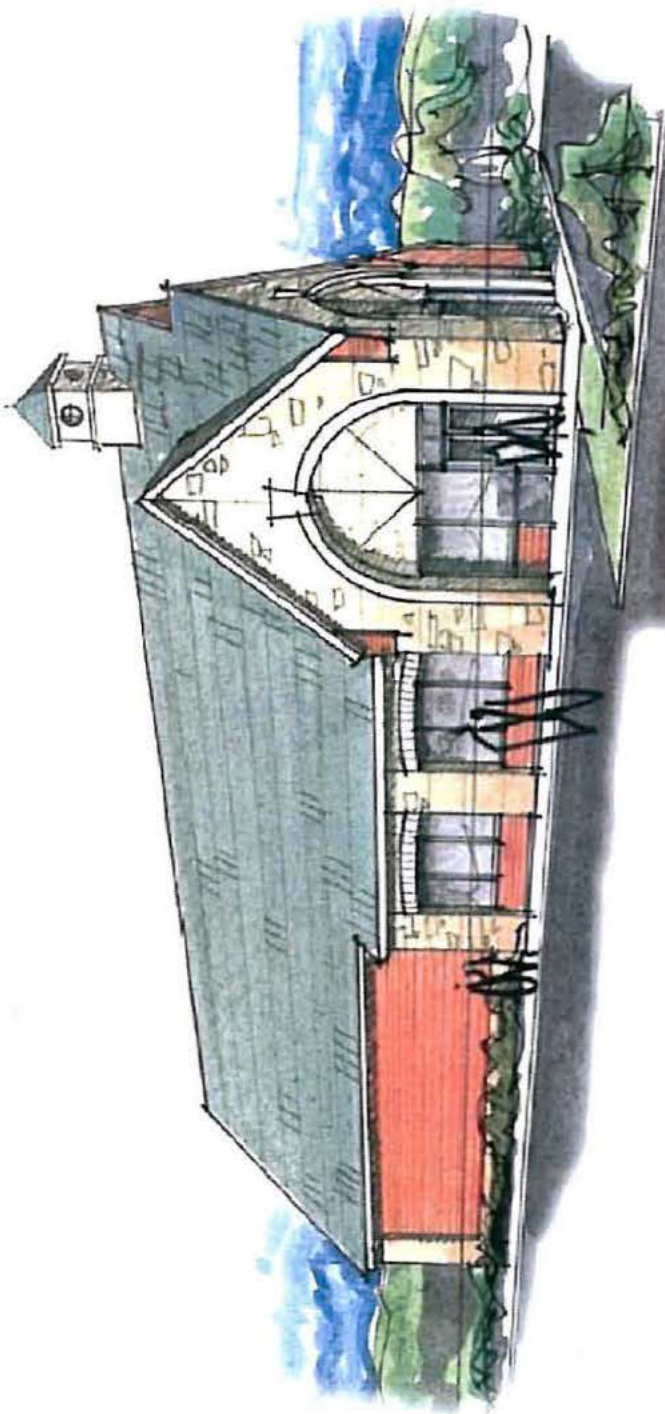
lots except lots adjacent to Commercial Tract which may be a minimum of 2,500 square feet (air conditioned space).

- Tracts 1 and 4 – Min. 3,000 square feet (air conditioned space) on all lots.
- Outbuildings – Not to exceed 50% of the first floor air conditioned space of the primary residence. Must comply with "Building Materials" requirement(s). Must be located behind the primary residence on the lot.
- Fencing – per City of Parker ordinances.
- Unless addressed hereinabove, development on Tracts 1-4 must comply with the City's SFT zoning district in effect on September 1, 2007.

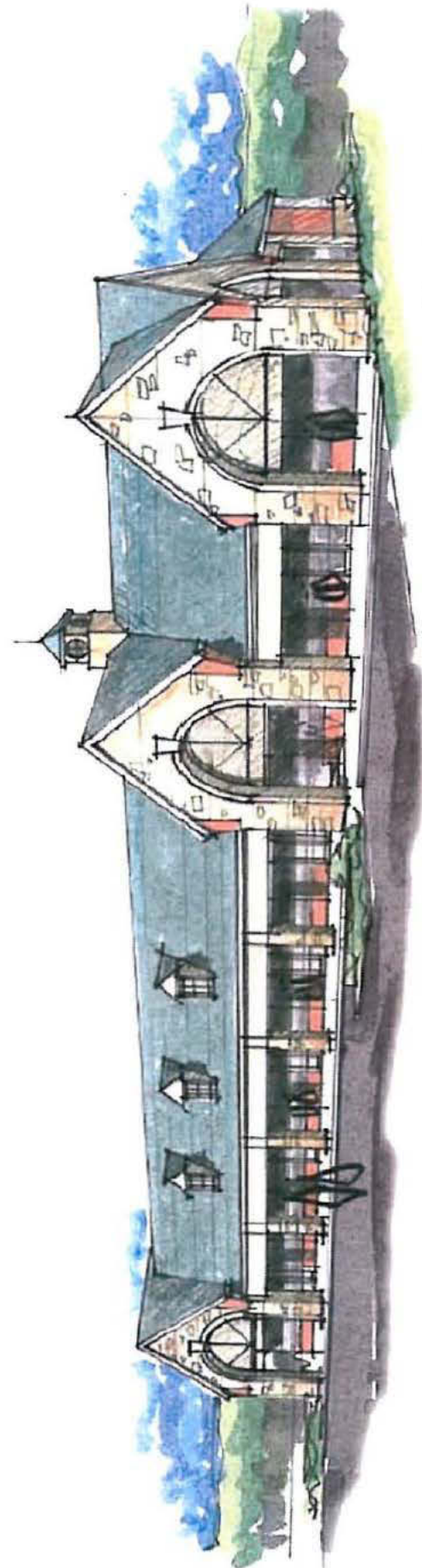
## EXHIBIT "D"

### **Elevation Examples**

Dallas\_1\4909475\9



**BUILDING 2**



**BUILDING 1**

RETURN TO :  
CITY SECRETARY  
CITY OF PARKER  
5700 E. PARKER ROAD  
PARKER, TEXAS 75002

Filed and Recorded  
Official Public Records  
Stacey Kemp  
Collin County, TEXAS  
09/25/2007 04:16:27 PM  
\$136.00 DLAIRD  
20070925001331830



A handwritten signature in cursive script, reading "Stacey Kemp".



## DEVELOPMENT AGREEMENT AMENDMENT #1

**THIS IS AMENDMENT #1** to that certain development agreement (the “Agreement”) dated the 11<sup>th</sup> day of September, 2007 by and among the City of Parker, Collin County, Texas, (the “City”), Bedell Family Limited Partnership, a Texas limited partnership (“Bedell”), Lewis Bend Partners, Ltd., a Texas limited partnership and Warner Capital, LLC, a Texas limited liability company (collectively, “Developer”). The land area subject of the Agreement is to be known as “Kings Crossing”, the boundaries of which are set forth in the Agreement.

### **I. RECITALS**

- A. Developer has requested certain modifications to the Agreement to reflect the change in the need to remove reimbursement provisions for the renovation of Lewis Lane, and the corresponding need to increase funds for additional expenses to be incurred for offsite water lines, and on and offsite sewer lines.
- B. An additional sewer force main not contemplated in the original Agreement has been identified as a need for the development.

**NOW THEREFORE**, in consideration of the covenants and conditions contained in the Agreement, and this Amendment, the parties agree to modify the Agreement as follows:

- 1. The last sentence of paragraph 5.2 of the Agreement is deleted, and replaced with the following sentence:

“The maximum total reimbursement paid to the Developer for the combined reimbursement costs of the water system and sanitary sewer expansion shall not exceed the actual approved costs for those projects, and in no event shall exceed the sum of \$689,200.00.”

- 2. Section 5 of the Agreement is hereby amended by adding the following new paragraph 5.3:

**“5.3 Reimbursement of Developer’s Costs** – The reimbursement of Developer’s costs from fees collected within the development is limited to \$7,000 per lot in Paragraph 5.1. The disbursements will be paid or retained as follows:

- (1) The reimbursement funds collected by the City for each phase of the Development will be held by the City and paid quarterly to the Developer, subject to the following:

- a. No material claim has been made by the City with regard to the water, sewer, drainage, or road improvements subject to reimbursement under the Development Agreement which has not been resolved, or which is not insured by the maintenance bonds provided in accordance with the subdivision regulations.
- b. No material dispute and/or litigation is pending by and between the City and the Developer regarding any matter subject of this Development Agreement.

- (2) In the event a. and/or b. above has occurred, the City may retain the funds which would otherwise have been paid to the Developer, but only to the extent reasonable to pay the estimated costs to cure the default or dispute. The funds may be retained by the City until the default is cured in accordance with paragraph 6.5 of the Development Agreement at which time the funds will be released.

- 5.3.1 The City of Lucas and Collin County have improved Lewis Lane. The original \$109,000 allocated in the Agreement incentives for the Developer will not be expended for that purpose. Any improvements required of the Developer by the City subdivision regulations, including any required improvements to Lewis Lane, will not be reimbursed.
- 5.3.2 No interest shall accrue to the Developer on any retained amount while held by the City.”

*(Signature page follows)*



This Agreement Amendment is effective on the date all parties have signed,  
which is the 18th day of June, 2013.

**"BEDELL"**

**BEDELL FAMILY LIMITED PARTNERSHIP,**  
a Texas limited partnership

By: Bedell Investments, Inc.,  
Its Managing Partner

By: Walter G. Bedell  
Walter G. Bedell  
Its President

Date: 11-18-13

**"DEVELOPER"**

**LEWIS BEND PARTNERS, LTD.,**  
a Texas limited partnership

By: Warner Land Advisors, L.P.,  
a Texas limited partnership,  
Its General Partner

By: Warner Capital, L.L.C.,  
a Texas limited liability company,  
General Partner

By: Stephen L. Sallman, Mgr.  
Stephen L. Sallman  
Its Manager

Date: 11/4/13

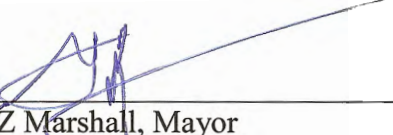
**WARNER CAPITAL, LLC,**  
a Texas limited liability company

By: Stephen L. Sallman, Mgr.  
Stephen L. Sallman  
Its Manager

Date: 11/4/13



**"City"**  
**City of Parker, Texas**

By:   
Z Marshall, Mayor

Date: November 22, 2013



Amends Res 2007-170  
& Ord 666

Kings Crossi  
Bedell Tract

Meeting Date: 09/26/2024 Item 3.

**MOTION:** Mayor Pro Tem Levine moved to approve the development agreement with Steve Sallman by adding the following conditions: a lack of reimbursement to the developer for Lewis Lane; reimbursement to the developer phase by phase as developed, timed to 90% of the lots and the City is in receipt of fees from the builders; assignment of the contract and reimbursement is for actual costs not to exceed total approved; subject to Mayor Marshall and Steve Sallman signing revised agreement. Councilmember Pettie seconded with Councilmember Stone, Standridge, Levine, Pettie and Taylor voting for. Motion carried 5-0.

## PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Steve Sallman led the pledge.

TEXAS PLEDGE: Stacy Patrick led the pledge.

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

Stacy Patrick, 5202 Ravensthorpe – She requested that the Parker Women's Club be placed on a future agenda to discuss possible changes to a portion of the City's web site assigned to them.

## INDIVIDUAL CONSIDERATION ITEMS

### 4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR JUNE 4, 2013. [SMITH]

City Secretary Smith requested the minutes be tabled to a future agenda to confirm some information from the meeting.

**MOTION:** Councilmember Pettie moved to table the minutes to a future meeting. Councilmember Stone seconded with Councilmembers Stone, Standridge, Levine, Pettie and Taylor voting for. Motion carried 5-0.

### 5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2013- 414 AMENDING AN AGREEMENT WITH THE SOUTHEAST COLLIN COUNTY EMS COALITION; REPEALING RESOLUTION 2013-404. [SHEFF]

Parker is a member entity of the Southeast Collin County EMS Coalition and contracts with East Texas Medical Center for the provision of paramedic ambulance service to Parker. This contract expires September 30, 2013.

Resolution 2013-404 authorized a modification to the ambulance contract by i) extending its maturity through September 30, 2014 and ii) allowing the City of Lavon to exit the Coalition and the contract without penalty on November 1, 2013. During the extension period Parker was to pay its ratable share of the subsidy equal

**MINUTES**  
**CITY COUNCIL MEETING**

**June 18, 2013**

**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 Marshall called the meeting to order at 3:00 p.m. Councilmembers Stone, Standridge, Levine, Pettie and Taylor were present.

Staff Present: City Attorney James Shepherd, City Administrator Jeff Flanigan, City Secretary Carrie Smith, Finance/H.R. Manager Johnna Boyd, Police Chief Tony Fragoso and Fire Chief Mike Sheff.

**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 Marshall recessed the regular meeting at 3:01 p.m.

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
  - a. GOVT. CODE 551.087—ECONOMIC DEVELOPMENT PROSPECT AND PROPOSAL REGARDING A PENDING PROJECT IN THE AREA OF LEWIS AND BETHANY ROADS—KINGS CROSSING.
  - b. GOVT. CODE 551.074 - DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION AND OR DUTIES OF MEMBERS OF THE POLICE DEPARTMENT AND THE CITY ADMINISTRATOR.
  - c. GOVT. CODE 551.071 - CONFIDENTIAL LEGAL ADVICE REGARDING THE ITEMS ABOVE.
2. RECONVENE REGULAR MEETING.

Mayor Marshall reconvened the regular meeting at 5:30 p.m.

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



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## **DEVELOPMENT AGREEMENT AMENDMENT #1**

**THIS IS AMENDMENT #1** to that certain development agreement (the "Agreement") dated the 11<sup>th</sup> day of September, 2007 by and among the City of Parker, Collin County, Texas, (the "City"), Bedell Family Limited Partnership, a Texas limited partnership ("Bedell"), Lewis Bend Partners, Ltd., a Texas limited partnership and Warner Capital, LLC, a Texas limited liability company (collectively, "Developer"). The land area subject of the Agreement is to be known as "Kings Crossing", the boundaries of which are set forth in the Agreement.

### **I. RECITALS**

- A. Developer has requested certain modifications to the Agreement to reflect the change in the need to remove reimbursement provisions for the renovation of Lewis Lane, and the corresponding need to increase funds for additional expenses to be incurred for offsite water lines, and on and offsite sewer lines.
- B. An additional sewer force main not contemplated in the original Agreement has been identified as a need for the development.

**NOW THEREFORE**, in consideration of the covenants and conditions contained in the Agreement, and this Amendment, the parties agree to modify the Agreement as follows:

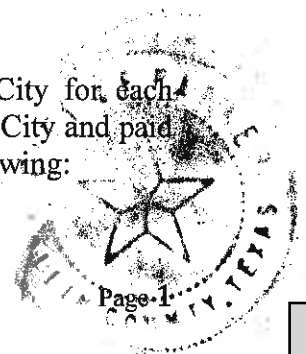
- 1. The last sentence of paragraph 5.2 of the Agreement is deleted, and replaced with the following sentence:

"The maximum total reimbursement paid to the Developer for the combined reimbursement costs of the water system and sanitary sewer expansion shall not exceed the actual approved costs for those projects, and in no event shall exceed the sum of \$689,200.00."

- 2. Section 5 of the Agreement is hereby amended by adding the following new paragraph 5.3:

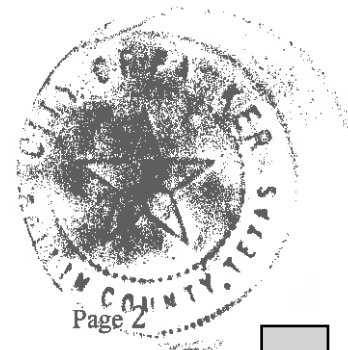
**"5.3 Reimbursement of Developer's Costs** – The reimbursement of Developer's costs from fees collected within the development is limited to \$7,000 per lot in Paragraph 5.1. The disbursements will be paid or retained as follows:

- (1) The reimbursement funds collected by the City for each phase of the Development will be held by the City and paid quarterly to the Developer, subject to the following:



- a. No material claim has been made by the City with regard to the water, sewer, drainage, or road improvements subject to reimbursement under the Development Agreement which has not been resolved, or which is not insured by the maintenance bonds provided in accordance with the subdivision regulations.
  - b. No material dispute and/or litigation is pending by and between the City and the Developer regarding any matter subject of this Development Agreement.
- (2) In the event a. and/or b. above has occurred, the City may retain the funds which would otherwise have been paid to the Developer, but only to the extent reasonable to pay the estimated costs to cure the default or dispute. The funds may be retained by the City until the default is cured in accordance with paragraph 6.5 of the Development Agreement at which time the funds will be released.
- 5.3.1 The City of Lucas and Collin County have improved Lewis Lane. The original \$109,000 allocated in the Agreement incentives for the Developer will not be expended for that purpose. Any improvements required of the Developer by the City subdivision regulations, including any required improvements to Lewis Lane, will not be reimbursed.
- 5.3.2 No interest shall accrue to the Developer on any retained amount while held by the City.”

*(Signature page follows)*



This Agreement Amendment is effective on the date all parties have signed,  
which is the 21st day of January, ~~2013~~ 2014.

**"BEDELL"**

**BEDELL FAMILY LIMITED PARTNERSHIP,**  
a Texas limited partnership

By: Bedell Investments, Inc.,  
Its Managing Partner

By: Walter G. Bedell  
Walter G. Bedell  
Its President

Date: 1/21/14

**"DEVELOPER"**

**LEWIS BEND PARTNERS, LTD.,**  
a Texas limited partnership

By: Warner Land Advisors, L.P.,  
a Texas limited partnership,  
Its General Partner

By: Warner Capital, L.L.C.,  
a Texas limited liability company,  
General Partner

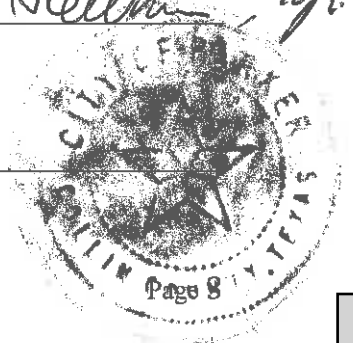
By: Stephen L. Sallman, mgr.  
Stephen L. Sallman  
Its Manager

Date: 1/15/14

**WARNER CAPITAL, LLC,**  
a Texas limited liability company


By: Stephen L. Sallman, mgr.  
Stephen L. Sallman  
Its Manager

Date: 1/15/14





“City”  
City of Parker, Texas

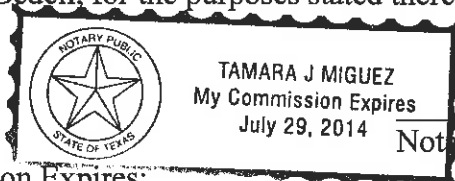
By:   
Z. Marshall, Mayor  
Date: Jan. 21, 2014



STATE OF TEXAS §

COUNTY OF ~~COLLIN~~ <sup>Dallas</sup> §

This instrument was acknowledged before me on the 21<sup>st</sup> day of Jan., 2014,  
by Walter G. Bedell, for the purposes stated therein.



Tamara Miguez  
Notary Public, State of Texas

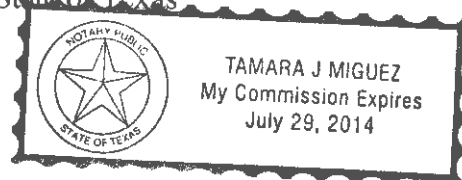
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF ~~COLLIN~~ <sup>Dallas</sup> §

This instrument was acknowledged before me on the 15<sup>th</sup> day of Jan., 2014,  
by Stephen L. Sallman, for the purposes stated therein.

Tamara Miguez  
Notary Public, State of Texas

My Commission Expires: 7-29-2014

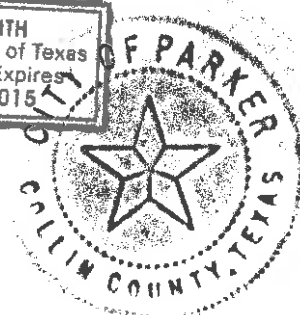
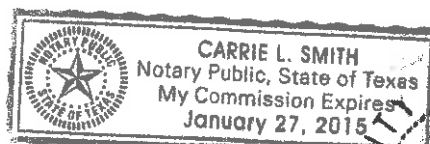
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Z Marshall,  
known to me to be the Mayor of the City of Parker, whose name is subscribed to the foregoing  
instrument, and acknowledged to me that he/she executed the same for the purposes and  
consideration therein expressed, on behalf of the City of Parker.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 21<sup>st</sup> day of January  
2014.

Carrie L. Smith  
Notary Public, State of Texas

My Commission Expires: 1/27/15

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
01/22/2014 04:06:37 PM  
\$42.00 DLARD  
2014012200069210



A handwritten signature in cursive script that reads "Stacey Kemp".



**ORDINANCE NO. 830**  
*(Approval of Amendment #2 to Bedell Tract Development Agreement)*

**AN ORDINANCE OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPROVING AMENDMENT #2 TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PARKER, BEDELL FAMILY LIMITED PARTNERSHIP, LEWIS BEND PARTNERS, LTD., AND WARNER CAPITAL, LLC; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on August 21, 2007, via Resolution No. 2007-170, the City of Parker approved a Development Agreement with the Bedell Family Limited Partnership, Lewis Bend Partners, Ltd., and Warner Capital, LLC concerning property as more specifically described as Tracts 1, 2, 3, 4, and 5 therein (the “Bedell Tracts”), as attached hereto as Exhibit A (the “Development Agreement”), and

**WHEREAS**, on June 18, 2013, the City Council for the City of Parker, Texas approved an amendment to the Development Agreement for specific changes thereto, subject to the parties signing a revised agreement, and

**WHEREAS**, in November 2013, the parties signed Development Agreement Amendment #1, attached hereto as Exhibit B, effectuating the parties agreement following the June 18, 2013 council meeting; and

**WHEREAS**, the developer has requested additional changes to the Development Agreement related to parking space calculation and a limitation on allowed uses, and

**WHEREAS**, the developer has presented the City with a proposed Amendment #2 to the Development Agreement including language for both changes and is attached hereto as Exhibit C; and

**WHEREAS**, the City Council finds it is in the public interest to approve Amendment #2 to the Development Agreement;

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

**Section 1.** The findings set forth in the preamble of this Ordinance are incorporated by reference into the body of this Ordinance as if fully set forth herein.

**Section 2.** The City Council hereby approves Amendment #2 to the Development Agreement as attached hereto as Exhibit C. The Mayor is authorized to execute Amendment #2 on behalf of the City and to carry out all duties and obligations of the City pursuant to the Development Agreement as amended.

**Section 3.** To the extent Resolution No. 2007-170 and the previously approved Development Agreement and Amendment #1 thereto are inconsistent with this ordinance, they are repealed. The remaining portions are to remain in full force and effect.

**Section 4.** This Ordinance shall take effect immediately upon passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS, THIS 15<sup>TH</sup> DAY OF NOVEMBER, 2022.**



  
\_\_\_\_\_  
Lee Pettie, Mayor

ATTEST:

  
\_\_\_\_\_  
Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

  
\_\_\_\_\_  
Larence M. Lansford, III, City Attorney

## **DEVELOPMENT AGREEMENT AMENDMENT #2**

**THIS IS AMENDMENT #2** to that certain development agreement (the "Agreement") dated the 11<sup>th</sup> day of September, 2007 by and among the City of Parker, Collin County, Texas, (the "City"), Bedell Family Limited Partnership, a Texas limited partnership ("Bedell"), Lewis Bend Partners, Ltd., a Texas limited partnership and Warner Capital, LLC, a Texas limited liability company (collectively, "Developer"). The land area subject of the Agreement is to be known as "Kings Crossing," the boundaries of which are set forth in the Agreement.

### **I. RECITALS**

- A. Developer has requested certain modifications to the Agreement to reflect a change in the parking requirement for commercial uses.
- B. Developer has also requested a modification to the Agreement in order to prohibit any Sexually Oriented Business uses.

**NOW THEREFORE**, in consideration of the covenants and conditions contained in the Agreement, and this Amendment, the parties agree to modify the Agreement as follows:

- 1. The third sentence under the subheading "Landscape Buffer & Screening" within the section regarding the "8 Acre 'Commercial' Tract 5" on **Exhibit C – Special Regulations** that describes the required parking ratio is deleted, and replaced with the following sentence:

"Parking shall be provided at a ratio of one parking space per 300 square feet of air-conditioned space."

- 2. Under the subheading "Allowable Uses" within the section regarding the "8 Acre 'Commercial' Tract 5" on **Exhibit C – Special Regulations**, the following shall be added:

"Sexually Oriented Businesses shall be specifically prohibited."

*(Signature page follows)*

This Agreement Amendment is effective on the date all parties have signed,  
which is the \_\_\_\_\_ day of \_\_\_\_\_, 2022

**"BEDELL"**

**BEDELL FAMILY LIMITED PARTNERSHIP,**  
a Texas limited partnership

Bedell Investments, Inc.  
Managing Partner

By: \_\_\_\_\_  
Sandy L. Bedell  
Vice-President

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

**"DEVELOPER"**

**LEWIS BEND PARTNERS, LTD.,**  
a Texas limited partnership

By: Warner Land Advisors, L.P.,  
a Texas limited partnership,  
Its General Partner

Warner Capital, L.L.C.,  
a Texas limited liability company,  
General Partner

By: \_\_\_\_\_  
Stephen L. Sallman  
Its Manager

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

**WARNER CAPITAL, L.L.C.,**  
a Texas limited liability company,  
General Partner

By: \_\_\_\_\_  
Stephen L. Sallman  
Its Manager

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



"CITY"

City of Parker, Texas

By: \_\_\_\_\_

Lee Pettie

Mayor

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

11/16/2022

ATTEST:

\_\_\_\_\_  
Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Larence M. Lansford, III, City Attorney

STATE OF TEXAS       §  
                                   §  
 COUNTY OF COLLIN   §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **Sandy Bedell**, for the purposes stated therein.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

SEAL  
 My Commission Expires: \_\_\_\_\_

STATE OF TEXAS       §  
                                   §  
 COUNTY OF COLLIN   §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **Stephen L Sallman**, for the purposes stated therein.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

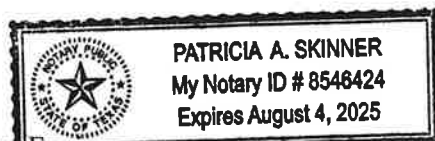
SEAL  
 My Commission Expires: \_\_\_\_\_

STATE OF TEXAS       §  
                                   §  
 COUNTY OF COLLIN   §

BEFORE ME, the undersigned authority, on this day personally appeared, **Lee Pettie**, known to me to be the **Mayor of the City of Parker**, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, on behalf of the City of Parker.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 16 day of November, 2022.

SEAL  
 My Commission Expires: \_\_\_\_\_



Patricia A. Skinner  
 Notary Public in and for the State of Texas



## 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: September 9, 2024
Exhibits:	<ol style="list-style-type: none"> <li>1. <a href="#">Comprehensive Plan (COMP PLAN)</a></li> <li>2. <a href="#">Public Hearing Notice</a></li> </ol>

### AGENDA SUBJECT

#### **COMPREHENSIVE PLAN (COMP PLAN):**

PUBLIC HEARING - THE PURPOSE OF THIS HEARING WILL BE TO CONSIDER ANY REVISIONS TO THE COMPREHENSIVE PLAN.

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REVISIONS TO 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			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	09/09/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	09/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	09/xx/2024



# 2024 Comprehensive Plan



## 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: 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.



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

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.

As growth continued, a four-room school was built along Parker Road northeast of Hogge Road. It had an enrollment of 90.



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

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. 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.

Since the 1970's, Parker has welcomed tourists from our country and around the world who visit Parker's legendary Southfork Ranch. The TV series Dallas aired for 13 seasons until May 1991. Today, the most famous ranch in the world offers guided tours, meeting accommodations and events.

## 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 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       , 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.



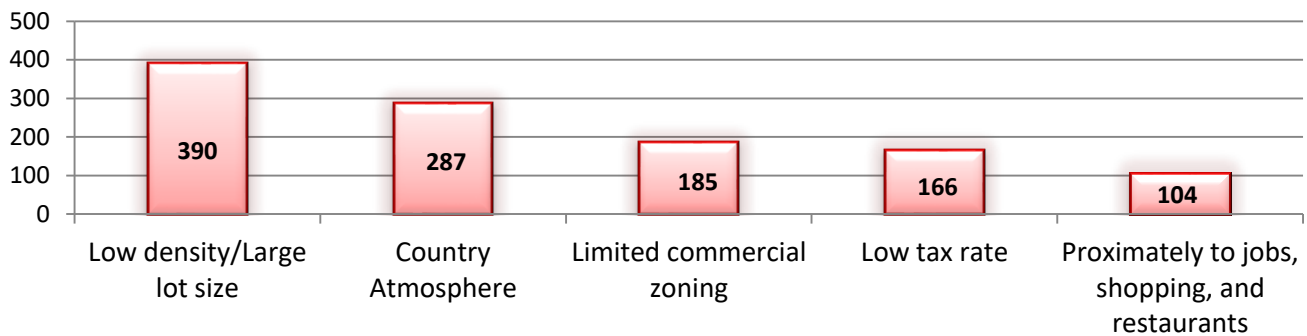
## COMMUNITY ENGAGEMENT

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.

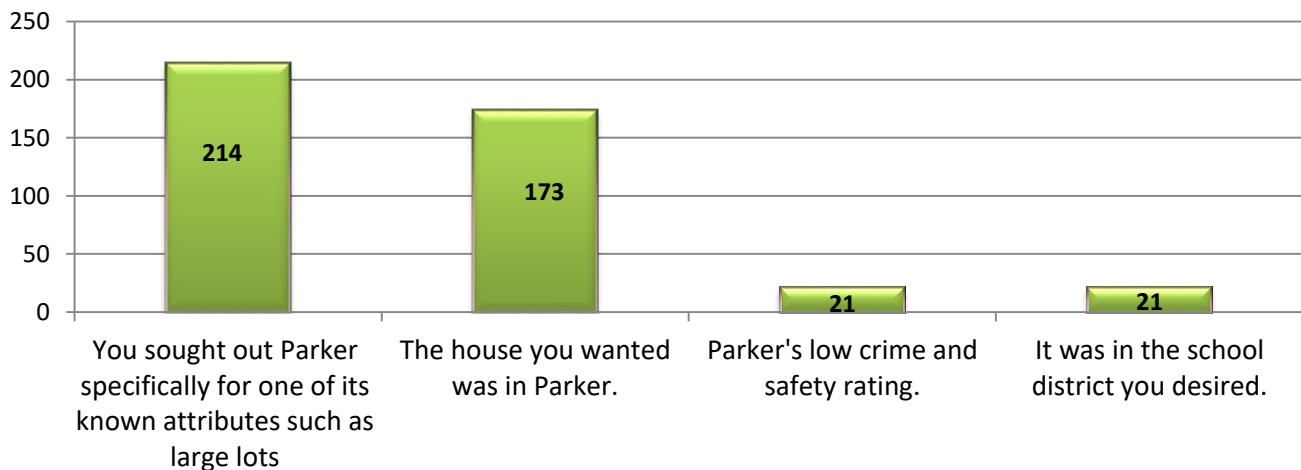
Overwhelmingly, residents indicated low density/large lot size and the country atmosphere to be what they liked most about Parker. They also indicated they sought out Parker specifically, followed by the house they wanted was in Parker.

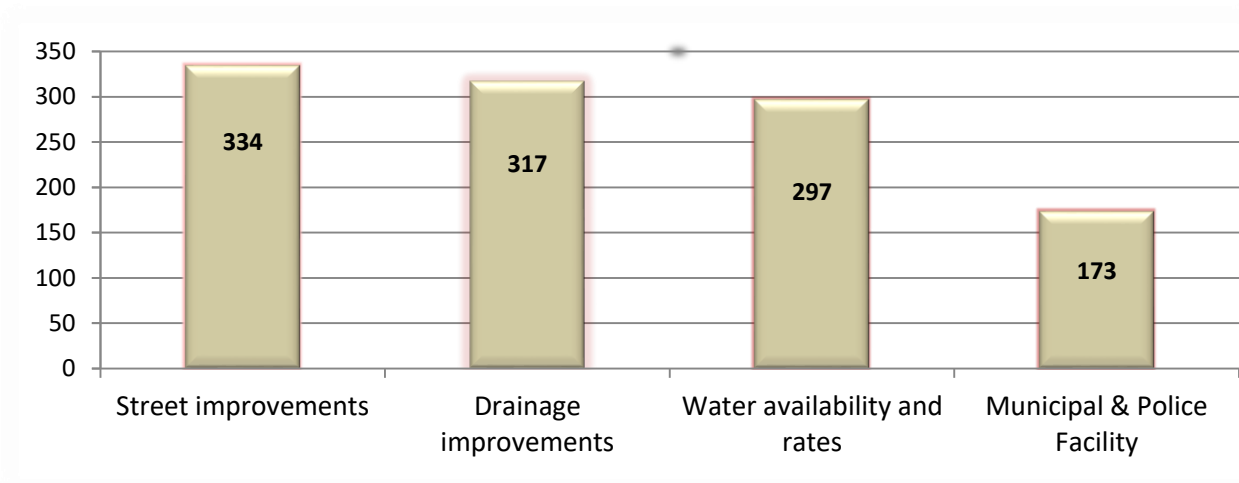
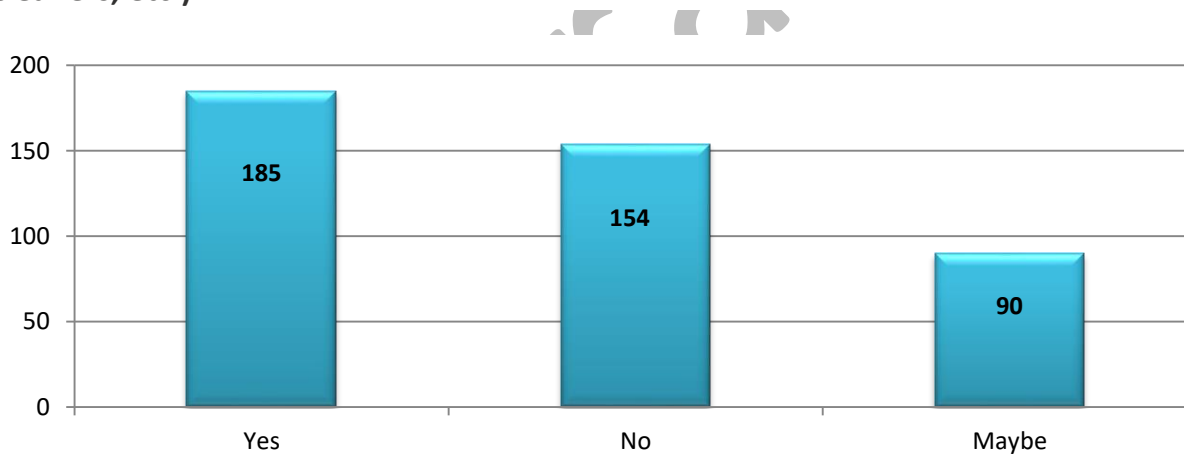
Out of the 429 survey responses, residents ranked street improvement as the biggest issue; followed closely by drainage along with water availability and rates.

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



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

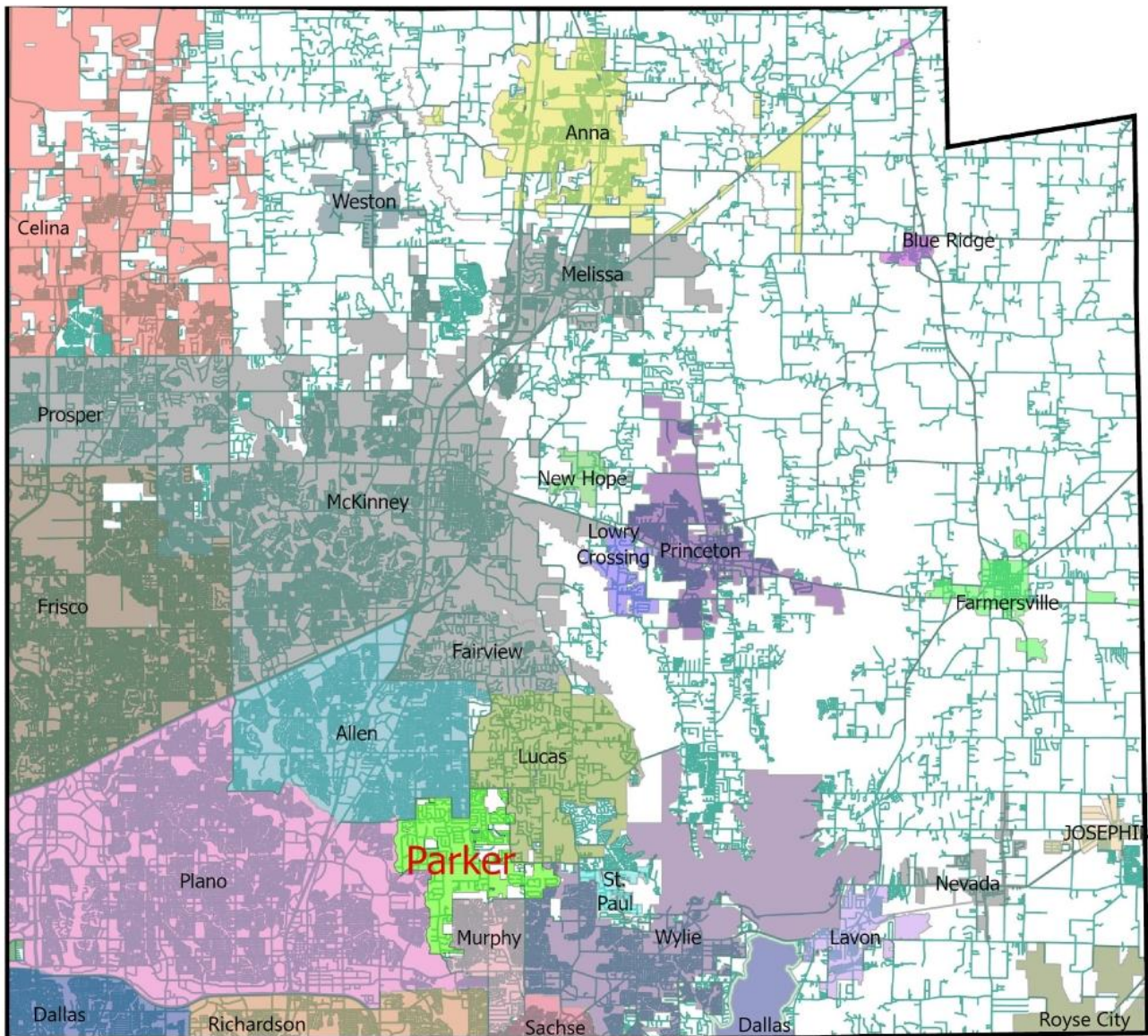


**What do you think is the biggest challenge that Parker should address first? (Choose 3)****Should Parker consider changing our zoning to include limited small retail businesses to help offset the tax burden on residents? (i.e., coffee shop/restaurant, farmer's market, dry cleaners, etc.)**

## 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.

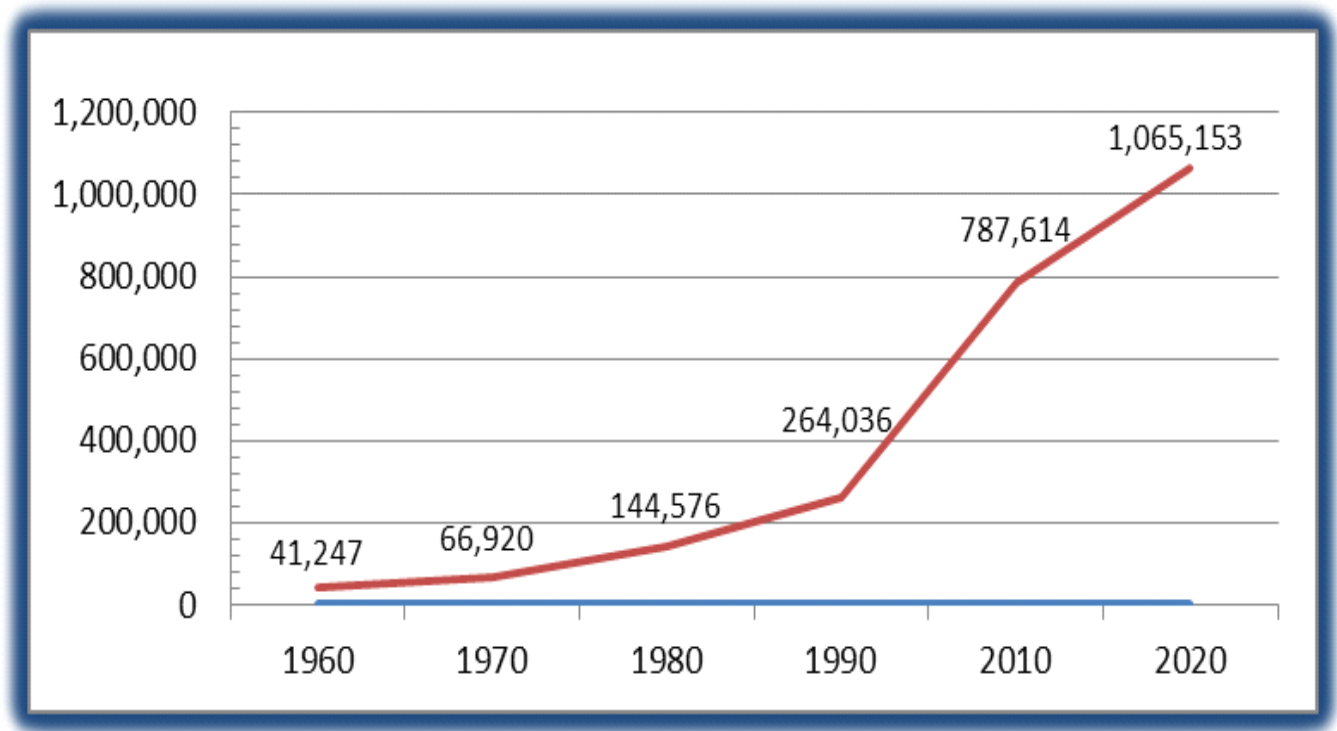


## COLLIN COUNTY

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: household income, net worth, material possessions and resources.

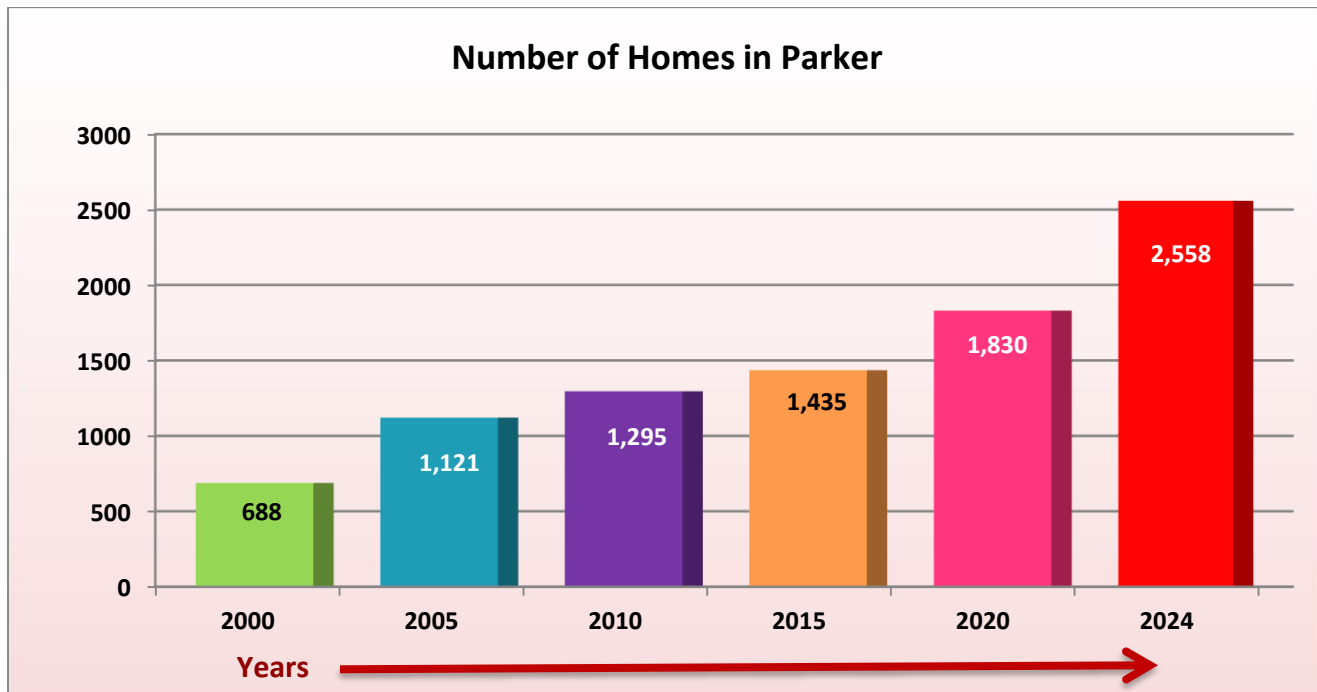
\*\* Average Home Value is the 2023 value. Source: Collin County Appraisal District

\*\*\* 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.

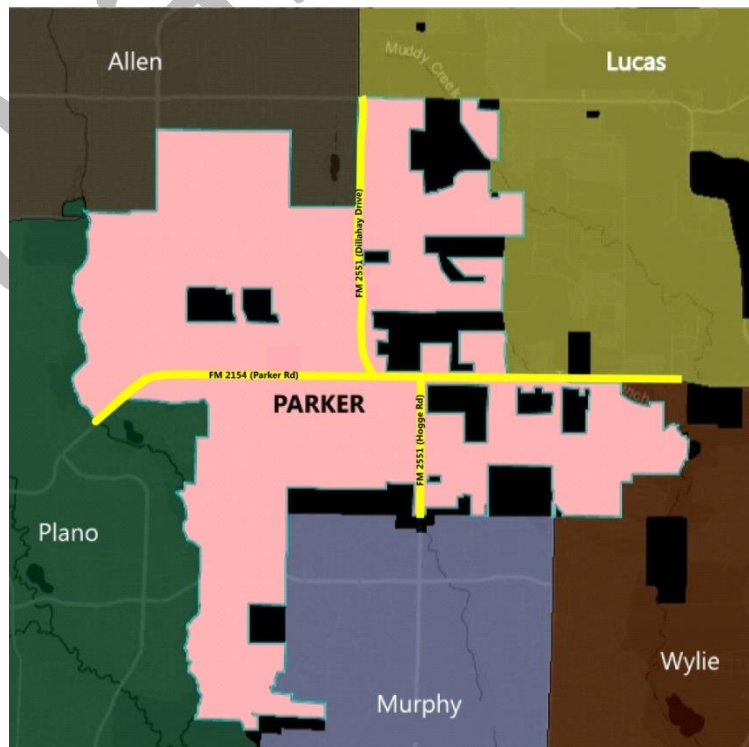
In August 2022, Parker's Code of Ordinances, Chapter 156 Zoning was revised, approved and enacted.

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.





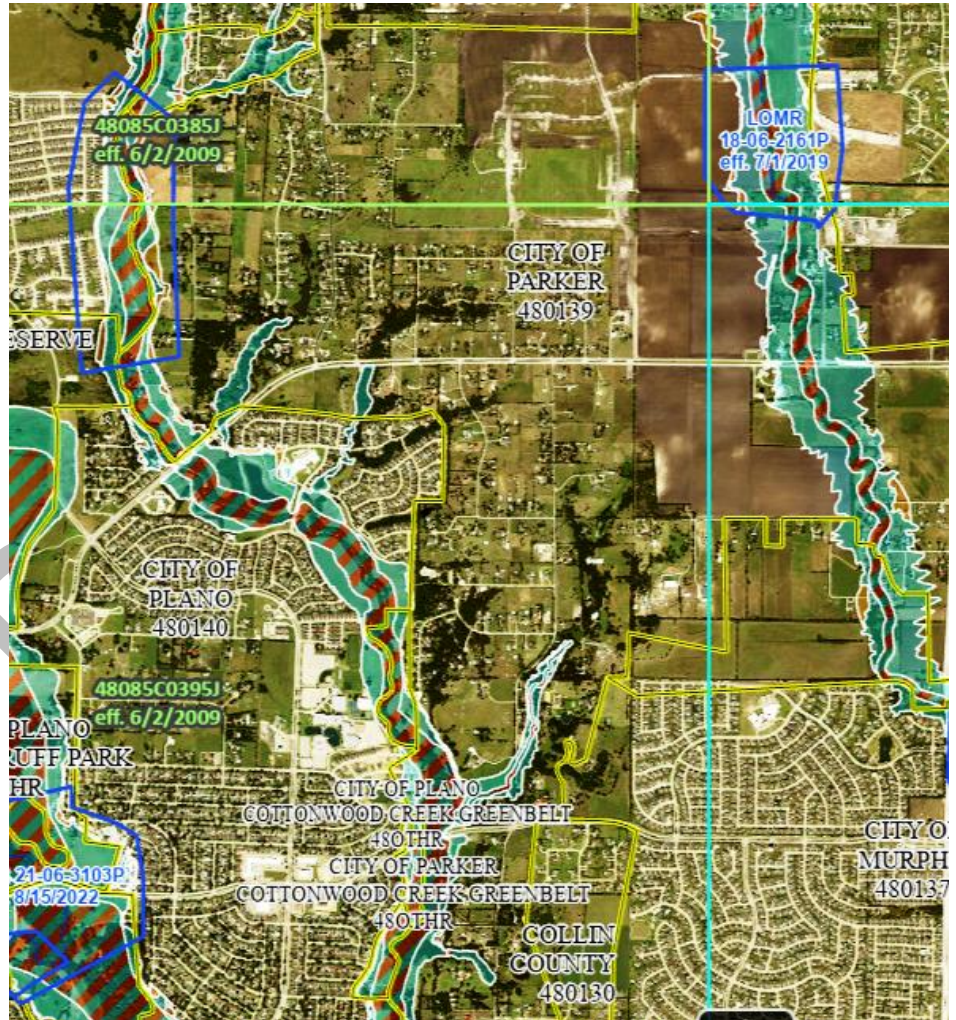
## ENVIRONMENTAL ELEMENTS

**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.





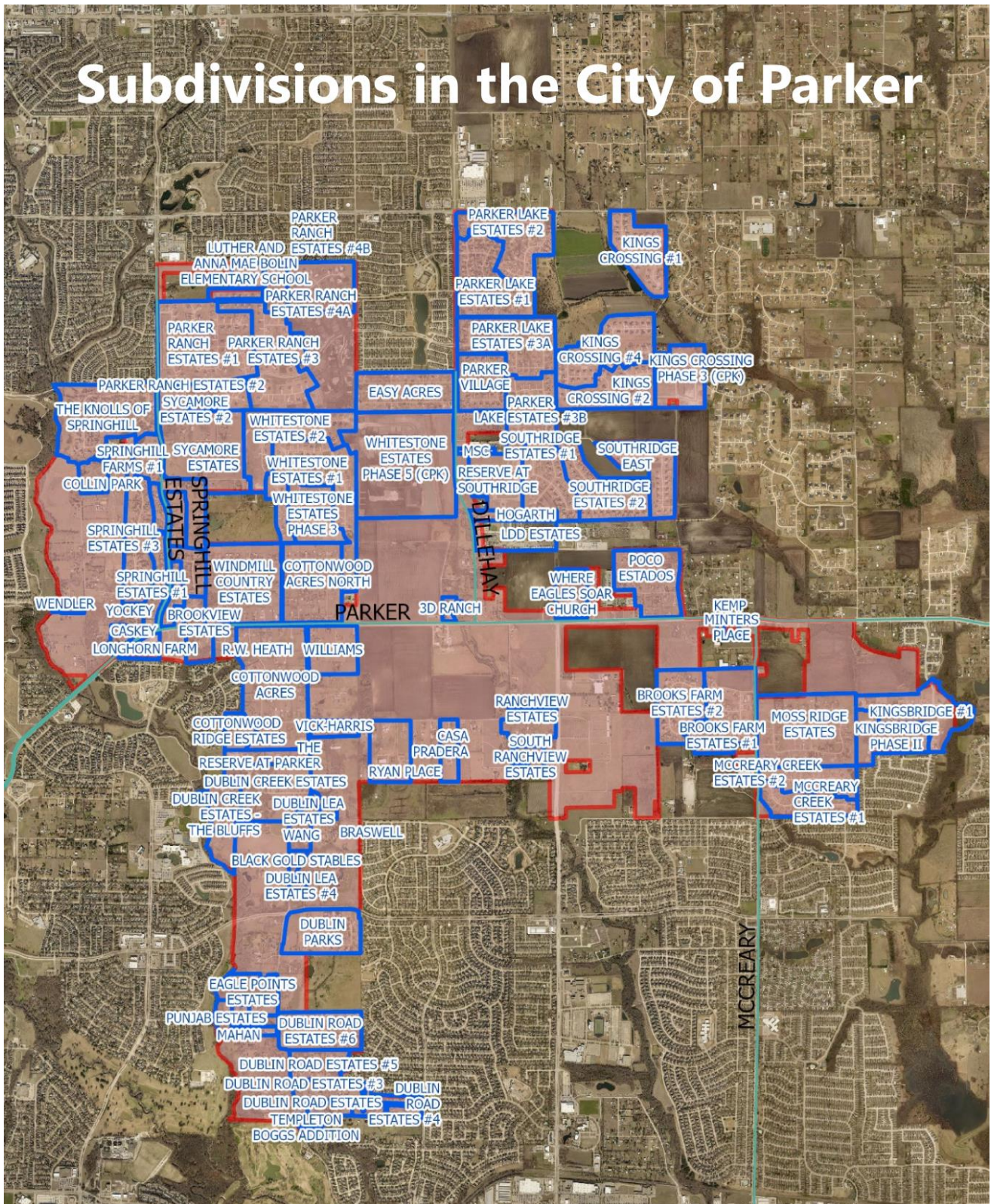
## CURRENT SUBDIVISIONS WITHIN PARKER

Source: Collin County CAD

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 - (4 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 - 55.03Acres (32 Lots)
Cottonwood Acres – (37 Lots)	Parker Ranch Estates, Phase 4B - 19.12 (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)	Southridge Estates Phase 1– 57 Acres (41 Lots)
Dublin Parks Estates Addition – (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 (37Lots)
Kings Crossing Phase 5 – 49.58 acres (36 Lots)	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 are 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

Draft

## 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 ten 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
- Building Official
- Public Works Director

## 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 fire-fighters 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 station 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)

Draft

## PARKER POLICE DEPARTMENT

As the need for city services broadened, a full-time police officer was employed in 1985 to deal with the pressing traffic issues and other citizen safety demands.

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 east 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.



In 2006, Eagle Scout Austin Sutton of Parker rehabilitated an old well from a previous homestead on the property, turning it into a Wishing Well. The Well is located on the northeast 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.

## 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 and Kings Crossing, the developer paid for access to the North Texas Water District's septic system with lines along Lucas Road. Excluding these two 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.

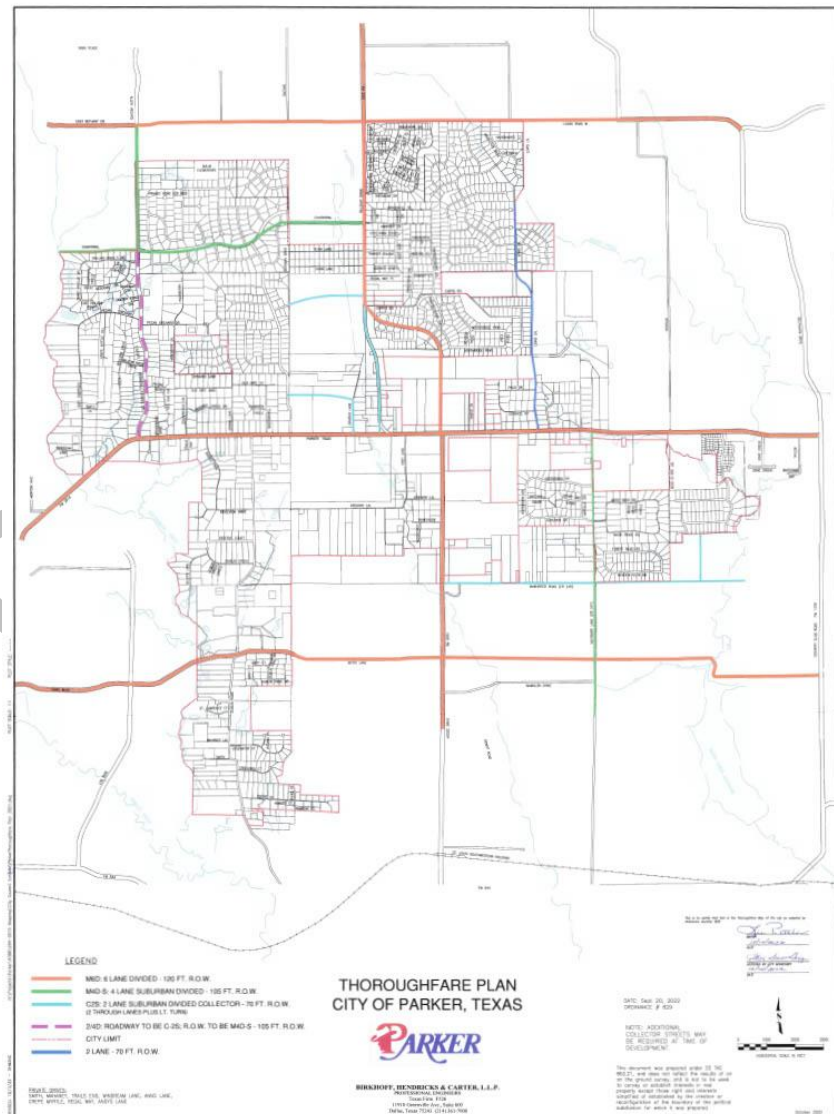
## CHAPTER 10: STREETS & DRAINAGE

### 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 MAINTENANCE

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
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	



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 lane 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	

## 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

Lindsey Lane

Mahaney Lane

Maxwell Creek Ct.

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 on an on-going basis 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 six years are outlined in Chapter 12 – Prioritization Schedule.

Draft

## 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 second 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

## 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)

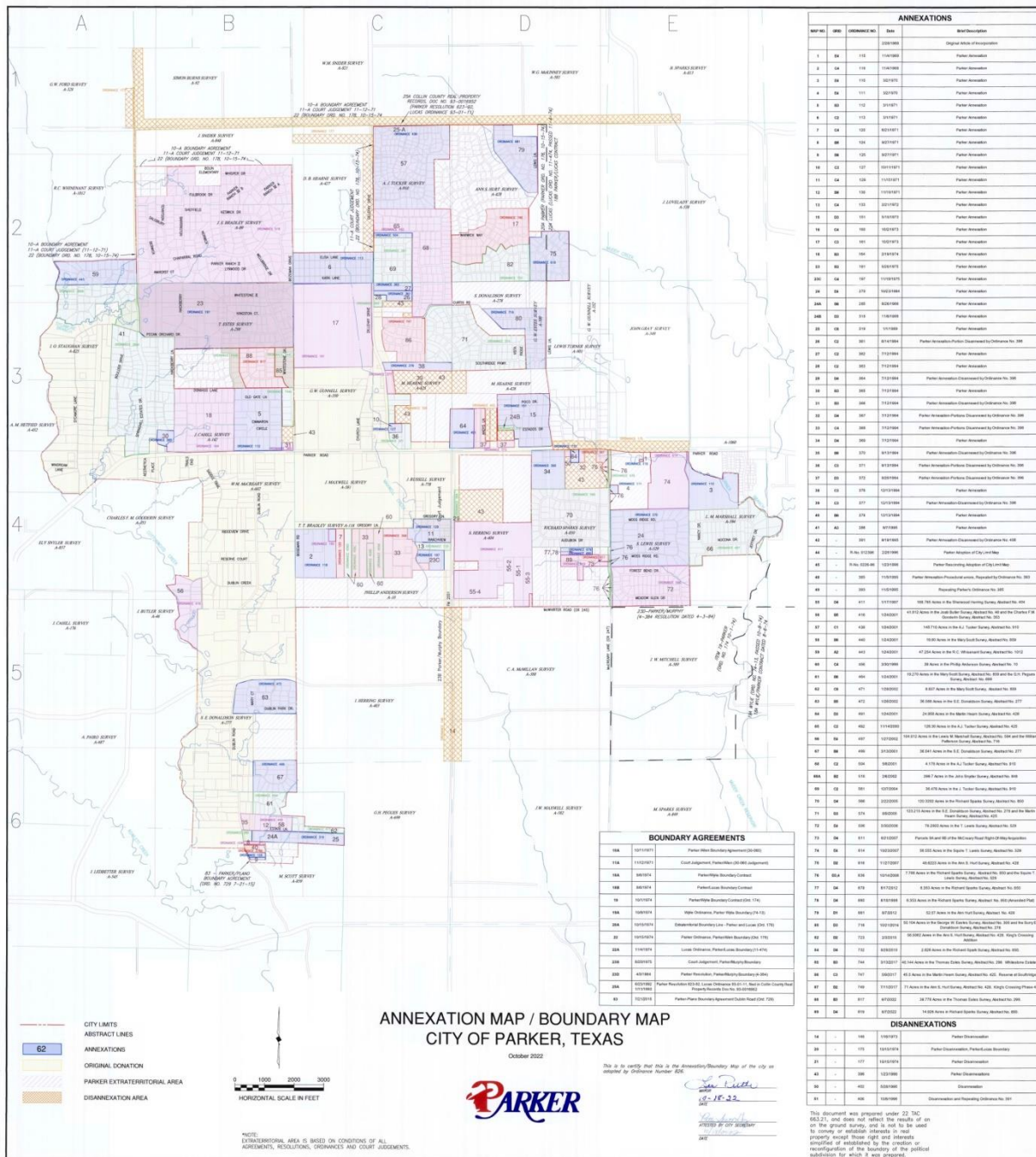
## PLANNING FOR THE FUTURE

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

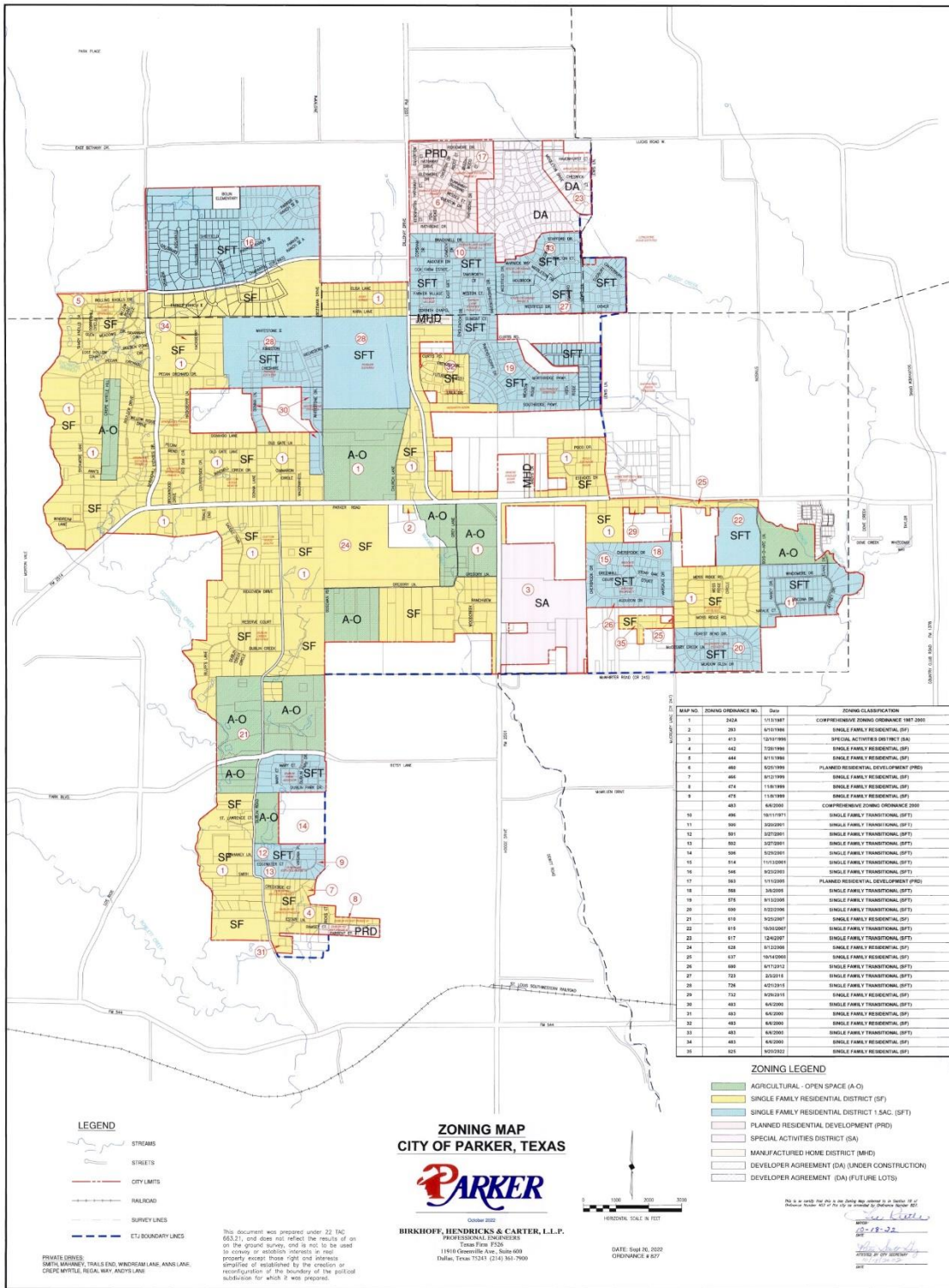
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## CHAPTER 13: APPENDIX

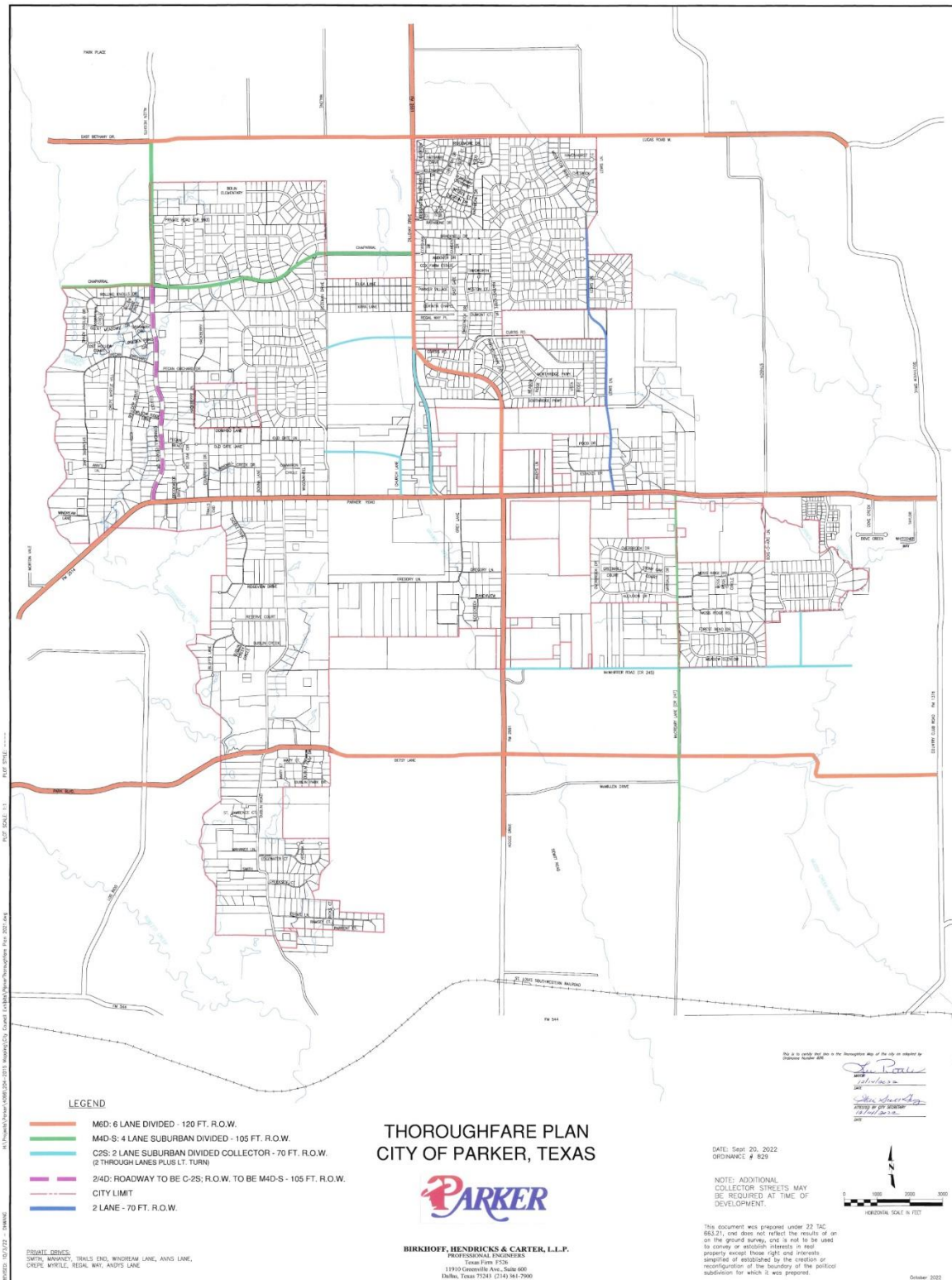
## ANNEXATION/BOUNDARY MAP







# THOROUGHFARE MAP





## 2024 Comprehensive Plan

## 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 Pettie, 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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## 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: 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.

As growth continued, a four-room school was built along Parker Road northeast of Hogge Road. It had an enrollment of 90.



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

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

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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.

Since the 1970's, Parker has welcomed tourists from our country and around the world who visit Parker's legendary Southfork Ranch. The TV series Dallas aired for 13 seasons until May 1991. Today, the most famous ranch in the world offers guided tours, meeting accommodations and events.

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

## 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 provide the benefit of large city conveniences with the charm of a small-town country lifestyle.*



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*As Parker grows, these values which are the cornerstone of our city, will be maintained to protect our unique and diverse country lifestyle.*

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## 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.

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## 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.

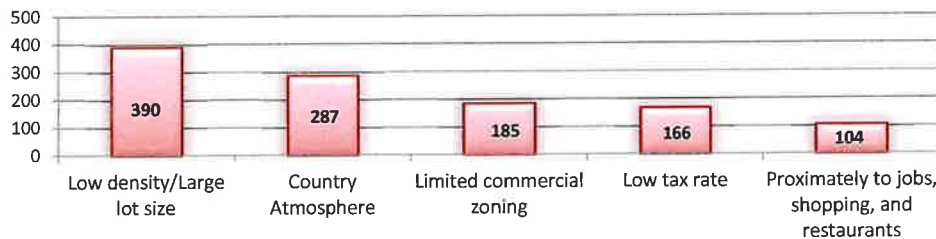
## COMMUNITY ENGAGEMENT

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.

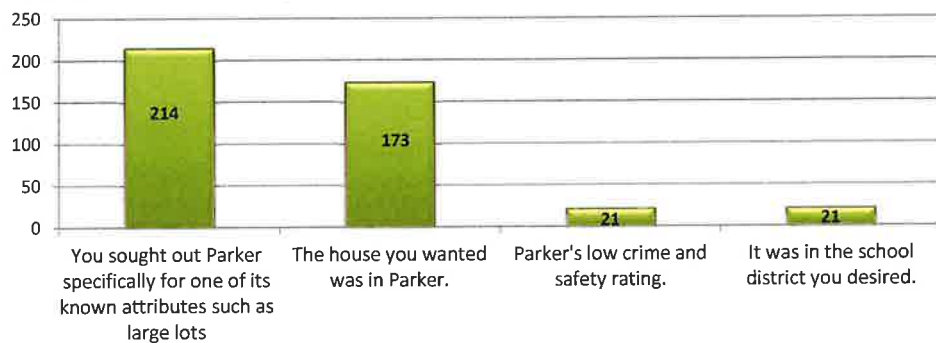
Overwhelmingly, residents indicated low density/large lot size and the country atmosphere to be what they liked most about Parker. They also indicated they sought out Parker specifically, followed by the house they wanted was in Parker.

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

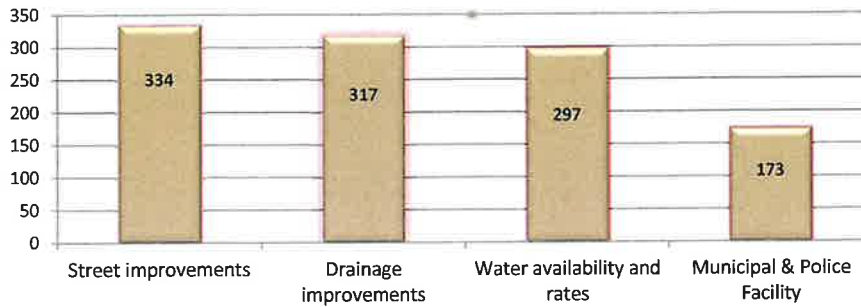
### What do you like most about Parker? (choose your top 3)



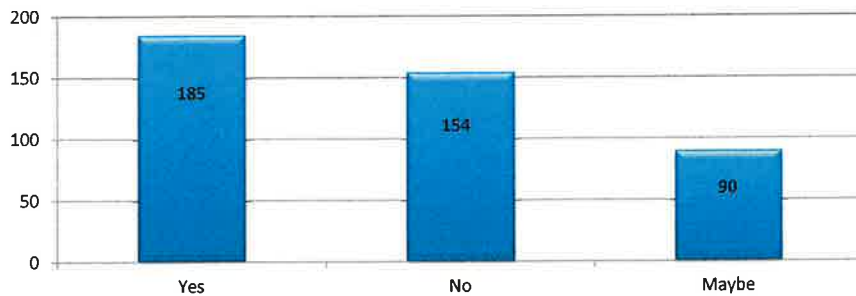
### What was the primary reason you chose Parker? (choose one)



**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.)**

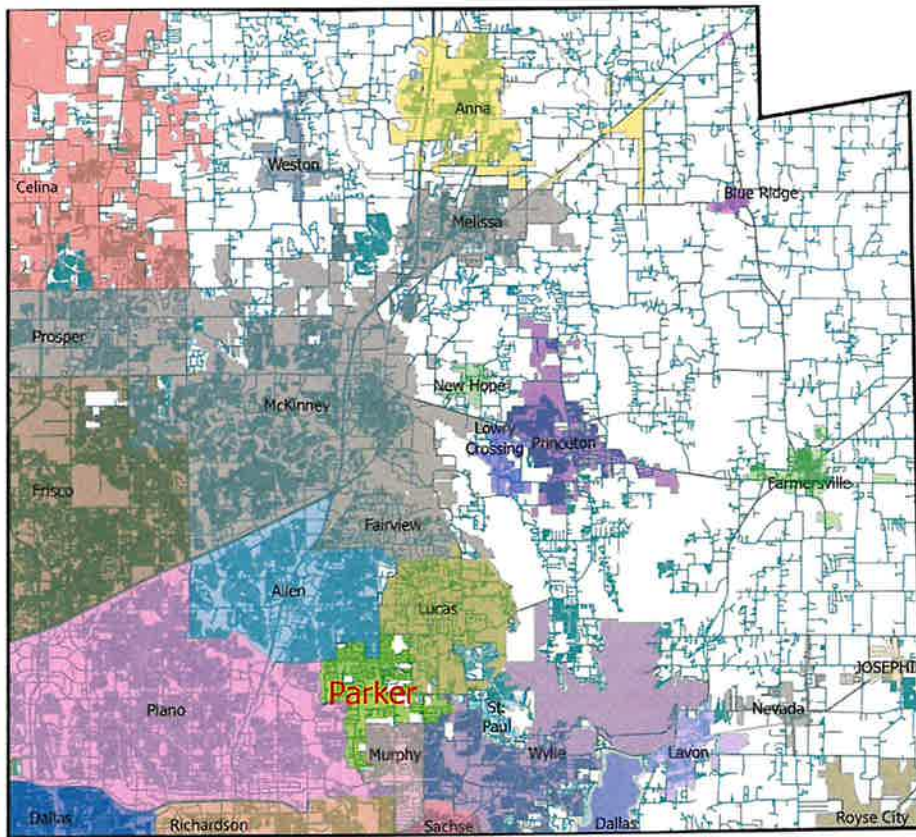




## CHAPTER 4: GEOGRAPHIC & DEMOGRAPHIC INFLUENCES

### 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.

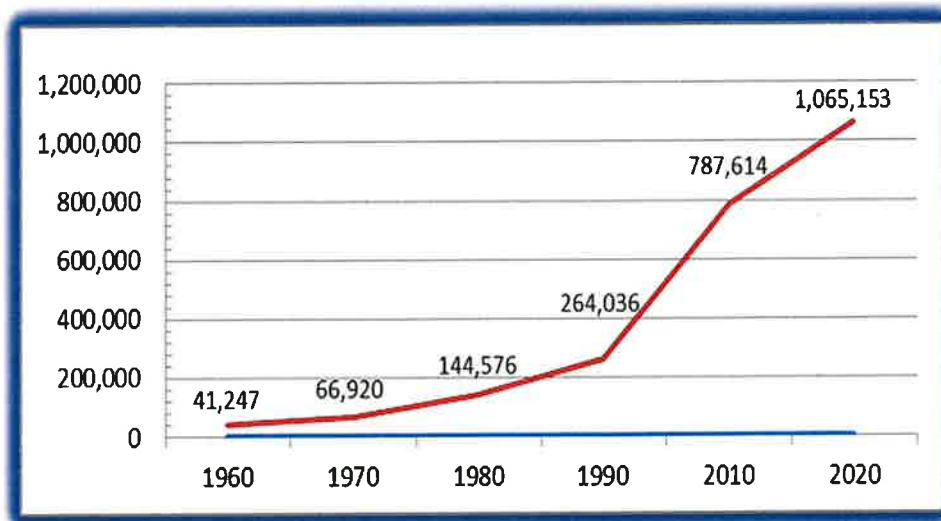


## COLLIN COUNTY

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: household income, net worth, material possessions and resources.

\*\* Average Home Value is the 2023 value. Source: Collin County Appraisal District

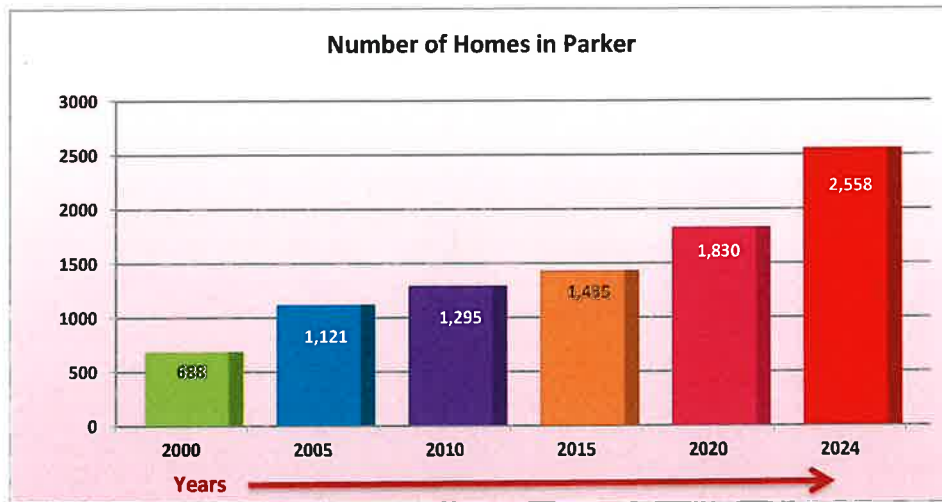
\*\*\* A Housing Affordability Index base of 100 indicates a resident, with a median household income, can qualify to purchase a median priced home.

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.

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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.

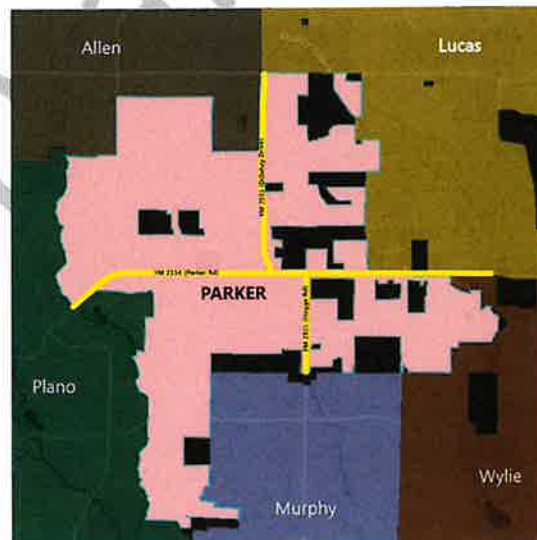
Land use classifications include: "A-O" agricultural-open space, "MH" manufactured housing; "SF" single-family residential, "SFT" single-family transitional, and "SA" special activities.

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### 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.





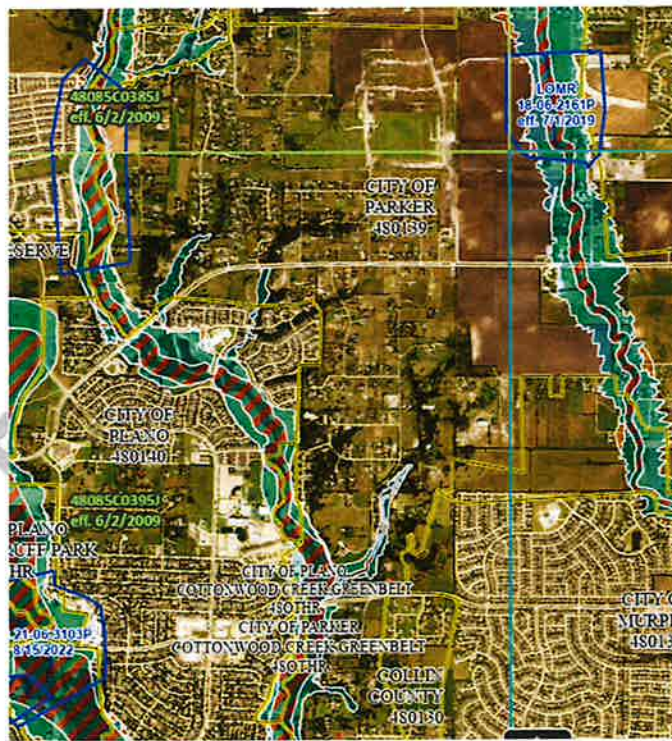
## ENVIRONMENTAL ELEMENTS

**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.

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## 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.

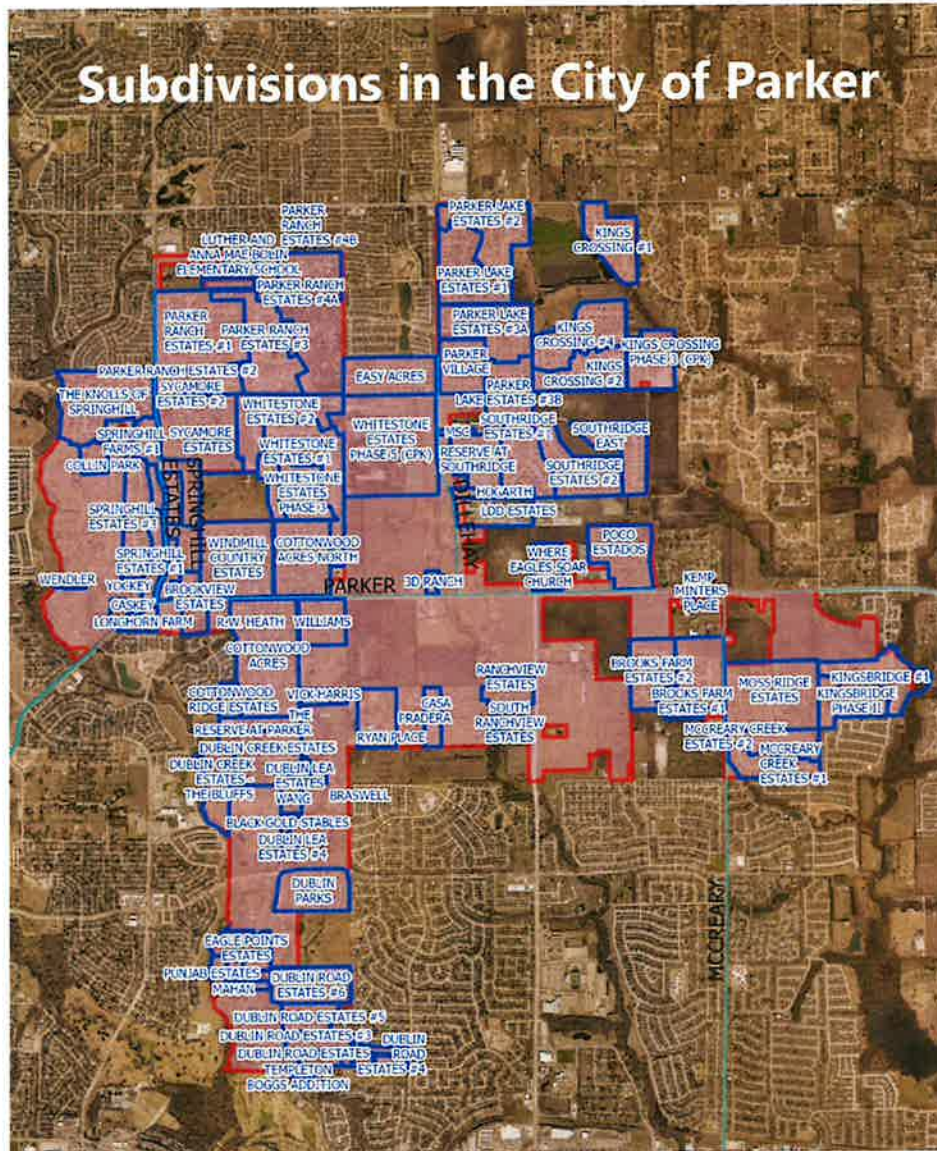
Most subdivisions developed over the last 25 years have a Homeowner's Association (HOA) requiring residents to comply with a designated set of standards. However, homes and property in non-HOA areas require monitoring and enforcement by city staff to ensure a safe and sanitary environment in all areas of the city.



## CURRENT SUBDIVISIONS WITHIN PARKER

Source: Collin County CAD

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 - (4 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 - 55.03 Acres (32 Lots)
Cottonwood Acres - (37 Lots)	Parker Ranch Estates, Phase 4B - 19.12 (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 - (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 - 49.58 acres (36 Lots)	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)





## 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 are 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.



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## CITY ADMINISTRATION

Currently, Parker has ten administrative employees:

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

## 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.



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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.



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The fire station staffed with a full-time fire department consisting of 45 part-time paid firefighters. The Fire Chief is the only remaining volunteer.



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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)

## 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 east 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.

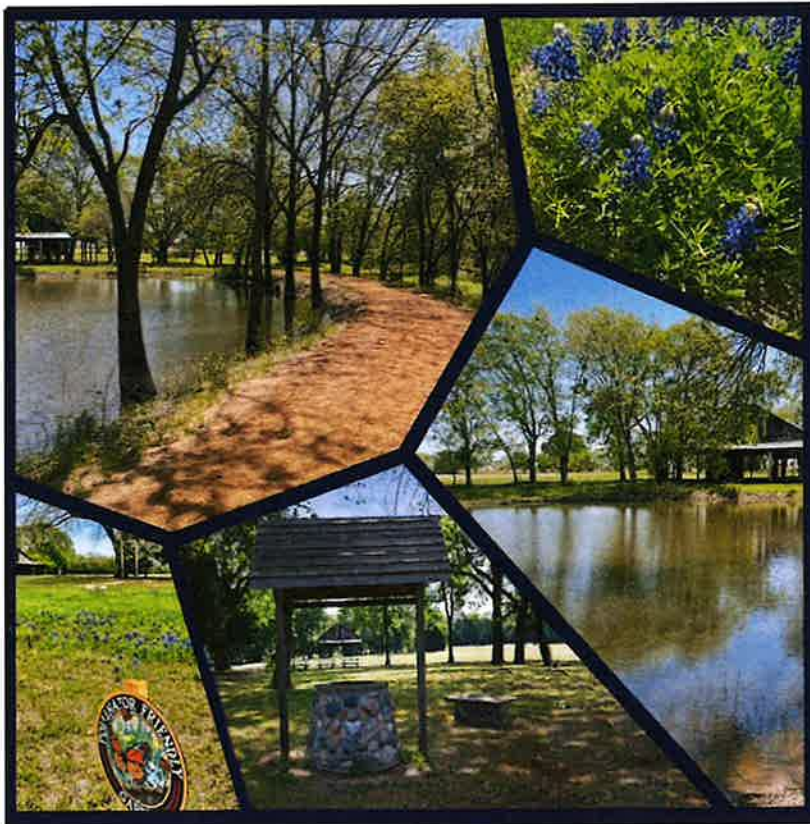
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## PARKS, RECREATION AND OPEN SPACES

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.



In 2006, Eagle Scout Austin Sutton of Parker rehabilitated an old well from a previous homestead on the property, turning it into a Wishing Well. The Well is located on the northeast 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.

## 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.

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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 and Kings Crossing, the developer paid for access to the North Texas Water District's septic system with lines along Lucas Road. Excluding these two 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.

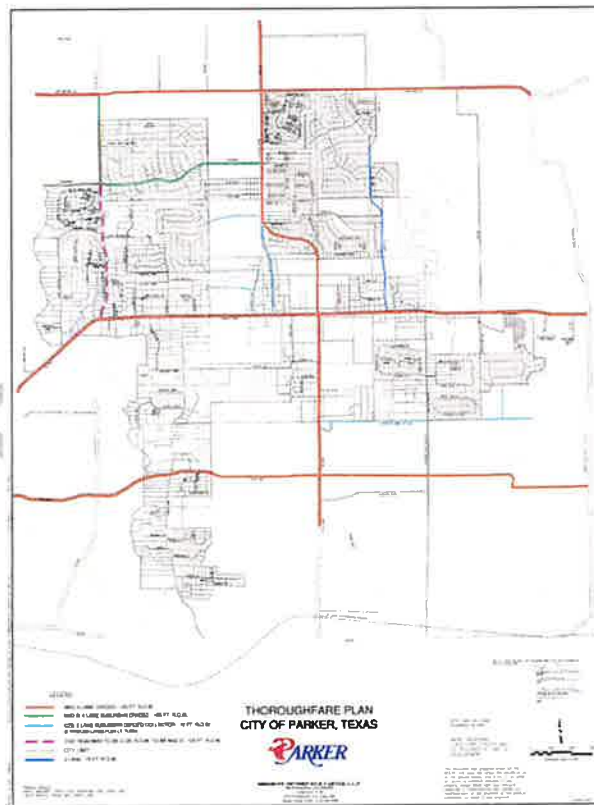
## CHAPTER 10: STREETS & DRAINAGE

### 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 MAINTENANCE

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.

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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.

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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
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	
<b>Street Name</b>	<b>Residential Street</b>	<b>Collector Road</b>	<b>PCI Rating</b>	<b>Length (LF)</b>	<b>Surface Type</b>	<b>Rehab Date</b>
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	

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 lane 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	Deleted:
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	



## 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  
Lindsey Lane  
Mahaney Lane  
Maxwell Creek Ct.  
Regal Way  
Smith Road  
Sudbury  
Trail's End  
Windream Lane

Deleted:

## 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

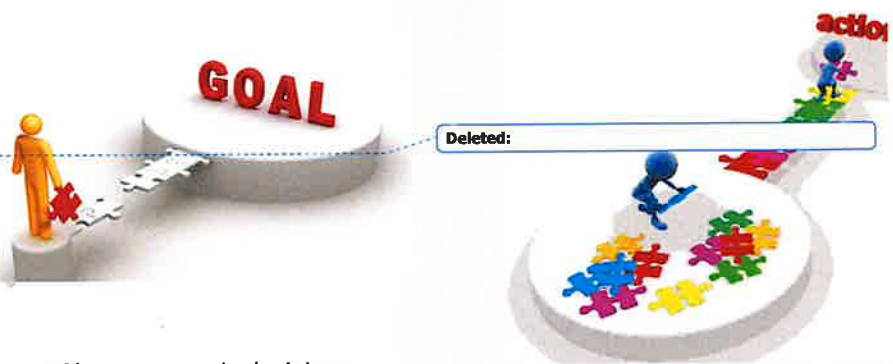
### GETTING US FROM POINT A TO POINT B

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 on an on-going basis 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 ~~six~~ 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.

Draft



## PROPOSED ELEVATED WATER TOWER

### Objective:

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

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### 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



## PROPOSED PARK, TRAILS AND OPEN SPACES

### Budget Years 2024/2025 & 2025/2026

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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)

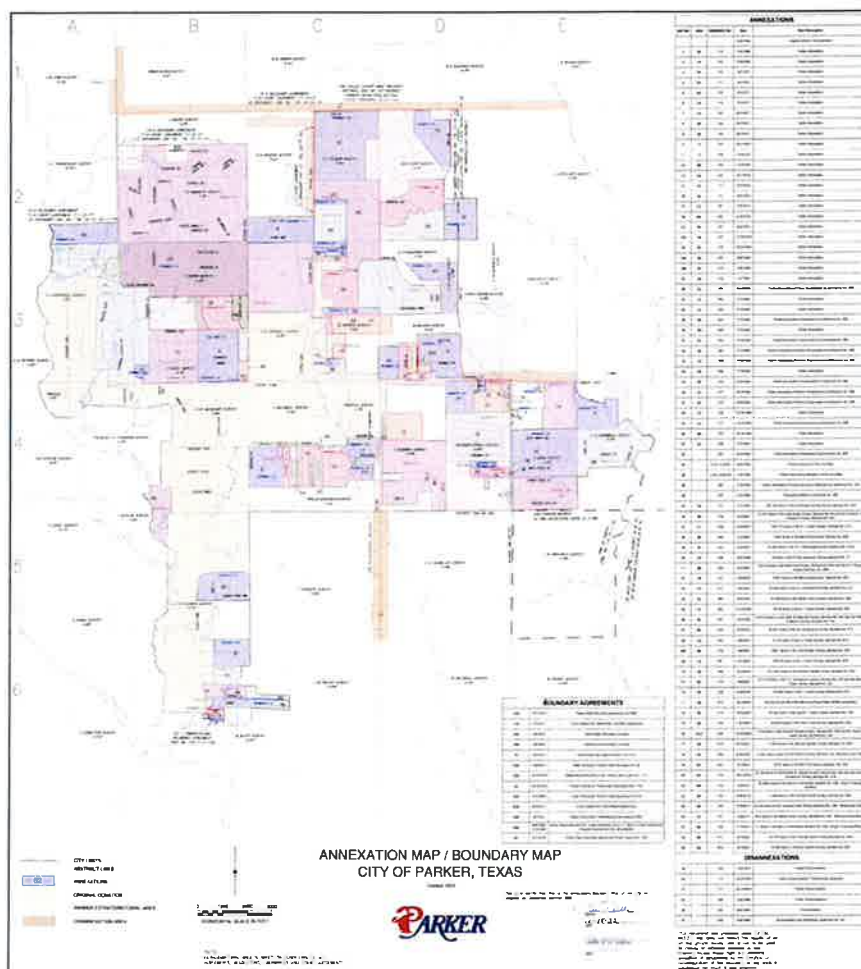
## PLANNING FOR THE FUTURE

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

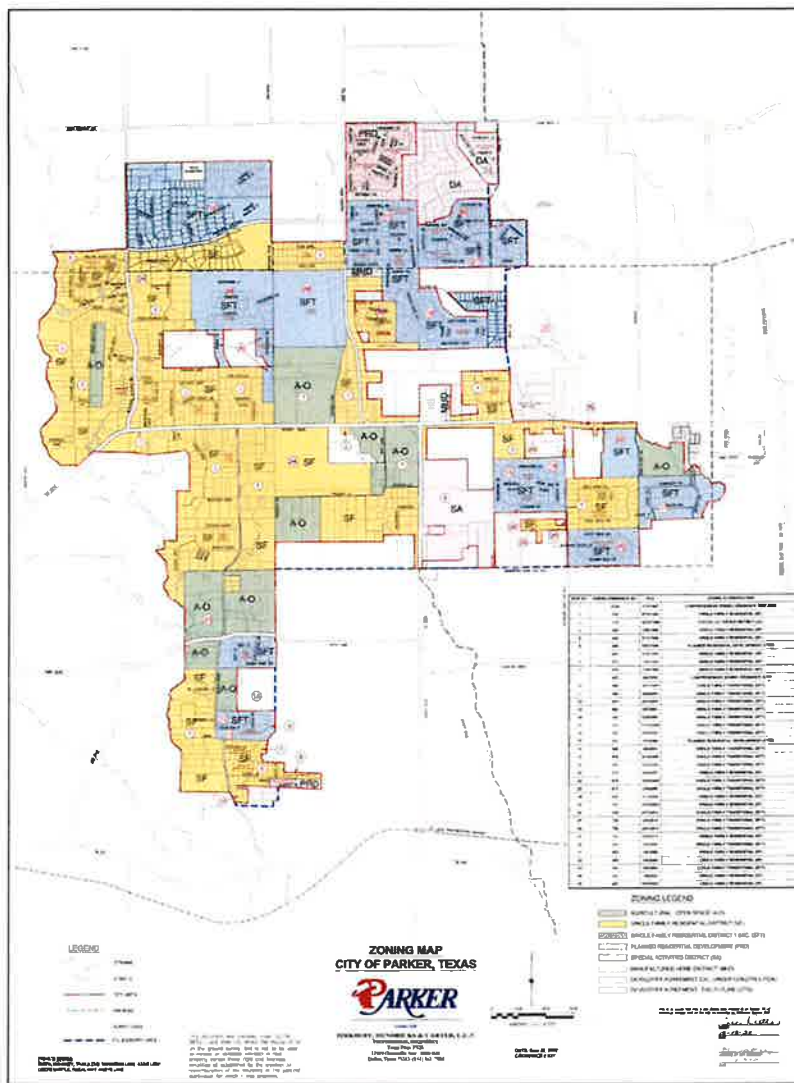
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## CHAPTER 13: APPENDIX

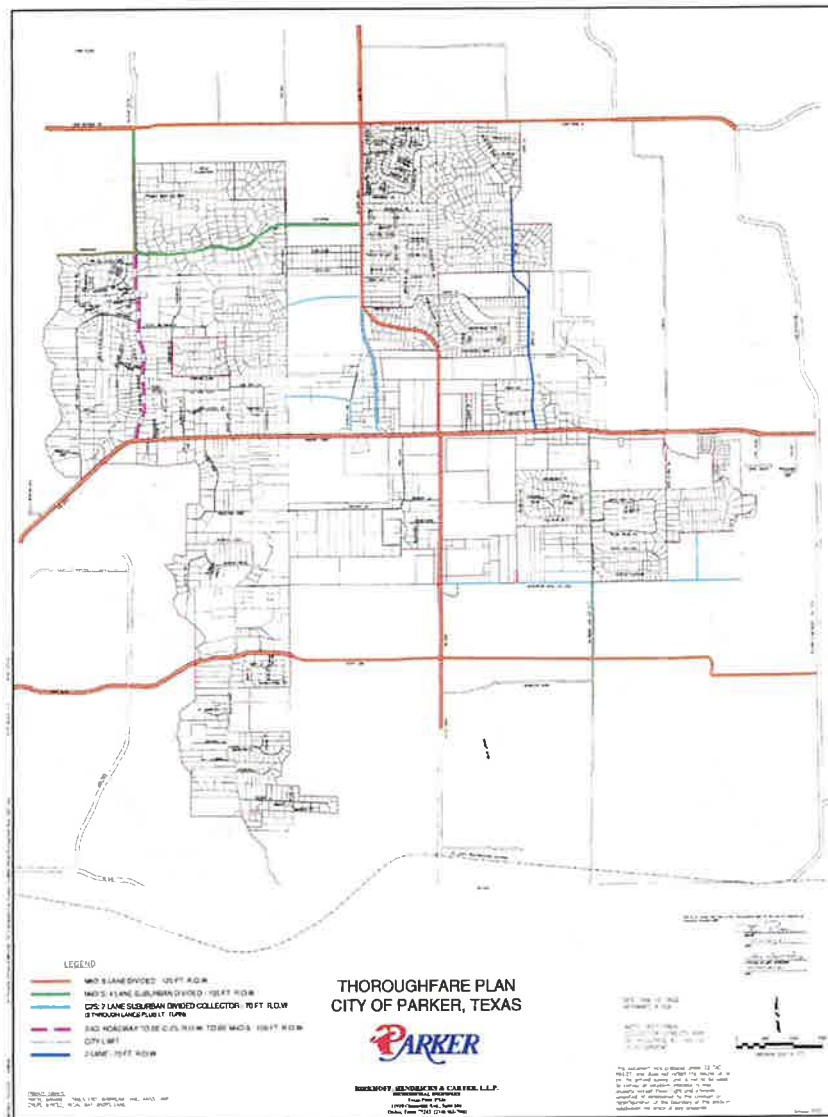
### ANNEXATION/BOUNDARY MAP



## ZONING MAP



## THOROUGHFARE MAP







# 2024 Comprehensive Plan



## 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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## 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: 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.



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

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.

As growth continued, a four-room school was built along Parker Road northeast of Hogge Road. It had an enrollment of 90.



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

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. 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.

Since the 1970's, Parker has welcomed tourists from our country and around the world who visit Parker's legendary Southfork Ranch. The TV series Dallas aired for 13 seasons until May 1991. Today, the most famous ranch in the world offers guided tours, meeting accommodations and events.

## 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 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       , 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 you 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)**

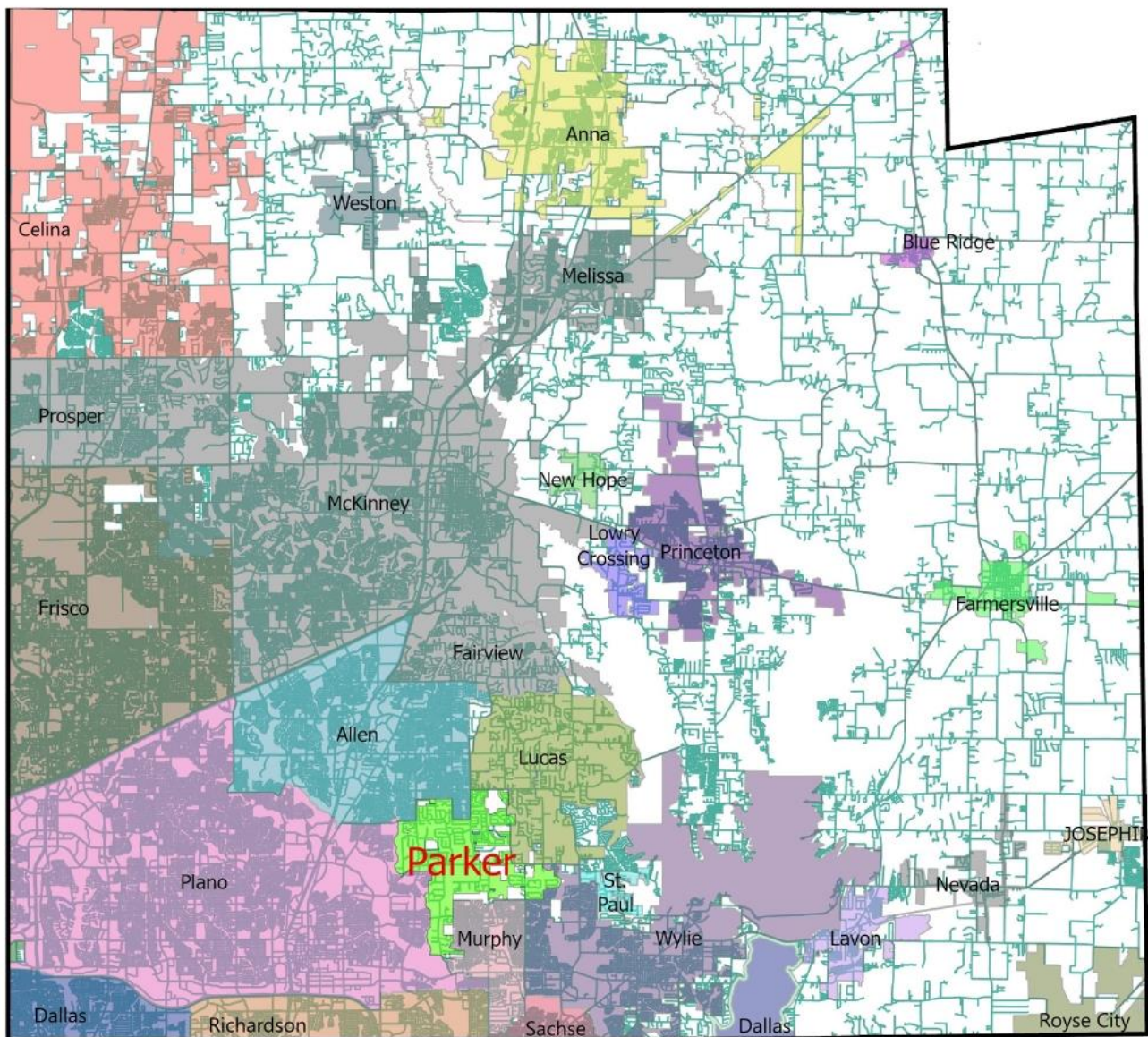
**Should Parker consider changing our zoning to include limited small retail businesses to help offset the tax burden on residents? (i.e., coffee shop/restaurant, farmer's market, dry cleaners, etc.)**

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## 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.

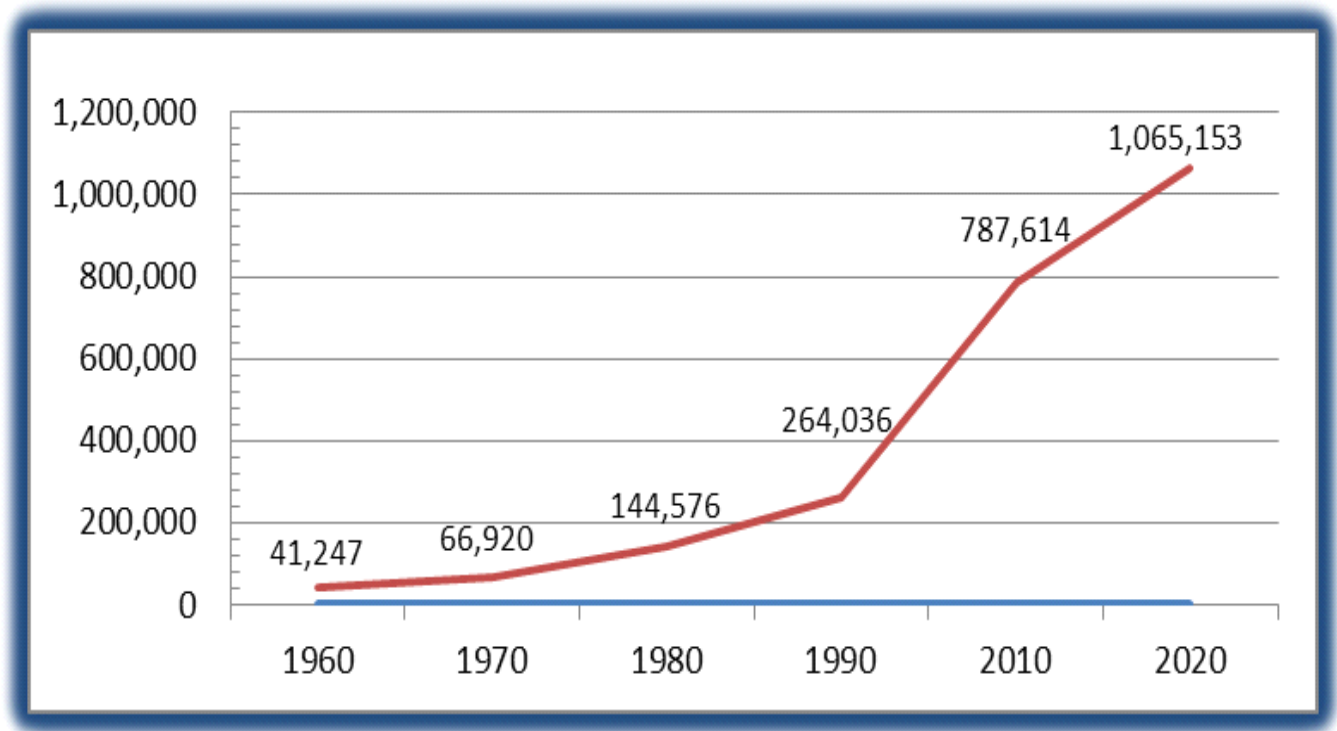


## COLLIN COUNTY

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: household 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.

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## 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.

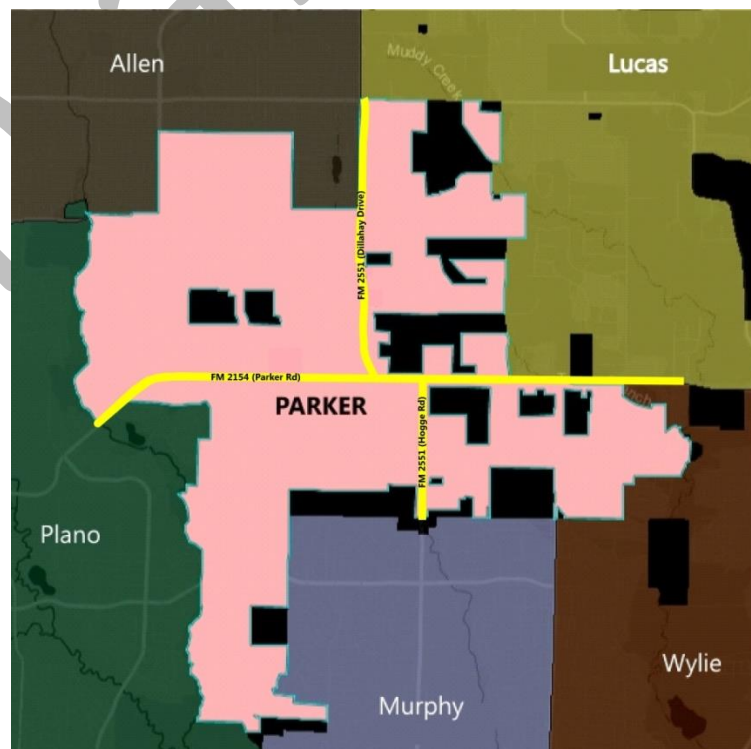
In August 2022, Parker's Code of Ordinances, Chapter 156 Zoning was revised, approved and enacted.

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.



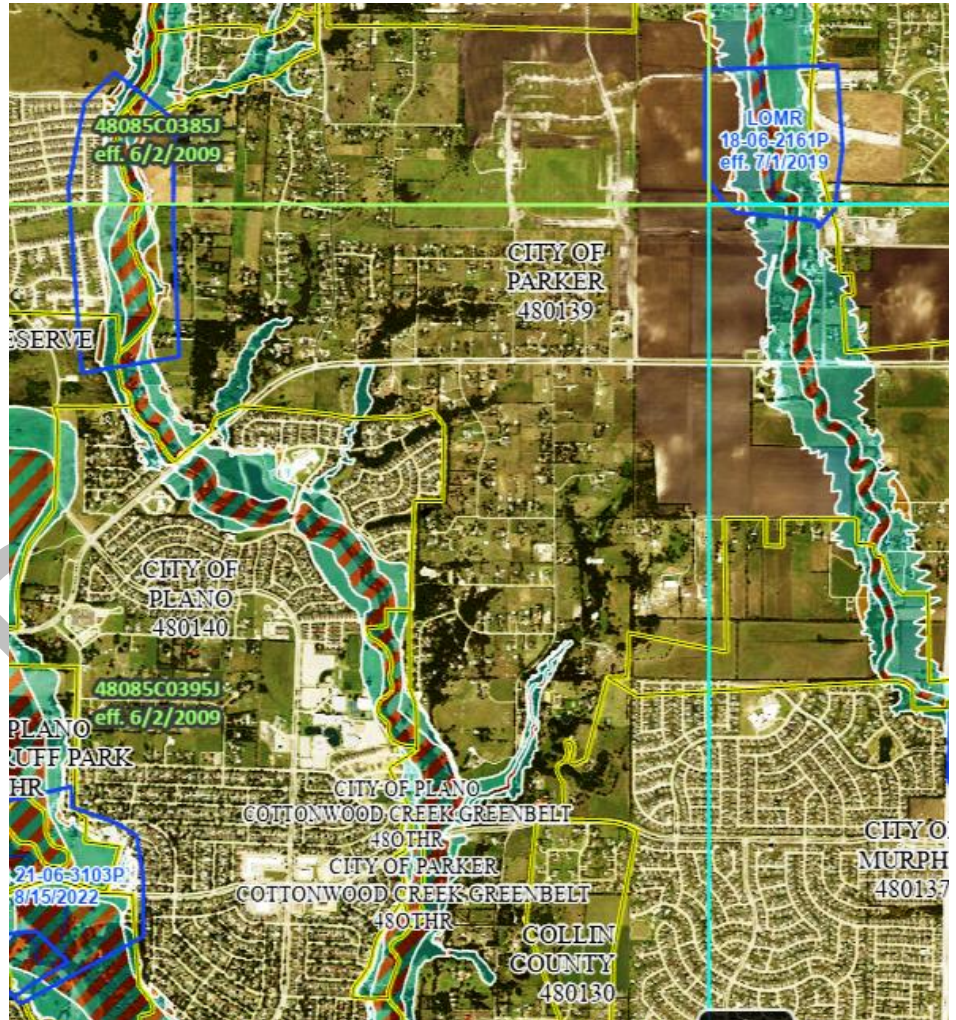
## ENVIRONMENTAL ELEMENTS

**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.

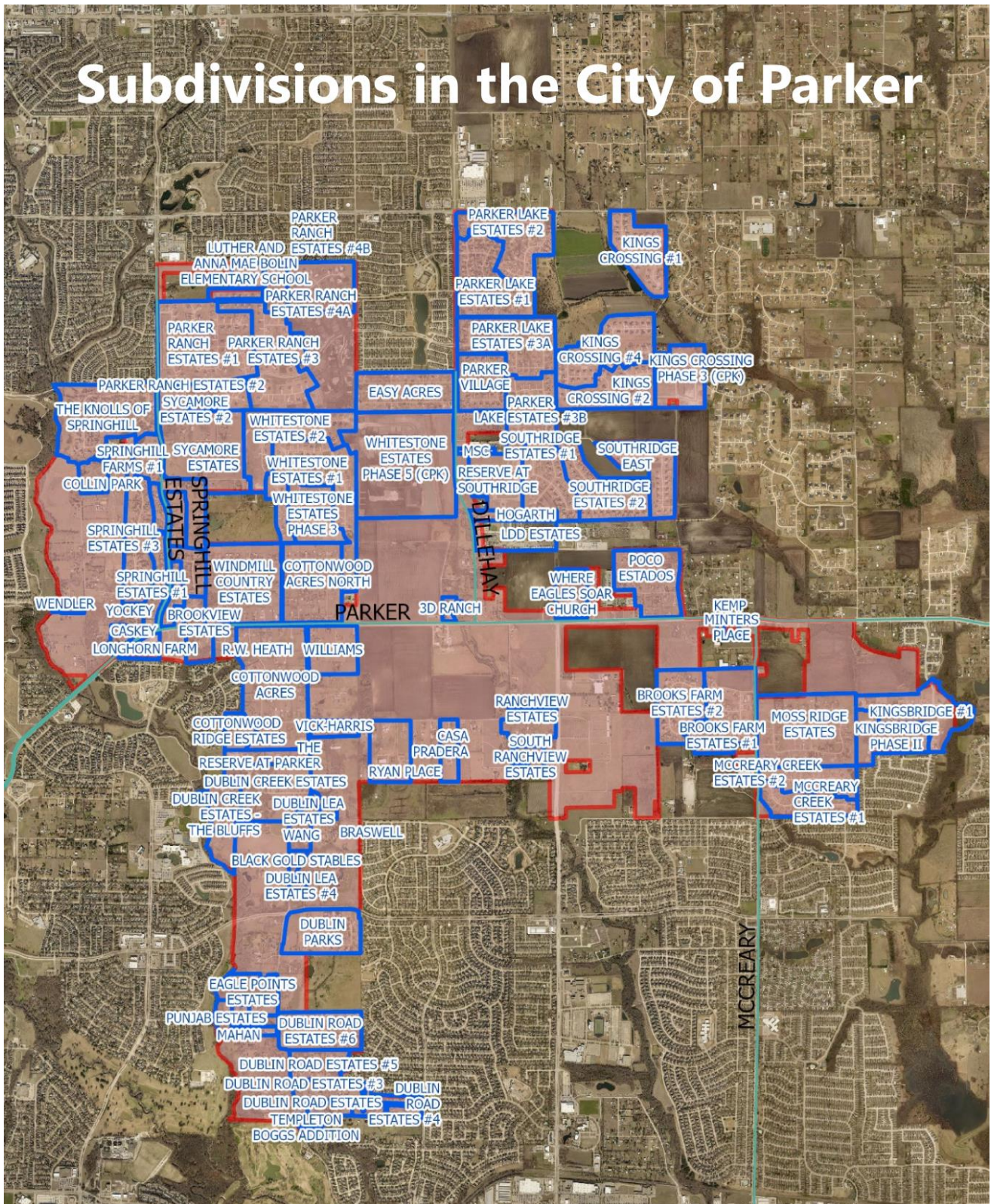


## CURRENT SUBDIVISIONS WITHIN PARKER

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 - (4 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 - 55.03Acres (32 Lots)
Cottonwood Acres – (37 Lots)	Parker Ranch Estates, Phase 4B - 19.12 (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)	Southridge Estates Phase 1– 57 Acres (41 Lots)
Dublin Parks Estates Addition – (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 (37Lots)
Kings Crossing Phase 5 – 49.58 acres (36 Lots)	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



Source: Collin County CAD



## 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 are 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

Draft

## 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 ten 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
- Building Official
- Public Works Director

## 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 fire-fighters 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 station 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)

Draft



## PARKER POLICE DEPARTMENT

As the need for city services broadened, a full-time police officer was employed in 1985 to deal with the pressing traffic issues and other citizen safety demands.

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 east 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.



In 2006, Eagle Scout Austin Sutton of Parker rehabilitated an old well from a previous homestead on the property, turning it into a Wishing Well. The Well is located on the northeast 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.



## 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 and Kings Crossing, the developer paid for access to the North Texas Water District's septic system with lines along Lucas Road. Excluding these two 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.

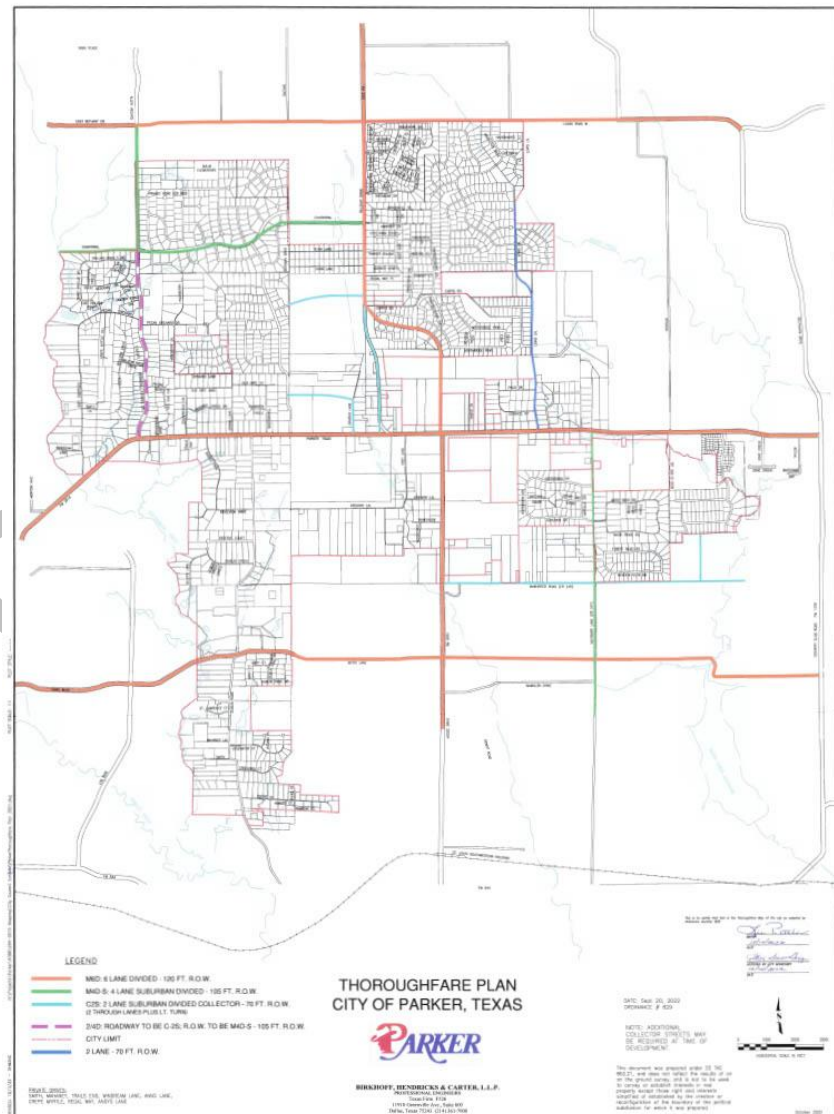
## CHAPTER 10: STREETS & DRAINAGE

### 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 MAINTENANCE

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
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	

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 lane 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	

## 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  
Lindsey Lane  
Mahaney Lane  
Maxwell Creek Ct.  
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 on an on-going basis 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 six 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 second 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

## 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)

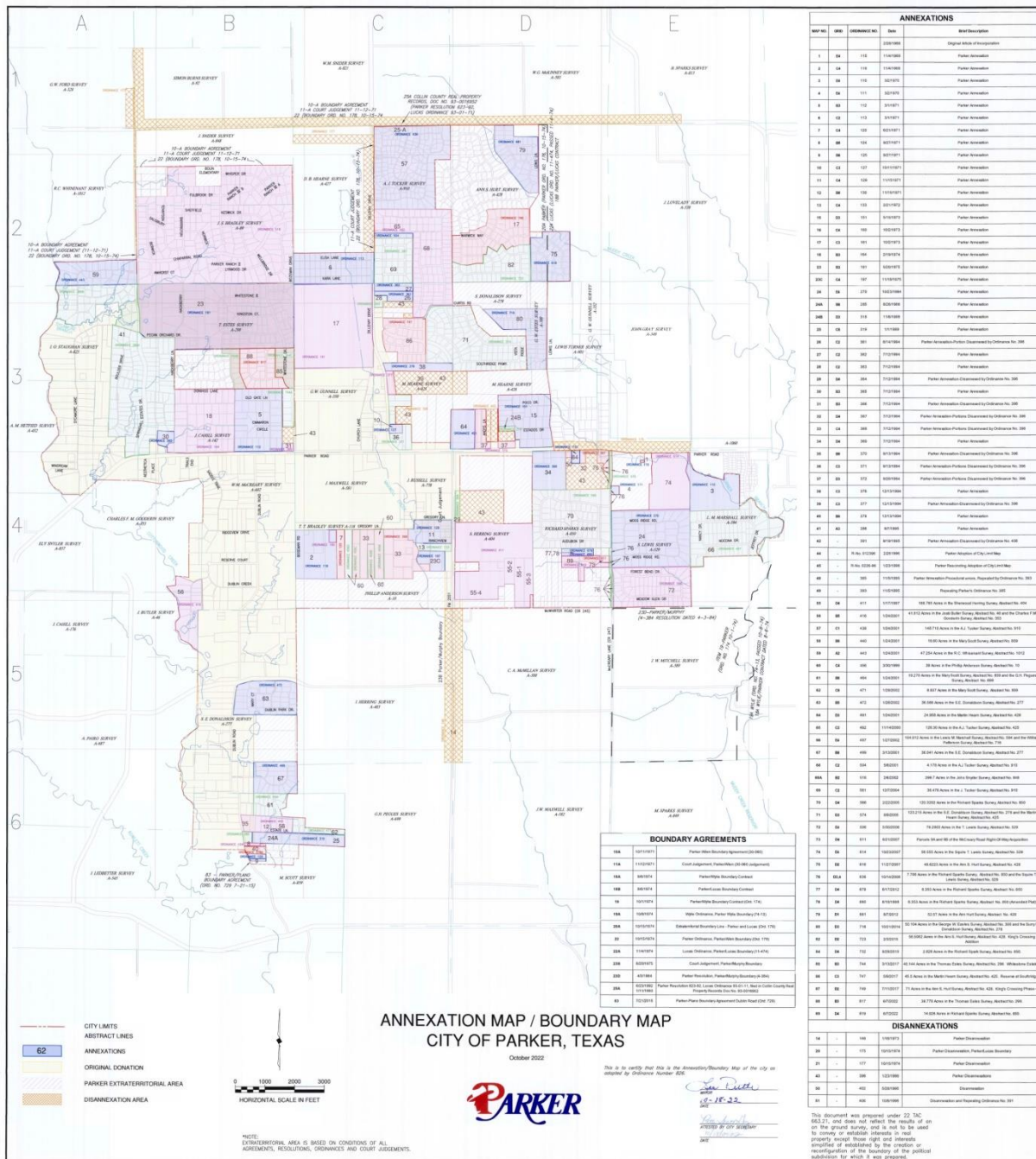
## PLANNING FOR THE FUTURE

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

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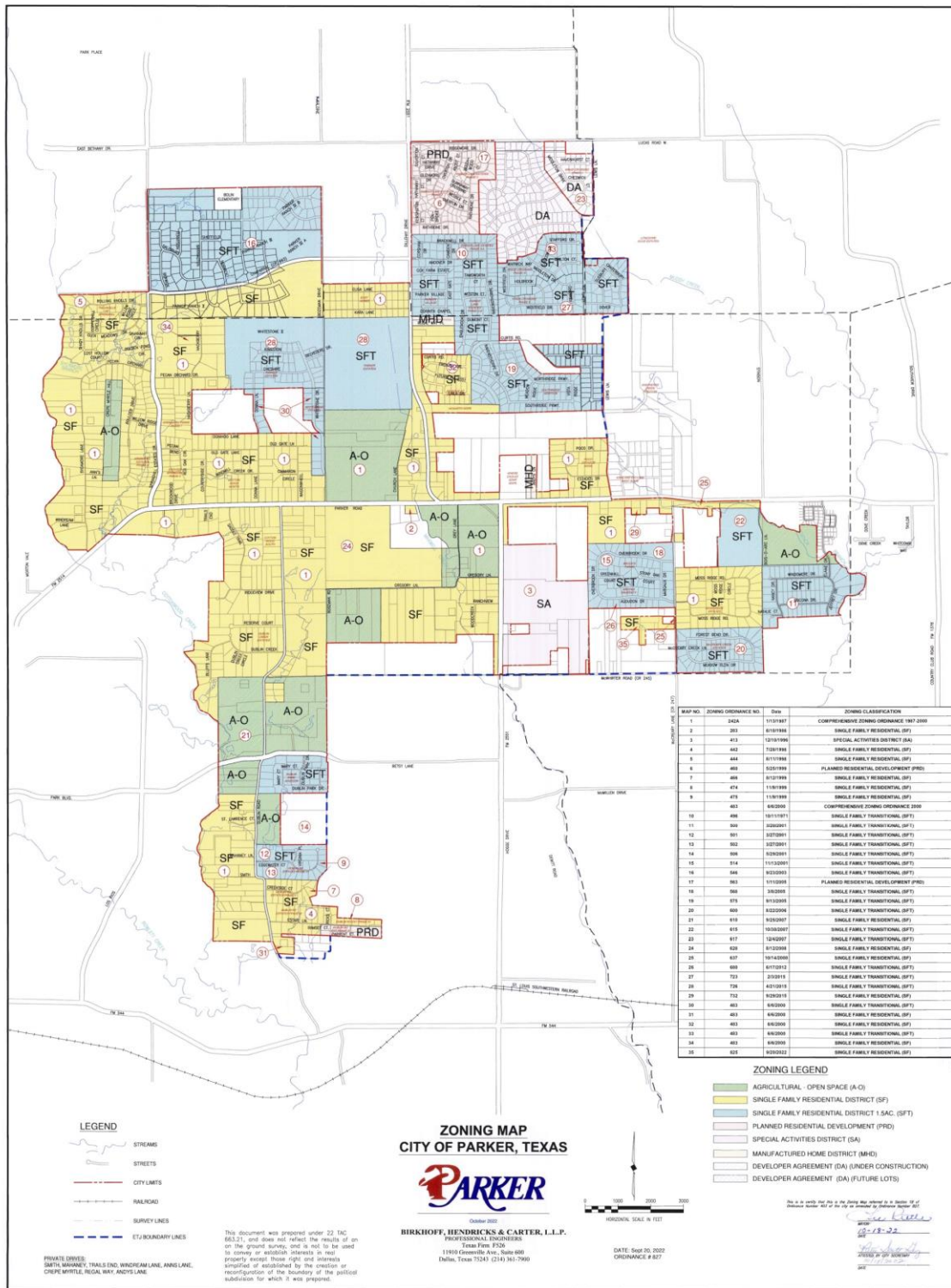
# CHAPTER 13: APPENDIX

## ANNEXATION/BOUNDARY MAP





# ZONING MAP



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MAP

