



## AGENDA

### PLANNING AND ZONING COMMISSION REGULAR MEETING

**OCTOBER 24, 2024 @ 5:30 PM**

Notice is hereby given: the Planning and Zoning Commission for the City of Parker will hold a Meeting on **Thursday, October 24, 2024, at 5:30 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 SEPTEMBER 26, 2024.
2. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES – PHASE 4 PRELIMINARY PLAT
3. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING - PHASE 6 AND 7 PRELIMINARY PLAT.
4. **COMPREHENSIVE PLAN (COMP PLAN):**  
CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REVISIONS TO THE COMPREHENSIVE PLAN (COMP PLAN).

#### **ROUTINE ITEMS**

#### **FUTURE AGENDA ITEMS**

#### **ADJOURN**

In addition to any specifically identified Executive Sessions, the Planning and Zoning Commission may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions to the requirement that a meeting be open. Should Commission elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

**I certify that this Notice of Meeting was posted on or before October 18, 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: October 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 SEPTEMBER 26, 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:	10/17/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	10/xx/2024

MINUTES  
**PLANNING AND ZONING COMMISSION MEETING**  
 September 26, 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
	Commissioner & Secretary Wei Wei Jeang		X Alternate Lynnette Ammar
	Commissioner David Leamy		
	Commissioner Jasmat Sutaria		
Staff/Others Present:			
X	Public Works Dir. Gary Machado		Interim City Attorney Catherine Clifton
	City Secretary Patti Scott Grey		City Administrator

**APPOINTMENT OF ALTERNATE(S)**

Alternate Commissioners Estabrook and Ammar are included 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 item 4 for the Commission, recorded below.



## INDIVIDUAL CONSIDERATION ITEMS

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

MOTION: Commissioner Lozano moved to approve the minutes.

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

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

MOTION: Commissioner Lozano moved to approve the minutes.

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

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

Developer indicated that these two lots were part of the engineering study and final plat that were approved and accepted by the City Council previously. The City Council asked that these two lots be excluded from approval of the final plat because these two lots sit partially in the flood plain. The City Council asked for confirmation that there will be no further encroachment into the flood plain other than what is already shown in the engineering study and final plat. The Developer did further study upstream to confirm this.

MOTION: Commissioner Lozano moved to recommend to the City Council approval of the Kings Crossing Phase 5 final plat of lots 26 and 27.

Commissioner Estabrook seconded the motion. The motion carried 4-0.

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).

Public comments commenced at 5:22 PM.

Terry Lynch identified numerous instances in the draft Comp Plan where verification, corrections, and rewording are needed in her view.

Public comments closed at 5:38 PM.

The Commissioners recommended sending the items raised by Terry Lynch to the Comp Plan Committee for further consideration.

5. FUTURE AGENDA ITEMS

Whitestone IV and Kings Crossing VI & VII preliminary plats.

6. ADJOURN

Chair Wright adjourned the meeting at 5:53 PM.

Minutes Approved on 24th day of October, 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: October 10, 2024
Exhibits:	<ol style="list-style-type: none"> <li>1. Development Application</li> <li>2. Fee receipt</li> <li>3. Engineer Letter</li> <li>4. Preliminary Plat</li> <li>5. Development Agreement</li> </ol>

### AGENDA SUBJECT

CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES – PHASE 4 PRELIMINARY PLAT.

### SUMMARY

Please review the information provided for Whitestone Estates – Phase 4 Preliminary Plat, 34 Residential Lots, 1 Common Area, 52.678 acres situated in the Thomas Estes Survey, Abstract No. 298, City of Parker, Collin County, Texas.

### POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	10/17/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	09/xx/2024

**DONIHOO FARMS, LTD.**

September 26, 2024

City of Parker  
c/o Mr. Gary Machado  
5700 Parker Rd  
Parker, Texas 75002

Ref: Whitestone Estates – Phase 4  
Preliminary Plat Application

Dear Gary:

Attached is our Development Application for approval of the Preliminary Plat for Whitestone Estates Phase 4.

Please note that the Application Fees are attached and have been calculated below.

<i>Base Fee</i>	<i>\$800</i>
<i>\$30/Acre x 52.678 Acres =</i>	<i><u>\$1,580.34</u></i>
<i>Application Fee</i>	<i><b>\$2,380.34</b></i>

We request that the preliminary plat be placed on the next available P&Z Agenda, October 24, 2024.

Please contact me if you have any questions or additional concerns.

Sincerely,



Preston Walhood

enclosure

1576



# DEVELOPMENT APPLICATION

## City of Parker, Texas

Meeting Date: 10/24/2024 Item 2.

SEP 26 2024

Date Received

Proposed Name of Subdivision: Whitestone Estates – Phase 4

### Plat Approval Requested

Filing Fee

Filing Fee

- X 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  
☐ Development Plat \$300.00 + \$30/acre

Physical Location of Property: East 700' of Whitestone Drive along Belvedere Drive (2500' North of Parker Road and Dublin Intersection) (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):

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

Acreage: 52.678

Existing # of Lots/Tracts: 1 Tracts

Existing Development Agreement

If a PD, include the Ordinance with application)

Property Owner's Name: Donihoo Farms, LTD.

Phone Number: 214-368-0238

Applicant/Contact Person: Stephen L. Sallman

Title: Manager

Company Name: Donihoo Farms, LTD.

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

Phone: 214-368-0238 Fax: 214-368-0812 Email Address: ssallman@warnergroup.com

Engineering Company: Pettitt-ECD

Contact Person: Ryan King, PE

Title: Project Manager

Street/Mailing Address: 1600 N Collins Blvd, Suite 3300 City: Richardson State: Texas Zip: 75080

Phone: 972-941-8400 Fax: n/a Email Address: ryan@petitt-eed.com

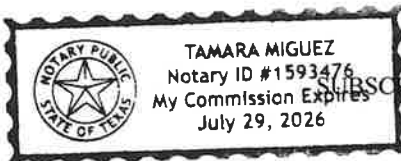
**\*\* READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, a Notary Public, on this day personally appeared Stephen L. Sallman, Manager of Donihoo Farms, Ltd. the undersigned applicant, who, under oath, stated the following:

"I herby certify that I am the owner, 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 the 24th day of September, 2024

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

Over

City of Parker \* 5700 E. Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 www.parkertexas.us

**SUBMITTAL DEADLINES:** In accordance with the most recent Plat Submittal Calendar posted on the City of Parker Website.

**SUBMISSIONS.** Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in an incomplete application. 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 the requirements of this application and checklist as well as the City of Parker, Texas Code of Ordinances, Chapter 155, Subdivision Regulations ("Subdivision Regulations"). (.

**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 and/or engineering fees, which are due at the time of preconstruction conference contemplated by §155.046 of the Subdivision Regulations. No construction shall take place prior to the preconstruction conference, g submission of certified construction cost bid(s) by the contractor(s) and Owner, and satisfaction of the remaining requirements of §155.046. 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 Director  
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

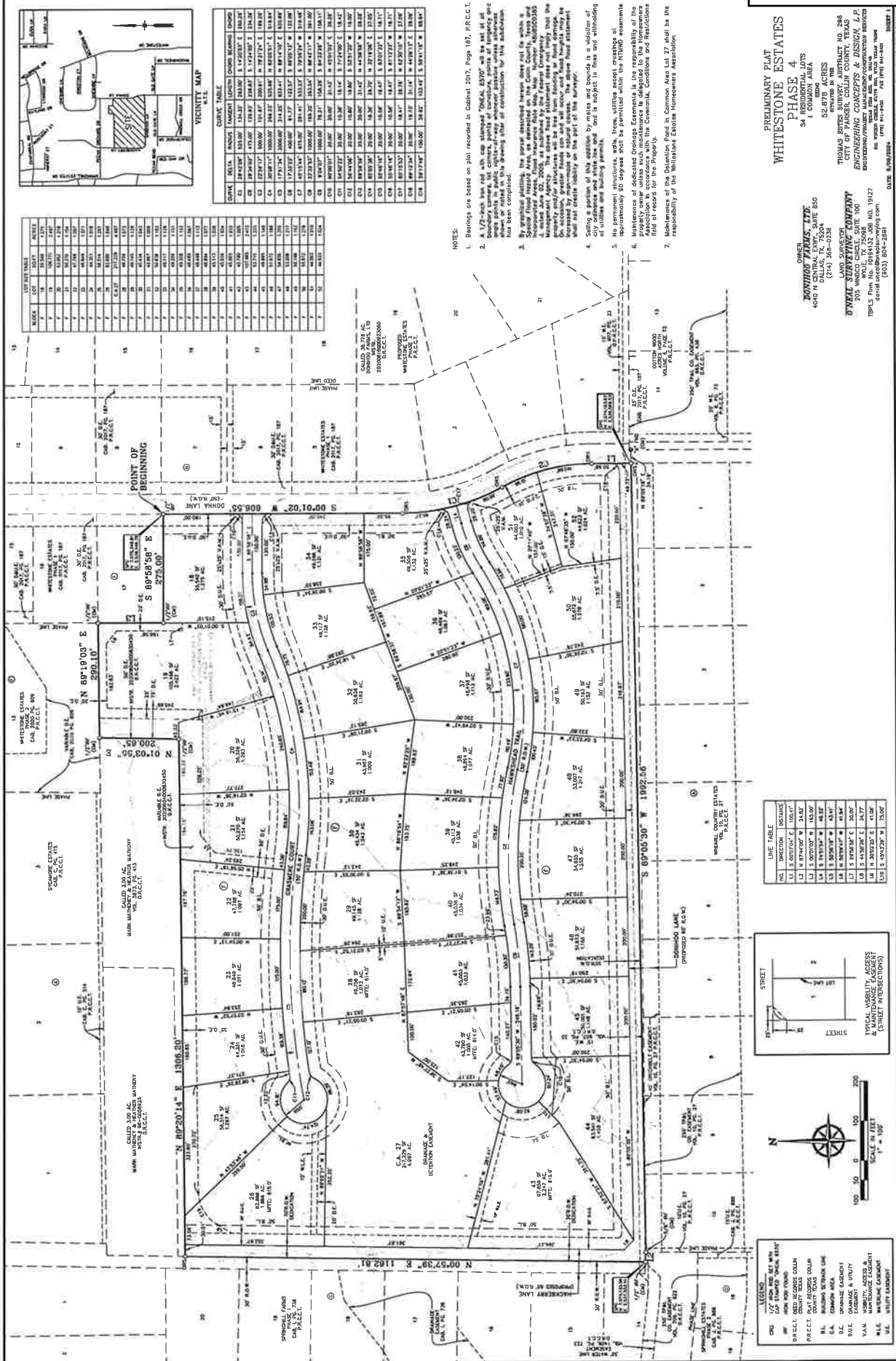
☐ Police Department

Public Hearing Required: ☐ Yes ☐ No

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

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









# Parcel Map Check Report

Meeting Date: 10/24/2024 Item 2.

Prepared by:

Survey Dept.

Pettit-ECD

1600 N Collins Blvd.

Date: Wed 09 25 2024 12:16:18 PM

Parcel Name: Overall

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,075,349.8113' East: 2,539,446.7767'

Segment# 1: Line

Course: S0° 01' 01.86"W Length: 606.555'

North: 7,074,743.2563' East: 2,539,446.5947'

Segment# 2: Curve

Length: 263.000' Radius: 525.000'

Delta: 28.7024 (d) Tangent: 134.321'

Chord: 260.258' Course: S14° 20' 02.53"E

Course In: S89° 58' 58.14"E Course Out: S61° 18' 53.08"W

RP North: 7,074,743.0988' East: 2,539,971.5947'

End North: 7,074,491.1000' East: 2,539,511.0281'

Segment# 3: Curve

Length: 236.833' Radius: 475.000'

Delta: 28.5675 (d) Tangent: 120.932'

Chord: 234.388' Course: S14° 24' 05.49"E

Course In: S61° 18' 53.08"W Course Out: N89° 52' 55.94"E

RP North: 7,074,263.1011' East: 2,539,094.3250'

End North: 7,074,264.0776' East: 2,539,569.3240'

Segment# 4: Line

Course: S0° 07' 04.06"E Length: 100.412'

North: 7,074,163.6659' East: 2,539,569.5304'

Segment# 5: Line

Course: S89° 05' 29.97"W Length: 1,992.559'

North: 7,074,132.0780' East: 2,537,577.2218'

Segment# 6: Line

Course: N87° 44' 00.46"W Length: 24.830'

North: 7,074,133.0600' East: 2,537,552.4113'

Segment# 7: Line

Course: N0° 57' 39.00"E Length: 1,162.813'

North: 7,075,295.7095' East: 2,537,571.9104'

Segment# 8: Line

Course: N89° 20' 13.86"E Length: 1,306.197'

North: 7,075,310.8197' East: 2,538,878.0200'

Segment# 9: Line

Course: N1° 03' 54.57"E Length: 200.653'

North: 7,075,511.4380' East: 2,538,881.7500'

Segment# 10: Line  
Course: N89° 19' 03.00"E Length: 290.097'  
North: 7,075,514.8935' East: 2,539,171.8264'  
,

Segment# 11: Line  
Course: S0° 01' 01.86"W Length: 165.000'  
North: 7,075,349.8936' East: 2,539,171.7769'

Segment# 12: Line  
Course: S89° 58' 58.14"E Length: 275.000'  
North: 7,075,349.8111' East: 2,539,446.7769'

Perimeter: 6,623.950' Area: 2,294,659.63Sq.Ft.  
Error Closure: 0.0003 Course: S55° 25' 48.82"E  
Error North : -0.00019 East: 0.00027

Precision 1: 22,079,830.000

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
**PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

CRAIG M. KERKHOFF, P.E.  
JOHN W. BIRKHOFF, P.E.  
GARY C. HENDRICKS, P.E.  
JOE R. CARTER, P.E.  
ANDREW MATA, JR., P.E.  
DEREK B. CHANEY, P.E.  
JUSTIN R. IVY, P.E.  
COOPER E. REINBOLD, P.E.

October 14, 2024

Mr. Gary Machado  
City of Parker  
5700 E. Parker Rd.  
Parker, Texas 75002

**TRANSMITTED VIA EMAIL**

Re: Whitestone Estates Phase 4  
Preliminary Plat & Engineering Plan Review

Dear Mr. Machado:

As you requested, we have reviewed the pre-submittal for the Preliminary Plat & Engineering Plans for the Whitestone Estates – Phase 4 development prepared by Pettitt-ECD.

Our review of the Engineering Plans is for general compliance with the City of Parker's development requirements and good engineering practice. Our review does not relieve the engineer of record of their responsibilities under the Texas Engineering Practice Act.

We offer no further comments and all previous review comments have been addressed.

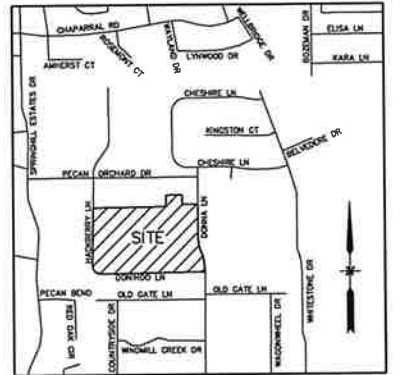
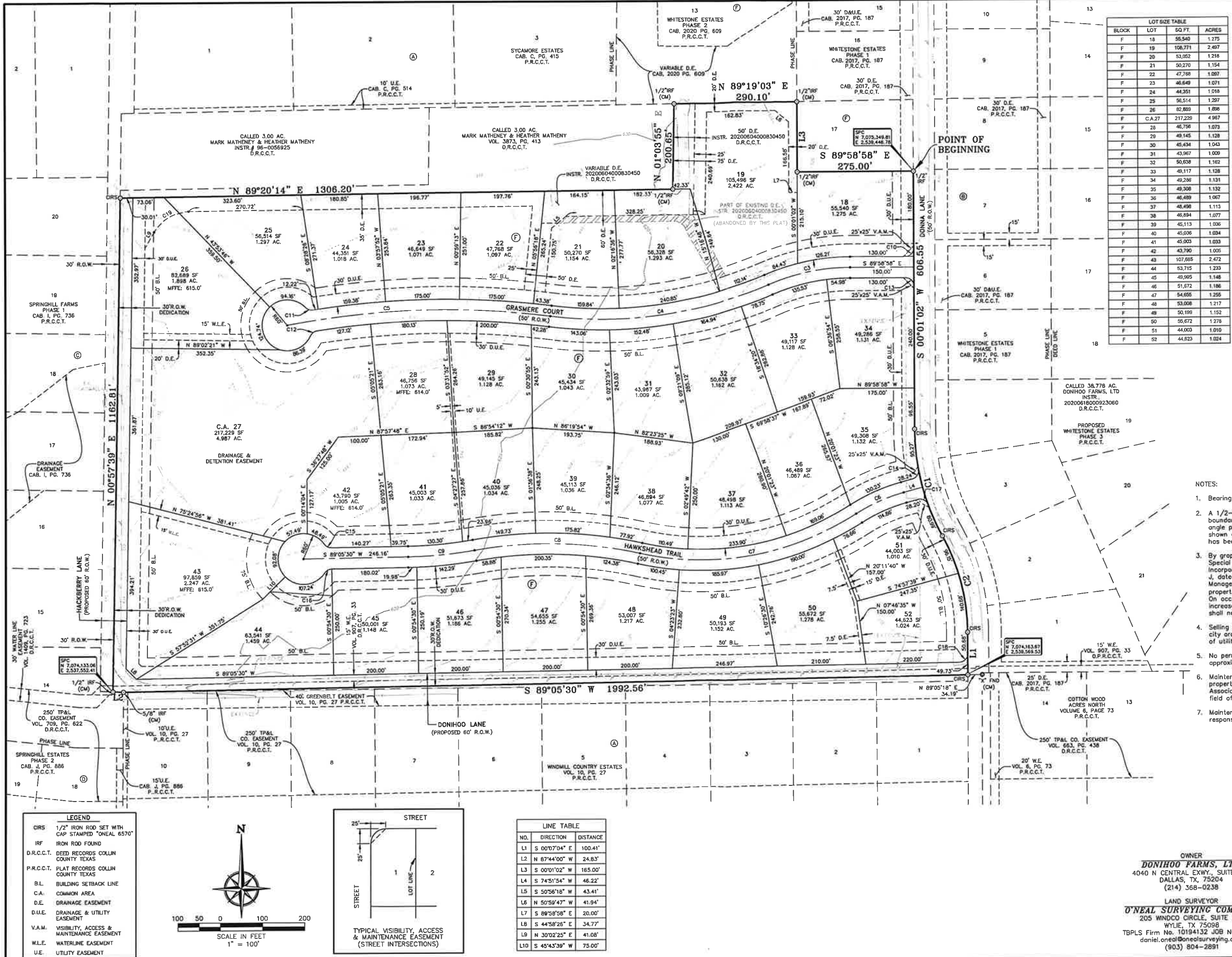
We are available to discuss our review further at your convenience.

Sincerely,

Justin R. Ivy

Justin R. Ivy, P.E.

Digitally signed by Justin R. Ivy  
DN: cn=US, e=jivy@bhcllp.com,  
o=Birkhoff, Hendricks & Carter,  
L.L.P., ou=Partner, cn=Justin R.  
Ivy  
Reason: I am the author of this  
document  
Date: 2024.10.14 16:04:47-05'00'



VICINITY MAP  
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	28°42'09"	525.00'	134.32'	263.00'	S 14°20'03" E 260.28'
C2	28°34'03"	475.00'	120.93'	236.83'	S 14°24'05" E 234.39'
C3	22°59'17"	500.00'	101.67'	200.61'	N 78°31'24" E 199.28'
C4	30°08'11"	1000.00'	289.23'	525.98'	N 82°05'51" E 519.94'
C5	17°51'34"	2000.00'	314.25'	623.41'	N 86°14'10" E 620.89'
C6	17°33'23"	400.00'	61.77'	122.57'	S 66°05'13" W 122.09'
C7	45°15'44"	675.00'	281.41'	533.23'	S 79°56'24" W 519.48'
C8	22°32'53"	1000.00'	199.35'	393.54'	N 88°42'11" W 391.00'
C9	9°04'07"	1000.00'	79.31'	158.28'	S 84°33'26" W 158.11'
C10	90°00'01"	20.00'	20.00'	31.42'	N 45°01'02" E 28.28'
C11	54°50'22"	20.00'	10.38'	19.14'	S 71°24'00" E 18.42'
C12	58°44'06"	20.00'	10.80'	19.80'	S 52°51'20" W 19.00'
C13	89°59'59"	20.00'	20.00'	31.42'	N 44°58'58" W 28.28'
C14	85°05'38"	20.00'	18.36'	29.70'	N 32°19'06" E 27.05'
C15	55°46'16"	20.00'	10.58'	19.47'	S 63°01'22" E 18.71'
C16	55°46'16"	20.00'	10.58'	19.47'	S 61°12'22" W 18.71'
C17	85°15'53"	20.00'	18.41'	29.76'	N 62°30'10" W 27.09'
C18	89°12'34"	20.00'	19.73'	31.14'	N 44°29'13" E 28.09'
C19	59°17'49"	100.00'	56.92'	103.49'	S 59°41'19" W 98.94'

- NOTES:
- Bearings are based on plot recorded in Cabinet 2017, Page 187, P.R.C.C.T.
  - A 1/2-inch iron rod with cap stamped "ONEAL 6570" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing after all construction for this subdivision has been completed.
  - By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas, and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0385 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. The above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
  - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - No permanent structures, walls, trees, utilities except crossings at approximately 90 degrees shall be permitted within the NTWD easements.
  - Maintenance of dedicated Drainage Easements is the responsibility of the property owner unless such maintenance is delegated to the Homeowners Association in accordance with the Covenants, Conditions and Restrictions field of record for the Property.
  - Maintenance of the Detention Pond in Common Area Lot 27 shall be the responsibility of the Whitestone Estates Homeowners Association.

PRELIMINARY PLAT  
WHITESTONE ESTATES  
PHASE 4  
34 RESIDENTIAL LOTS  
1 COMMON AREA

OWNER  
**DONIHOO FARMS, LTD.**  
4040 N CENTRAL EXWY, SUITE 850  
DALLAS, TX 75204  
(214) 368-0238

LAND SURVEYOR  
**O'NEAL SURVEYING COMPANY**  
205 WINDCO CIRCLE, SUITE 100  
WYLLIE, TX 75098  
TBP.LS Firm No. 1019132 JOB NO. 19127  
daniel.oneal@onealsurveying.com  
(903) 804-2891

THOMAS ESTES SURVEY, ABSTRACT NO. 298  
CITY OF PARKER, COLLIN COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098  
(972) 841-8400 FAX (972) 841-8401

DATE: 5/09/2024  
SHEET 1 OF 2

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS DONIHOO FARMS, LTD., IS THE OWNER OF A 52.678 ACRES OF LAND SITUATED IN THE THOMAS ESTES SURVEY, ABSTRACT NUMBER 298, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 119.9785 ACRE TRACT OF LAND AS CONVEYED TO GENEVA PARTNERS, LTD. BY DEED RECORDED IN VOLUME 5874, PAGE 2850, DEED RECORDS, COLLIN COUNTY, TEXAS (DRCCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 17, BLOCK F, WHITESTONE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET 2017, PAGE 187, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT), SAME BEING IN THE WEST LINE OF WHITESTONE DRIVE;

THENCE ALONG THE WEST LINE OF SAID WHITESTONE DRIVE AND SAID WHITESTONE ESTATES, PHASE 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, A DISTANCE OF 606.55 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET WHOSE CHORD BEARS SOUTH 14 DEGREES 20 MINUTES 03 SECONDS EAST, A DISTANCE OF 260.26 FEET;
- 2) SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28 DEGREES 42 MINUTES 09 SECONDS, AN ARC DISTANCE OF 263.00 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET THE BEGINNING OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET WHOSE CHORD BEARS SOUTH 14 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 234.39 FEET;
- 3) SOUTHEASTERLY, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28 DEGREES 34 MINUTES 03 SECONDS, AN ARC DISTANCE OF 236.83 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE END OF SAID CURVE;
- 4) SOUTH 00 DEGREES 07 MINUTES 04 SECONDS EAST, A DISTANCE OF 100.41 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED 119.9785 ACRE TRACT, SAME BEING WITHIN DONIHOO LANE, A 30 FT. PUBLIC ROAD, FROM WHICH AN "X" CUT FOUND FOR REFERENCE BEARS SOUTH 75 DEGREES 52 MINUTES 53 SECONDS WEST, A DISTANCE OF 1.47 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 119.9785 ACRE TRACT AND GENERALLY ALONG SAID DONIHOO LANE, A DISTANCE OF 1992.56 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 87 DEGREES 44 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 119.9785 ACRE TRACT, A DISTANCE OF 24.83 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 119.9785 ACRE TRACT, SAID BEING THE SOUTHEAST CORNER OF A 30 FOOT WIDE TRACT DEDICATED FOR RIGHT-OF-WAY OF HICKORY LANE, BY SPRINGHILL FARMS, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET I, PAGE 736, PRCCT;

THENCE NORTH 00 DEGREES 57 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID 119.9785 ACRE TRACT, COMMON TO THE EAST LINE OF SAID HICKORY LANE TRACT, DISTANCE OF 1162.81 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE COMMON WEST CORNER OF SAID 119.9785 ACRE TRACT A CALLED 3.00 ACRE TRACT, OF LAND AS CONVEYED TO MARK MATHENEY AND HEATHER MATHENEY BY DEED RECORDED IN VOLUME 3873, PAGE 413, DRCCT;

THENCE ALONG THE COMMON LINES OF SAID 119.9785 ACRE TRACT AND SAID 3.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 20 MINUTES 14 SECONDS EAST, A DISTANCE OF 1306.20 FEET TO A 1/2-INCH IRON ROD FOUND;
- 2) NORTH 01 DEGREES 03 MINUTES 55 SECONDS EAST, A DISTANCE OF 200.65 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE COMMON NORTH CORNER OF SAID 119.9785 ACRE TRACT AND SAID 3.00 ACRE TRACT, SAID BEING IN THE SOUTH LINE OF WHITESTONE ESTATES, PHASE 2, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET 2020, PAGE 609, PRCCT;

THENCE NORTH 89 DEGREES 19 MINUTES 03 SECONDS EAST, ALONG THE COMMON LINE OF SAID 119.9785 ACRE TRACT AND SAID WHITESTONE ESTATES, PHASE 2, A DISTANCE OF 290.10 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 17, BLOCK F, WHITESTONE ESTATES, PHASE 1;

THENCE OVER AND ACROSS SAID 119.9785 ACRE TRACT, ALONG THE BOUNDARY LINES OF SAID LOT 17, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, A DISTANCE OF 165.00 FEET TO A 1/2-INCH IRON ROD FOUND;
- 2) SOUTH 89 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.678 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, DONIHOO FARMS, LTD., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as WHITESTONE ESTATES, PHASE 4, an addition to the City of Parker, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Parker, Texas.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

For: DONIHOO FARMS, LTD., a Texas limited partnership  
By: DF Advisers, LLC, its general partner

By: Stephen L. Saliman, Manager

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stephen L. Saliman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas  
My Commission Expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, hereby certify, that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Parker, Collin County, Texas.

Preliminary, this drawing shall not be recorded for any purpose.

DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6570

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas  
My Commission Expires:

CITY APPROVAL CERTIFICATE

Recommended for Approval:

Chairman, Planning and Zoning Commission  
City of Parker, Texas

Date

Approved and Accepted:

Mayor, City of Parker, Texas

Date

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing final plat of Whitestone Estates, Phase 4, a subdivision or addition to the City of Parker was submitted to the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the mayor to note the approval thereof by signing his name herein above subscribed,

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

City Secretary  
City of Parker, Texas

Date

On-Site Sewage Facilities (OSSF) Notes:

(Due to the site evaluator's determination that lots are predominately class IV soils and rock).

- > All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured and shallow rock may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application or Drip Irrigation on lots.
- > All lots must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
  - o Each lot has a drainage or drainage/utility easement to which setbacks will be required.
  - o There are several and/or large drainage/other easements on lots 19F, 20F, 21F, and 22F that might affect system placement, system type or final lot layout. Careful lot pre-planning with RS/PE is recommended on these lots.
- > There are no easements other than those noted on the final plat. Any additional easements located on the plat that were not disclosed at the time of approval could render any lot unusable for future or existing OSSF and, therefore, uninhabitable.
- > There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
- > Tree removal and/or grading for OSSF may be required on individual lots.
- > There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- > Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- > Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative  
Collin County Development Services

PRELIMINARY PLAT  
WHITESTONE ESTATES  
PHASE 4

34 RESIDENTIAL LOTS  
1 COMMON AREA

BEDG  
52.678 ACRES  
SITUATED IN THE

THOMAS ESTES SURVEY, ABSTRACT NO. 298  
CITY OF PARKER, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 001148  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098

(972) 941-8400 FAX (972) 941-8401

OWNER  
DONIHOO FARMS, LTD.  
4040 N CENTRAL EXWY., SUITE 850  
DALLAS, TX, 75204  
(214) 368-0238

LAND SURVEYOR  
ONEAL SURVEYING COMPANY  
205 WINDCO CIRCLE, SUITE 100  
WYLIE, TX 75098

TBPLS Firm No. 10194132 JOB NO. 19127  
daniel.oneal@onealsurveying.com

(903) 804-2891

DATE: 5/09/2024

2:\PROJECTS\06118 Whitestone Estates 4\dwg\Phase\06118 Preliminary Plat.dwg

**RESOLUTION NO. 2015-471***(Development Agreement - Donihoo Farms)*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, APPROVING THE TERMS OF AN AGREEMENT BETWEEN THE CITY OF PARKER AND GENEVA PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP AND WARNER LAND ADVISORS, L.P., A TEXAS LIMITED PARTNERSHIP PROVIDING FOR A DEVELOPMENT AGREEMENT FOR APPROXIMATELY 131.6 ACRES OF LAND IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF PARKER DESCRIBED IN EXHIBIT A, ATTACHED HERETO; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING A SAVINGS CLAUSE.**

**WHEREAS**, the Parties have the power and authority to enter into this Agreement, including, but not limited to, the authority granted by Section 212.172 of the Texas Local Government Code; and

**WHEREAS**, the Parker City Council has reviewed an agreement by and between the City of Parker and GENEVA PARTNERS, LTD., A Texas limited partnership and WARNER LAND ADVISORS, L.P., a Texas limited partnership, entitled "Development Agreement," a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Agreement"); and

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

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

**SECTION 1.** The terms of the Agreement are approved.

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

**DULY PASSED AND APPROVED** by the City Council of the City of Parker, Texas on this the 21<sup>st</sup> day of April, 2015.




**CITY OF PARKER**

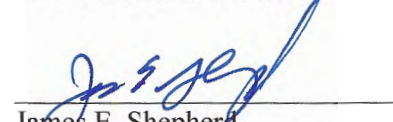


  
Z Marshall  
Mayor

**ATTEST:**

  
Carrie L. Smith  
City Secretary

**APPROVED AS TO FORM:**

  
James E. Shepherd  
City Attorney





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05/11/2015 09:48:23 AM AG 1/19

Meeting Date: 10/24/2024 Item 2.

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "**Agreement**") is made and executed this 21<sup>st</sup> day of April, 2015 (the "**Effective Date**"), by and among the CITY OF PARKER, TEXAS, a municipal corporation existing under the laws of the State of Texas (the "**City**"), GENEVA PARTNERS, LTD., A Texas limited partnership ("**Property Owner**"), and WARNER LAND ADVISORS, L.P., a Texas limited partnership ("**Developer**"). The City, the Property Owner and the Developer are sometimes hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**."

### RECITALS

**WHEREAS**, Property Owner is the owner of that certain approximate 131.6 acre tract of land located in the extraterritorial jurisdiction ("**ETJ**") of the City and being more particularly described on Exhibit A attached to this Agreement and made a part hereof (the "**Property**"), and

**WHEREAS**, the Parties intend that the Property be developed in accordance with the mutually agreeable regulations provided in this Agreement, and

**WHEREAS**, the Property Owner has been notified of his right under Section 43.033(7) of the Texas Local Government Code (the "**Local Government Code**"), to enter into a development agreement in lieu of annexation by the City, and the Property Owner has waived and does waive his right to avoid annexation of land under an agricultural exemption; all as set forth in this Agreement, and

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

**WHEREAS**, the Parties desire to obtain the benefits of certainty and predictability regarding future development of the Property that can be provided by a development agreement for property that is currently located in the ETJ of the City, and which is to be annexed into the City as set forth in this Agreement, and

**WHEREAS**, the Parties have the power and authority to enter into this Agreement, including, but not limited to, the authority granted by Section 212.172 of the Texas Local Government Code,

**NOW, THEREFORE**, in consideration of the covenants and conditions contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

## I. DEFINITIONS.

“City Council” means the City Council of the City.

“Development Plan” means the Development Plan attached hereto as Exhibit B which Development Plan and includes the Development Standards attached hereto as Exhibit C.

“Lender” means a person or entity that receives a collateral assignment, pledge, security interest, lien or other encumbrance of or in all or any part of the Property or in Developer’s right, title and interest in and to this Agreement to secure repayment of a debt or performance of an obligation by Developer.

“Lot Owner” means any “end-buyer of a fully developed and improved lot” within any platted single family residential subdivision as such phrase is used in Section 212.172(f) of the Local Government Code. Without limiting the foregoing, for purposes of this Agreement: (A) the term “end-buyer” means any owner, developer, tenant, user or occupant and (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 recorded in the Official Real Property Records of Collin County, Texas.

## II. ANNEXATION AND DEVELOPMENT.

**1. Agreement Not to Annex.** The City guarantees the continuation of the extraterritorial status of the Owner’s Property, its immunity from annexation by the City, and its immunity from City Property taxes, until annexed under the terms of this Agreement.

**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 Owner, the Developer and the City, the “Development Plan”). All development applications shall substantially comply with the Development Plan. Owner may make minor revisions to the development plan so long as the total number of single-family lots does not exceed ninety-one (91) lots. All ordinance provisions of the City not specifically modified by specific provisions of the Development Plan and Development Standards shall be in effect and enforceable within the property as they are in the remainder of the City. No lot shall be less than one net acre in size.

**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 (as of the Effective Date of this Agreement); and
- c. The special regulations set forth on Exhibit C (“Development Standards”).

d. All uniform building, fire, plumbing, electrical, mechanical, energy, and property maintenance codes adopted by the City from time to time, including generally applicable local amendments thereto; and

e. Development of the Property shall be governed by and occur in accordance with the development regulations set forth in the City's Single Family Transitional (SFT) Zoning Classification of Chapter 156 of the Code of Ordinances, as specifically modified by the Development Standards attached hereto as Exhibit C.

**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 inconsistent with the Governing Regulations may be denied by the City.

**5. Annexation and Zoning.** The Parties agree that the Property shall not be annexed by the City prior to the fifth anniversary of this Agreement unless (a) the Property is no longer wholly owned by the Owner, or (b) the Owner files with the City a petition for annexation for the Property, whichever (a) or (b) may first occur. The petition to annex must be submitted within ten (10) business days after the recordation of a final plat for the Property. Owner expressly agrees and consents that the Property may be annexed, in whole or in part, by the City on the first occurring of the following:

- a. The fifth anniversary date of this Agreement has passed,
- b. The Owner does not own the Property, either through conveyance to an end buyer, or through foreclosure, or otherwise; or
- c. Failure to submit a valid final plat within the first five years after the Effective Date of this Agreement, and/or failure to timely submit a petition for annexation.
- d. Upon 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 and the Owner expressly agrees that the City will zone the Property to a zoning district ("District") that is consistent with the Governing Regulations. The City agrees, to the extent permitted by Section 212.172 of the Texas Local Government Code,, to zone the Property to a district (SF or SFT) that is consistent with the Governing Regulations. 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 the Property, any development of the annexed land may begin and shall thereafter be in accordance with this Agreement, unless the zoning of the Property is inconsistent with this Agreement, in which case Owner may, at its option, choose to develop in accordance with such zoning.

### III. WATER SYSTEM.

1. **Certificate of Convenience and Necessity** - The City is the holder of a water CCN that includes the Property.

2. **Water Service** - The City hereby represents that 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. Owner agrees and acknowledges the water supply to the City and the Property is subject to the terms and conditions of the City's sole source of potable water, the North Texas Municipal Water District, and the City has no duty to provide any additional source, quantity, or quality of water to the Property than that provided by NTMWD to the City.

### IV. ROADWAY SYSTEM.

1. **Donihoo Lane** – Developer will not be required to make any improvements to Donihoo Lane.

2. **Hackberry Lane** – Developer will not be required to make any improvements to Hackberry Lane.

3. **Interior Roadway Construction** – On all interior roads in the subdivision, the City will allow the Developer to dedicate fifty (50) foot wide rights of way, with the exception of the N/S Residential Collector which shall have an eighty-five (85) foot right of way with a concrete section of thirty-two feet in width. Stamped concrete is not permitted

### V. TERM OF AGREEMENT.

This Agreement is a development agreement authorized by Section 212.172 of the Local Government Code. This Agreement shall continue in effect for a term of fifteen (15) years after the Effective Date and may be renewed by written agreement of the City and the Developer for two (2) successive periods of fifteen (15) years each, up to a maximum of forty-five (45) years after the Effective Date.

### VI. COLLATERAL ASSIGNMENT BY DEVELOPER TO LENDER.

Developer shall have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber its right, title and interest in and to this Agreement for the benefit of its Lender without the consent of, but with prompt written notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any Lender to perform any obligations or incur any liability under this Agreement unless the Lender agrees in writing to perform such obligations or incur such liability, or, unless the Lender becomes the Property Owner of all or some portion of the Property. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a Lender, whether judicial or non-judicial.

## VII. 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. This Agreement may be terminated by the mutual written agreement of the Parties.

## VIII. DEFAULTS.

1. If a party is in default under this Agreement, the non-defaulting party must notify all parties in writing of an alleged failure by the non-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 thirty (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.

2. The non-defaulting 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.

3. If the non-defaulting 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 non-defaulting party, or that such failure is excusable, such determination must conclude the investigation.

4. If the non-defaulting 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 non-defaulting party, then the non-defaulting party may proceed to mediation.

5. 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 (2) days after the mediation is initiated or fourteen (14) days after mediation is requested. The parties participating in the mediation must share the costs of the mediation equally.

6. 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 non-defaulting party may file suit

in a court of competent jurisdiction in Collin County, Texas, and seek any relief available at law or in equity.

## IX. MISCELLANEOUS

1. **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 (i) by certified or registered mail and shall be deemed to have been given and received two (2) days after a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, or (ii) by personal delivery and/or by recognized overnight delivery service and shall be deemed to have been given and received upon such delivery. Such notice shall be given to the parties hereto at the address set forth in Exhibit D attached hereto. 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.

2. **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.

3. **Savings/Severability.** In case anyone 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 affect 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.

4. **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.

5. **Entire Agreement.** 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 the Agreement.

6. **Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which will be deemed an original for all purposes.

7. **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.

8. **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.

9. **Time is of the Essence.** Time is of the essence in this Agreement.

**10.** 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.

**11. Recordation and Releases and Estoppel**

**a. Recordation.** Pursuant to the requirements of Section 212.72(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, developer, 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 regulation that apply to specific lots” mean the Development Standards 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).

**b. Releases.** From time to time upon written request of Developer, any assignee, any lender, or any successor, the City staff may 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. Notwithstanding any other provision of this Agreement, any portion of the Property released from this agreement may be immediately annexed by the City, as may any portion of the Property conveyed to an “end user”.

**c. 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.

**12. Assignment of Agreement.** Any assignment of this Agreement to an unaffiliated or unrelated entity of Developer requires approval of the City, which approval shall not unreasonably be withheld. A related or unrelated assignee under this subsection shall be subject to all of Developer’s obligations as set forth in this Agreement.

**13. 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.

**14. Consideration.** This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed; and pursuant to Section 212.172 of the TEX.LOC.GOV'T CODE as to the City.

**15. Binding Effect.** This Agreement runs with the land and will be binding upon and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors and authorized assigns. This Agreement only inures to the benefit of, and may be enforced by, the parties, assignees, lenders, successors, and the City. No other person or entity is a third-party beneficiary of this Agreement.

**16. 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 the 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.

**17. 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.

Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions.

**18. Effective Date.** The Effective Date of this Development Agreement shall be either (i) the date on which this Agreement is approved by the City Council of the City or (ii) the date on which rezoning acceptable to Developer on the adjacent 322 acres (which is the subject of Developer's application for rezoning dated January 21, 2015) is approved by the City Council. The Agreement must be approved and executed by Owner and Developer prior to the City approval.

***[SIGNATURE PAGES FOLLOW]***



IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of  
April 21, 2015.

**PROPERTY OWNER:**

GENEVA PARTNERS, LTD.,

a Texas limited partnership

By: Stephen L. Sallman, Mgr.

Name: Stephen L. Sallman

Title: Manager

STATE OF TEXAS §

§

COUNTY OF ~~DALLAS~~ §

COLLIN

This instrument was acknowledged on the 21 day of April, 2015,  
 by Stephen L. Sallman, Manager of Geneva Partners, Ltd. on behalf of said partnership.



Carrie L. Smith

Notary Public in and for the State of Texas

My Commission Expires: 1/27/2019

**DEVELOPER:**

WARNER LAND ADVISORS, L.P.,

a Texas limited partnership

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

a Texas limited liability company,

Its general partner

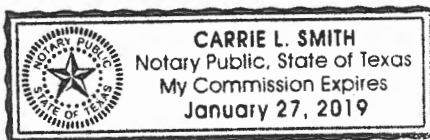
By: Stephen L. Sallman, Mgr.Name: Stephen L. SallmanTitle: Manager

STATE OF TEXAS §

§

COUNTY OF ~~DALLAS~~ §  
COLLIN

This instrument was acknowledged on the 21<sup>st</sup> day of April, 2015, by Stephen L. Sallman, Manager of Warner Capital, LLC, a Texas limited liability company, the General Partner of Warner Land Advisors, L.P., a Texas limited partnership, on behalf of said company and limited partnerships.



A handwritten signature in cursive script that reads "Carrie L. Smith".

Notary Public in and for the State of Texas

My Commission Expires: 1/27/2019

**CITY:**

CITY OF PARKER, TEXAS



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

Name: Z Marshall

Title: Mayor

ATTEST:

Carrie L. Smith

Carrie L. Smith, City Secretary

APPROVED AS TO FORM:

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

Name: James E. Shepherd

Title: City Attorney

SIGNATURE PAGE TO DEVELOPMENT AGREEMENT

SCHEDULE OF EXHIBITS:

Exhibit A – Description of Property

Exhibit B – Development Plan

Exhibit C – Development Standards

Exhibit D – Address for Notices

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SIGNATURE PAGE TO DEVELOPMENT AGREEMENT

**EXHIBIT A****Description of Property****TRACT 1****METES AND BOUNDS DESCRIPTION**

4760S

BEING a tract of land situated in the Thomas Estes Survey, Abstract No. 298, City of Parker, Collin County, Texas the subject tract being a portion of a tract of land conveyed to Billy Joe Donihoo according to the deed recorded in County Clerk's File Number 97-0009145 of the Deed Records of Collin County, Texas (DRCCT), the subject tract being more particularly described as follows;

BEGINNING at a "PK" nail set in the approximate center line of Hackberry Lane, same being the southwest corner of a tract of land conveyed to Mark Matheney according to the deed recorded in County Clerk's File Number 97-0021137 (DRCCT), from said "PK" nail a 1/2" iron pin found bears N 10° 04' 23" E, a distance of 203.03 feet;

THENCE, N 89° 59' 26" E, along the south line of said Matheney Tract, a distance of 1305.95 feet to a 1/2" iron pin found at corner;

THENCE, N 01° 42' 02" E, along the east line of said Matheney Tract, a distance of 200.76 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner, from which a 1/2" iron pin found bears N 04° 25' 45" W, a distance of 2.94 feet;

THENCE, N 89° 58' 50" E, passing a 1/2" iron pin found on line at a distance of 2696.05 feet and continuing a total distance of 2716.10 feet to a 1/2" iron pin with a yellow cap stamped Precise Land Surveying found at corner, from which a 1/2" iron pin found bears N 42° 39' 18" W, a distance of 1.19 feet;

THENCE, S 00° 32' 01" W, along the west line of Parker Estates, an addition to the City of Parker according to the file plat recorded in Cabinet A, Page 198 (DRCCT), a distance of 727.24 feet to a 1/2" iron pin found at corner;

THENCE, S 00° 53' 21" W, along the west line of a tract of land conveyed to Tareef Jarjour et, al, according to the deed recorded in Volume 2147, Page 41 (DRCCT), a distance of 636.64 feet to a 1/2" iron pin with a red cap found at the southwest corner of said Jarjour Tract and the northwest corner of a tract of land conveyed to Douglas P. Williams according to the deed recorded in Volume 1463, Page 303 (DRCCT), same being the northeast corner of a tract of land conveyed to Chieh Chen and Sherry K. Chern according to the deed recorded in County Clerk's File Number 92-0029270 (DRCCT);

THENCE, S 89° 31' 21" W, along the north line of said Chen Tract, a distance of 388.43 feet to a 1/2" iron pin found at the northeast corner of Cottonwood Acres North, an addition to the City of Parker according to the file plat recorded in, Volume 6, Page 84 (DRCCT);

THENCE, N 89° 29' 17" W, along the north line of said Cottonwood Acres North, a distance of 1604.36 feet;

THENCE, S 00° 39' 53" W, a distance of 3.96 feet to the northeast corner of Windmill Country Estates, an addition to the City of Parker according to the file plat recorded in Volume 10, Page 27 (DRCCT);

THENCE, S 89° 44' 29" W, along the north line of said Windmill Country Estates, and towards the south side of Donihoo Lane, a distance of 2026.43 feet to a 1/2" iron pin found at the northwest corner of said Windmill Country Estates;

THENCE, N 86° 17' 09" W, a distance of 25.01 feet;

THENCE, N 01° 36' 54" E, along the approximate center line of said Hackberry Lane, a distance of 1162.81 feet to the PLACE OF BEGINNING with the subject tract containing 5,226,264 square feet or 119.9785 acres of land.

pg A-1

TRACT 1 (CONT.)  
METES AND BOUNDS DESCRIPTION

4835S

BEING a tract of land situated in the Thomas Estes Survey, Abstract No. 298, City of Parker, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Chih-Chieh Chen and Sherry K. Chern according to the deed recorded in County Clerk's File No. 92-0029270 of the Deed Records of Collin County, Texas (DRCCT), the subject tract being more particularly described as follows;

BEGINNING at a 1/2" iron pin found with a red cap at the northeast corner of the subject tract same being the southeast corner of a tract of land conveyed to Geneva Partners, Ltd. according to the deed recorded in Volume 5874, Page 2850 (DRCCT), said point being the southwest corner of a tract of land conveyed to Tareef Jarjour et al according to the deed recorded in Volume 2147, Page 41 (DRCCT), and further being the northwest corner of a tract of land conveyed to Douglas F. Williams according to the deed recorded in Volume 1463, Page 303 (DRCCT);

THENCE, S 00° 34' 37" W, along the west line of said Williams Tract, a distance of 458.31 feet to a 1" iron pipe found at the southwest corner of said Williams Tract;

THENCE, S 00° 44' 55" W, along the west line of a tract of land conveyed to Plano Independent School District according to the deed recorded in Volume 5571, Page 4618 (DRCCT), a distance of 850.24 feet to a point for corner;

THENCE, S 89° 58' 09" W, along a north line of said Plano Independent School District Tract passing a wood fence corner post found at the northwest corner of said Plano Independent School District Tract at a distance of 30 feet and continuing along the north line of a tract of land conveyed to Geoffery L. Condren according to the deed recorded in County Clerk's File No. 94-0015084 (DRCCT), a total distance of 387.33 feet to a wood fence corner post found at the northwest corner of said Condren Tract, same being in the east line of Cottonwood Acres North, an addition to the City of Parker according to the file plat recorded in Volume 6, Page 84 (DRCCT);

THENCE, N 00° 38' 33" E, along the east line of said Cottonwood Acres North, passing a 1/2" iron pin found on line at a distance of 129.68 feet, continuing a total distance of 1305.51 feet to a 5/8" iron pin found at the northeast corner of said Cottonwood Acres North, same being in the south line of said Geneva Partners, Ltd tract;

THENCE, N 89° 31' 21" E, along the south line of said Geneva Partners, Ltd tract, a distance of 388.43 feet to the PLACE OF BEGINNING with the subject tract containing 507,485 square feet or 11.6503 acres of land.

pg. A-2

EXHIBIT A  
PROPERTY DESCRIPTION  
TRACT 2

J.E. SMITH, LAND SURVEYOR  
5269 HWY No. 377 SOUTH  
AUBREY, TEXAS 76227

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, a part of the THOMAS ESTES SURVEY, ABSTRACT No. 298, and being and including all that same land conveyed to Parker Estates Associates as evidenced by deed recorded in Volume 1901, Page 930, of the Collin County Land Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an 1/2 inch iron rod set for the Northeast corner of said THOMAS ESTES SURVEY, said corner being on the West line of Easy Acres Addition, an addition to Collin County according to the plat thereof recorded in Volume 6, page 87 of the Collin County Map Records, said corner also being the Southeast corner of a record 319.024 acre tract described in a deed to Douglas/Hall, Ltd., recorded in Volume 5434, page 940 of the Collin County Land Records;  
THENCE with an old road and the East line of the THOMAS ESTES SURVEY, South 01 degrees 18 minutes 21 seconds West 97.68 feet to an 1/2 inch iron rod found at the Southwest corner of said Easy Acres Addition;  
THENCE continuing with said old road and the East line of the THOMAS ESTES SURVEY, South 00 degrees 50 minutes 59 seconds West 2,110.69 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of the tract described in a deed to Billy Joe Donihoo, recorded under Clerk's File No. 97-0009145;  
THENCE North 89 degrees 36 minutes 13 seconds West at 2715.56 feet passing an 1/2 inch iron rod set at the Northeast corner of a record 3.00 acre tract (described in a deed recorded in Volume 3873, page 413 of the Collin County Land Records) and in all a total distance of 2854.56 feet to the Southeast corner of Sycamore Estates Subdivision (an addition to the City of Parker, according to the plat thereof as recorded in Volume 11, page 59 of the Collin County Map Records) for the Southwest corner hereof;  
THENCE along the East line of said Sycamore Estates Subdivision, North 01 degrees 42 minutes 07 seconds East 344.20 to an 1/2 inch iron rod found at a re-entrant corner hereof;  
THENCE North 89 degrees 57 minutes 13 seconds West 132.47 feet to an 1/2 inch iron rod found at an exterior ell corner hereof;  
THENCE continuing with the East line of said Sycamore Estates Subdivision, North 00 degrees 12 minutes 07 seconds East 1859.47 feet to an 1/2 inch iron rod set at the Northeast corner of said Sycamore Estates Subdivision for the Northwest corner hereof, said corner being on the South line of said 319.024 acre tract;  
THENCE South 89 degrees 42 minutes 32 seconds East a distance of 3003.76 feet to the Place of BEGINNING and containing 150.41 acres of land.

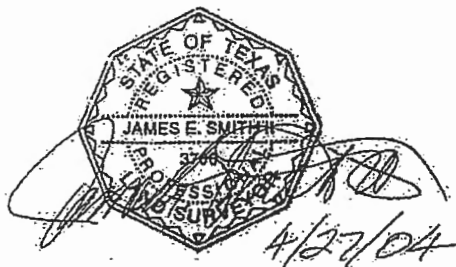


EXHIBIT A  
PROPERTY DESCRIPTION  
TRACT 3

J.E. SMITH, LAND SURVEYOR  
5269 HWY No. 377 SOUTH  
AUBREY, TEXAS 76227

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, and being a part of the G.W. GUNNELL SURVEY, ABSTRACT NO. 350, and being that tract of land designated Parker Estates according to the plat thereof recorded in Cabinet 10, Page 28 of the Collin County Map Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an 1/4 inch iron rod found on the West right-of-way line of F.M. Highway No. 2551 at the Southeast corner of Easy Acres Addition, an addition to Collin County according to the plat thereof recorded in Volume 6, Page 87 of the Collin County Map Records, said corner being the Northeast corner of the premises herein described; THENCE along the West right-of-way line of said F.M. Highway No. 2551, South 00 degrees 41 minutes 57 seconds West 1664.10 feet to an 1/4 inch iron rod set at a point of curvature; THENCE continuing along the West right-of-way line of said F.M. Highway along a curve to the left subtended by an angle of 12 degrees 17 minutes 20 seconds and a radius of 1954.86 feet, with a chord that bears South 05 degrees 26 minutes 43 seconds East 418.48 feet, an arc length of 419.28 feet to an 1/4 inch iron rod set on the East line of said GUNNELL SURVEY; THENCE along the East line of the G.W. GUNNELL SURVEY, South 00 degrees 48 minutes 47 seconds West passing the Northwest corner of a record 9.723 acre tract described in a deed recorded under Clerk's File No. 95-0023382 and in all a total distance of 748.16 feet to an 1/4 inch iron rod set for the Southeast corner hereof; THENCE South 89 degrees 59 minutes 09 seconds West at 40.7 feet passing a 1/4 inch iron rod found and in all a total distance of 2676.56 feet to an 1/4 inch iron rod set on the West line of said GUNNELL SURVEY for the Northwest corner of a record 34.996 acre tract (described in a deed recorded in Volume 2147, Page 41 of the Collin County Land Records) and the Southwest corner hereof; THENCE with an old road and the West line of said GUNNELL SURVEY (common with the East line of the THOMAS ESTES SURVEY, ABSTRACT NO. 298), North 00 degrees 49 minutes 04 seconds East 726.61 feet to a 5/8 inch iron rod found at the Southeast corner of a tract described in a deed to Parker Estates Associates recorded in Volume 1901, Page 930 of the Collin County Land Records; THENCE continuing with said old road in the West line of the G.W. GUNNELL SURVEY, North 00 degrees 50 minutes 59 seconds East 2110.69 feet to an 1/4 inch iron rod found at the Southwest corner of said Easy Acres Addition for the Northwest corner hereof; THENCE South 89 degrees 48 minutes 14 seconds East a distance of 2626.11 feet to the Place of BEGINNING and containing 171.93 acres of land.

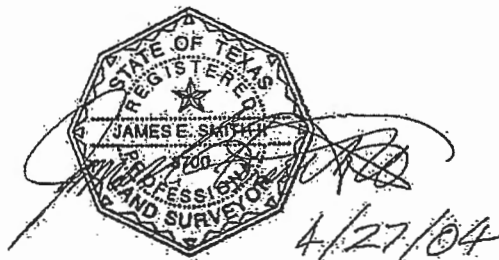




EXHIBIT B  
DEVELOPMENT PLAN



Land Use Summary	
<b>Tract 1</b>	
Gross Site Area:	131.83 acres
Total Lots:	91 lots
Gross Density:	1.45 acres/lot
Right of Way Area:	16.50 acres
Net Area:	115.13 acres
Net Lot Size:	1.27 acres

**SEC Planning, LLC**  
Land Planning + Landscape Architecture + Community Branding  
AUSTIN, TEXAS  
1512.246.780 • 1512.246.770  
www.secplanning.com • info@secplanning.com

TRACT 1 LOTTING PLAN  
DONIHOO FARMS  
**WARNER GROUP, INC.**  
PARKER, TEXAS

North  
Scale: 1" = 500'  
Date: March 30, 2015

SHEET FILE: C:\14151\WARNER\ACTIVE\PLANS\10\Lotting\2015-03-30 Exhibit\Tract 1 Lotting.dwg  
The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

## **EXHIBIT C**

### **Development Standards**

The following uses and standards shall be applied to the Property:

#### **1 . Uses:**

- a. Single Family Residential and accessory uses per SFT zoning district requirements in the City Comprehensive Zoning Ordinance..

#### **2. Building Regulations for Property:**

- a. Minimum Lot Size: One Acre
- b. Average Lot Size: 1.30 acres gross average / 1.2 acre net average (over entire Property – not per platted phases )
- c. Minimum Width on Lots 1.5 acres or greater in size : 150 ft except as restricted below in Item 2.f. Adjacent Subdivision Requirements
- d. Setbacks for all Lots: Front Setback = 50', Side Setback 25', Rear Setback = 30', Corner Setback = 50'
- e. Cul-de-sacs - Cul-de-sacs may be up to 1,500 linear feet in length.
- f. Adjacent Subdivision Requirements:
  - (i) Lot widths adjacent to Windmill Country Estates and Cottonwood Acres North Additions shall not be less than 200 feet;
  - (ii) Lot width contiguous to Hackberry Lane shall not be less than 200 feet.

#### **3. Building Materials**

- a. Total Exterior Elevation --- 90% brick, stucco, stone, or masonry, exclusive of windows, doors, gables and trim.
- b. Any Single Elevation --- not less than 75% brick, stucco or

stone, on any one elevation, exclusive of windows, doors, gables and trim.

**4. Minimum Living Area** --- Minimum 3000 square feet (air conditioned) on all lots.

**5. 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. Outbuildings do not include accessory dwellings, which require a special use permit from the City.

**6. Fencing** – wrought iron or rail fencing per City of Parker ordinances.

**7. Utilities** – All utilities shall be installed underground.

**8. Mailboxes** - to be constructed of brick or stone material and located at the edge of street.

**9. Other Standards** – Unless addressed hereinabove, the development must comply with the requirements of the City's SFT zoning district and Subdivision Ordinance in effect on the Effective Date of the Development Agreement.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
05/11/2015 09:48:23 AM  
\$94.00 CJAMAL  
20150511000539840



A handwritten signature in cursive script, appearing to read "Stacey Kemp".



## 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: October 10, 2024
Exhibits:	<ol style="list-style-type: none"> <li>1. Development Application</li> <li>2. Fee receipt</li> <li>3. Engineering Letter (waiting — may be presented at meeting) (Provided at Meeting)</li> <li>4. Preliminary Plat</li> <li>5. Development Agreement</li> </ol>

### AGENDA SUBJECT

CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING  
- PHASE 6 AND 7, BLOCK A – BLOCK D PRELIMINARY PLAT.

### SUMMARY

Please review the information provided for Kings Crossing Phase 6 and 7, Block A – Block D, Preliminary Plat, 82 Residential Lots, 1 Common Area, 118.001 acres situated in the Ann S. Hurt Survey, Abstract No. 428 and the A.J. Tucker Surve, Abstract No. 910, 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:	10/17/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2024 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	09/xx/2024

## KINGS CROSSING SIX, LTD.

September 26, 2024

City of Parker  
c/o Mr. Gary Machado  
5700 Parker Rd  
Parker, Texas 75002

Ref: Kings Crossing Phase 6 and 7  
Preliminary Plat Application

Dear Gary:

Attached is our Development Application for approval of the Preliminary Plat for Kings Crossing Phase 6 and 7.

Please note that the Application Fees are attached and have been calculated below.

<i>Base Fee</i>	<i>\$800</i>
<i>\$30/Acre x 118 Acres =</i>	<i><u>\$3,540</u></i>
<i>Application Fee</i>	<i><b>\$4,340</b></i>

We request that the preliminary plat be placed on the next available P&Z Agenda, October 24, 2024.

Please contact me if you have any questions or additional concerns.

Sincerely,



Preston Walhood

enclosure

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

**BANK OF TEXAS**  
Powered by BOK Financial  
32-1432/1110

9/24/2024

PAY TO THE  
ORDER OF City of Parker

\$ \*\*4,340.00

Four Thousand Three Hundred Forty and 00/100\*\*\*\*\*

DOLLARS

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



AUTHORIZED SIGNATURE

MEMO

Prelim Plat App Fee (118 Acres)



COPY

**Kings Crossing Six, Ltd.**  
City of Parker

Prelim Plat App Fee (118 Acres)  
Invoice #091724

9/24/2024

1025

4,340.00

Kings Six-Chk (BOTx) Prelim Plat App Fee (118 Acres)

4,340.00



## DEVELOPMENT APPLICATION City of Parker, Texas



Proposed Name of Subdivision: Kings Crossing Phase 6 and 7

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 lots or less)      \$500.00 + \$100/lot  
☐ Development Plat      \$300.00 + \$30/acre

Physical Location of Property: N of Ph. 5, S & adjacent to Lucas Rd, E of Parker Lake Estates

(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):

Ann S. Hurt Survey/Abs. 428; A.J. Tucker Survey/Abs. 910

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

Per Approved DA 9/11/07

Acreage: 119.001 Existing # of Lots/Tracts: 2 Tracts Existing Zoning: Parker 2007 Sub. Ord.  
 (If a PD, include the Ordinance with application)

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

Applicant/Contact Person: Stephen Sallman Title: \_\_\_\_\_

Company Name: Kings Crossing Six, Ltd

Street/Mailing Address: 4040 N. Central Expressway, Ste 850 City: Dallas State: TX Zip: 75204

Phone: 214-368-0238 Fax: 214-368-0812 Email Address: ssallman@warnergroupp.com

Engineering Company: Pape-Dawson Consulting Engineers, LLC

Contact Person: Thomas Moss Title: Engineer/Project Manager

Street/Mailing Address: 6105 Tennyson Pkwy, Ste 210 City: Plano State: TX Zip: 75024

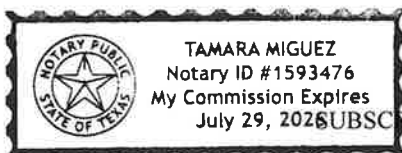
Phone: 214-420-8494 Fax: \_\_\_\_\_ Email Address: tmoss@pape-dawson.com

**\*\* 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 Dallas )(

BEFORE ME, a Notary Public, on this day personally appeared Stephen L. Sallman, manager  
 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)

24th day of September, 2024.

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

City of Parker \* 5700 E. Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 www.parkertexas.us



**SUBMITTAL DEADLINES:** In accordance with the most recent Plat Submittal Calendar posted on the City of Parker Website.

**SUBMISSIONS.** Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in an incomplete application. 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 the requirements of this application and checklist as well as the City of Parker, Texas Code of Ordinances, Chapter 155, Subdivision Regulations ("Subdivision Regulations"). (.

**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 and/or engineering fees, which are due at the time of preconstruction conference contemplated by §155.046 of the Subdivision Regulations. No construction shall take place prior to the preconstruction conference, g submission of certified construction cost bid(s) by the contractor(s) and Owner, and satisfaction of the remaining requirements of §155.046. 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 Director  
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

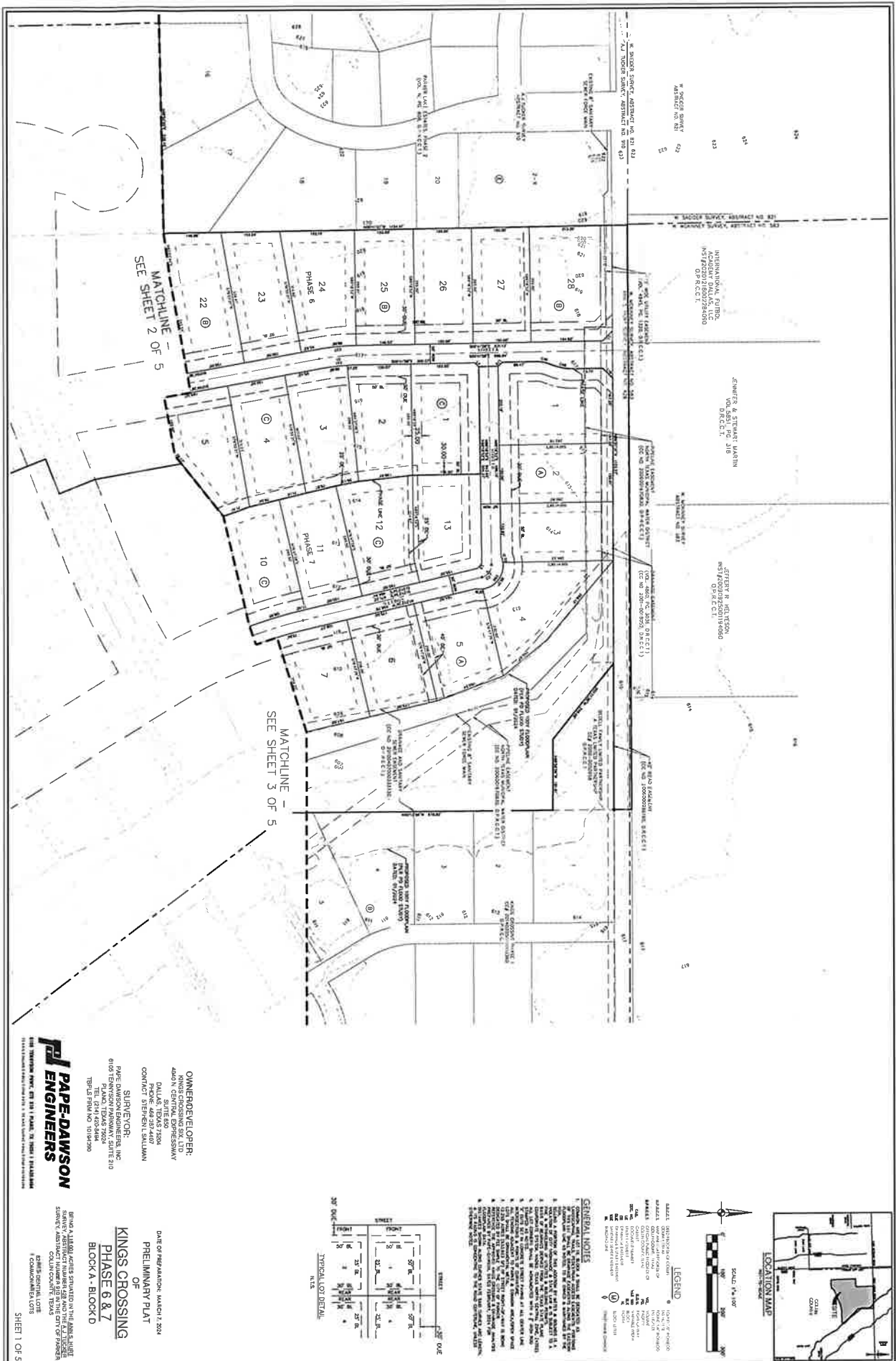
☐ Police Department

Public Hearing Required: ☐ Yes ☐ No

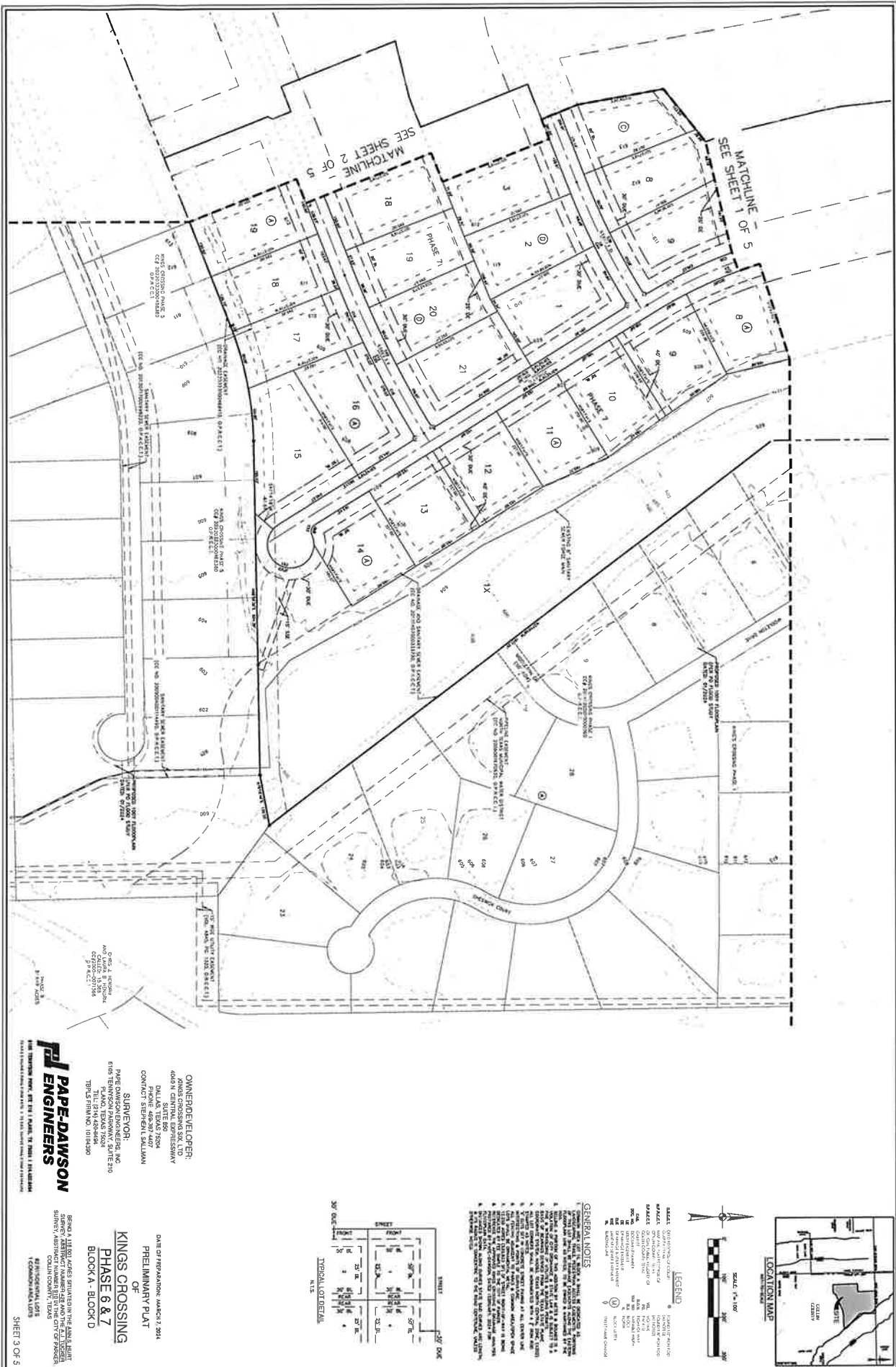
Paper Notice \_\_\_\_\_ (date)

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)







**PAPE-DAWSON ENGINEERS**  
 1100 WEST 10TH STREET, SUITE 100  
 DALLAS, TEXAS 75204  
 PHONE: 214.241.4477  
 FAX: 214.241.4478  
 WWW.PAPE-DAWSON.COM

**OWNER/DEVELOPER:**  
 JONES PROGRESS, LLC  
 4401 N. CENTRAL EXPRESSWAY  
 DALLAS, TEXAS 75204  
 PHONE: 214.241.4477  
 FAX: 214.241.4478  
 WWW.JONESPROGRESS.COM

**SURVEYOR:**  
 JAMES DAWSON ENGINEERS, INC.  
 6100 WEST 10TH STREET, SUITE 100  
 DALLAS, TEXAS 75204  
 PHONE: 214.241.4477  
 FAX: 214.241.4478  
 WWW.PAPE-DAWSON.COM

**DATE OF PREPARATION: MARCH 2, 2024**  
**PRELIMINARY PLAT**  
**KINGS CROSSING**  
**PHASE 6 & 7**  
**BLOCK A - BLOCK D**

**LEGEND**  
 BOUNDARY LINE  
 LOT LINE  
 EASEMENT  
 RIGHT-OF-WAY  
 STREET  
 DRIVE  
 ALLEY  
 FENCE  
 UTILITY  
 TREE  
 SHED  
 POOL  
 DRIVEWAY  
 GARAGE  
 PORCH  
 PATIO  
 DECK  
 STAIRS  
 WALKWAY  
 FENCE  
 UTILITY  
 TREE  
 SHED  
 POOL  
 DRIVEWAY  
 GARAGE  
 PORCH  
 PATIO  
 DECK  
 STAIRS  
 WALKWAY

**GENERAL NOTES**  
 1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE.  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.  
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.  
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.  
 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.  
 7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.  
 8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.  
 9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.  
 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.

**TYPICAL LOT DETAIL**  
 N.T.S.

**LOCATION MAP**  
 SCALE: 1" = 100'

**DATE OF PREPARATION: MARCH 2, 2024**  
**PRELIMINARY PLAT**  
**KINGS CROSSING**  
**PHASE 6 & 7**  
**BLOCK A - BLOCK D**

**LEGEND**  
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 UTILITY  
 TREE  
 SHED  
 POOL  
 DRIVEWAY  
 GARAGE  
 PORCH  
 PATIO  
 DECK  
 STAIRS  
 WALKWAY

U57 AREA	AREA (C7)	AREA (C8)
1	0.000	0.000
2	0.000	0.000
3	0.000	0.000
4	0.000	0.000
5	0.000	0.000
6	0.000	0.000
7	0.000	0.000
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98	0.000	0.000
99	0.000	0.000
100	0.000	0.000

UNIT PRICE INDEX			
UNIT	INDEX	UNIT	UNIT PRICE
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1	2	3	4	5																																																																																															

Lactose monohydrate			
(10)	(100)	ANAL. (%)	ANAL. (%)
C	8	0.0015	0.04
B	8	0.0015	0.07
A	8	0.0015	0.04
D	8	0.0015	0.07
E	8	0.0015	0.04
F	8	0.0015	0.07
G	8	0.0015	0.04
H	8	0.0015	0.07
I	8	0.0015	0.04
J	8	0.0015	0.07
K	8	0.0015	0.04
L	8	0.0015	0.07
M	8	0.0015	0.04
N	8	0.0015	0.07
O	8	0.0015	0.04
P	8	0.0015	0.07
Q	8	0.0015	0.04
R	8	0.0015	0.07
S	8	0.0015	0.04
T	8	0.0015	0.07
U	8	0.0015	0.04
V	8	0.0015	0.07
W	8	0.0015	0.04
X	8	0.0015	0.07
Y	8	0.0015	0.04
Z	8	0.0015	0.07
AA	8	0.0015	0.04
AB	8	0.0015	0.07
AC	8	0.0015	0.04
AD	8	0.0015	0.07
AE	8	0.0015	0.04
AF	8	0.0015	0.07
AG	8	0.0015	0.04
AH	8	0.0015	0.07
AI	8	0.0015	0.04
AJ	8	0.0015	0.07
AK	8	0.0015	0.04
AL	8	0.0015	0.07
AM	8	0.0015	0.04
AN	8	0.0015	0.07
AO	8	0.0015	0.04
AP	8	0.0015	0.07
AQ	8	0.0015	0.04
AR	8	0.0015	0.07
AS	8	0.0015	0.04
AT	8	0.0015	0.07
AU	8	0.0015	0.04
AV	8	0.0015	0.07
AW	8	0.0015	0.04
AX	8	0.0015	0.07
AY	8	0.0015	0.04
AZ	8	0.0015	0.07
BA	8	0.0015	0.04
BB	8	0.0015	0.07
BC	8	0.0015	0.04
BD	8	0.0015	0.07
BE	8	0.0015	0.04
BF	8	0.0015	0.07
BG	8	0.0015	0.04
BH	8	0.0015	0.07
BI	8	0.0015	0.04
BJ	8	0.0015	0.07
BK	8	0.0015	0.04
BL	8	0.0015	0.07
BM	8	0.0015	0.04
BN	8	0.0015	0.07
BO	8	0.0015	0.04
BP	8	0.0015	0.07
BQ	8	0.0015	0.04
BR	8	0.0015	0.07
BS	8	0.0015	0.04
BT	8	0.0015	0.07
BU	8	0.0015	0.04
BV	8	0.0015	0.07
BW	8	0.0015	0.04
BX	8	0.0015	0.07
BY	8	0.0015	0.04
BZ	8	0.0015	0.07
CA	8	0.0015	0.04
CB	8	0.0015	0.07
CC	8	0.0015	0.04
CD	8	0.0015	0.07
CE	8	0.0015	0.04
CF	8	0.0015	0.07
CG	8	0.0015	0.04
CH	8	0.0015	0.07
CI	8	0.0015	0.04
CJ	8	0.0015	0.07
CK	8	0.0015	0.04
CL	8	0.0015	0.07
CM	8	0.0015	0.04
CN	8	0.0015	0.07
CO	8	0.0015	0.04
CP	8	0.0015	0.07

TABLE 1 Chemical analysis of the samples			
Sample	SiO <sub>2</sub> (%)	Al <sub>2</sub> O <sub>3</sub> (%)	Al <sub>2</sub> O <sub>3</sub> (wt%)
100	66.20	14.10	14.10
20	66.20	14.10	14.10

[illegible]

Case #	Model	DOE	DOE Method	DOE	DOE
1	Model 1	DOE 1	DOE 1	DOE 1	DOE 1
2	Model 2	DOE 2	DOE 2	DOE 2	DOE 2
3	Model 3	DOE 3	DOE 3	DOE 3	DOE 3
4	Model 4	DOE 4	DOE 4	DOE 4	DOE 4
5	Model 5	DOE 5	DOE 5	DOE 5	DOE 5
6	Model 6	DOE 6	DOE 6	DOE 6	DOE 6
7	Model 7	DOE 7	DOE 7	DOE 7	DOE 7
8	Model 8	DOE 8	DOE 8	DOE 8	DOE 8
9	Model 9	DOE 9	DOE 9	DOE 9	DOE 9
10	Model 10	DOE 10	DOE 10	DOE 10	DOE 10
11	Model 11	DOE 11	DOE 11	DOE 11	DOE 11
12	Model 12	DOE 12	DOE 12	DOE 12	DOE 12
13	Model 13	DOE 13	DOE 13	DOE 13	DOE 13
14	Model 14	DOE 14	DOE 14	DOE 14	DOE 14
15	Model 15	DOE 15	DOE 15	DOE 15	DOE 15
16	Model 16	DOE 16	DOE 16	DOE 16	DOE 16
17	Model 17	DOE 17	DOE 17	DOE 17	DOE 17
18	Model 18	DOE 18	DOE 18	DOE 18	DOE 18
19	Model 19	DOE 19	DOE 19	DOE 19	DOE 19
20	Model 20	DOE 20	DOE 20	DOE 20	DOE 20
21	Model 21	DOE 21	DOE 21	DOE 21	DOE 21
22	Model 22	DOE 22	DOE 22	DOE 22	DOE 22
23	Model 23	DOE 23	DOE 23	DOE 23	DOE 23
24	Model 24	DOE 24	DOE 24	DOE 24	DOE 24
25	Model 25	DOE 25	DOE 25	DOE 25	DOE 25
26	Model 26	DOE 26	DOE 26	DOE 26	DOE 26
27	Model 27	DOE 27	DOE 27	DOE 27	DOE 27
28	Model 28	DOE 28	DOE 28	DOE 28	DOE 28
29	Model 29	DOE 29	DOE 29	DOE 29	DOE 29
30	Model 30	DOE 30	DOE 30	DOE 30	DOE 30
31	Model 31	DOE 31	DOE 31	DOE 31	DOE 31
32	Model 32	DOE 32	DOE 32	DOE 32	DOE 32
33	Model 33	DOE 33	DOE 33	DOE 33	DOE 33
34	Model 34	DOE 34	DOE 34	DOE 34	DOE 34
35	Model 35	DOE 35	DOE 35	DOE 35	DOE 35
36	Model 36	DOE 36	DOE 36	DOE 36	DOE 36
37	Model 37	DOE 37	DOE 37	DOE 37	DOE 37
38	Model 38	DOE 38	DOE 38	DOE 38	DOE 38
39	Model 39	DOE 39	DOE 39	DOE 39	DOE 39
40	Model 40	DOE 40	DOE 40	DOE 40	DOE 40
41	Model 41	DOE 41	DOE 41	DOE 41	DOE 41
42	Model 42	DOE 42	DOE 42	DOE 42	DOE 42
43	Model 43	DOE 43	DOE 43	DOE 43	DOE 43
44	Model 44	DOE 44	DOE 44	DOE 44	DOE 44
45	Model 45	DOE 45	DOE 45	DOE 45	DOE 45
46	Model 46	DOE 46	DOE 46	DOE 46	DOE 46
47	Model 47	DOE 47	DOE 47	DOE 47	DOE 47
48	Model 48	DOE 48	DOE 48	DOE 48	DOE 48
49	Model 49	DOE 49	DOE 49	DOE 49	DOE 49
50	Model 50	DOE 50	DOE 50	DOE 50	DOE 50
51	Model 51	DOE 51	DOE 51	DOE 51	DOE 51
52	Model 52	DOE 52	DOE 52	DOE 52	DOE 52
53	Model 53	DOE 53	DOE 53	DOE 53	DOE 53
54	Model 54	DOE 54	DOE 54	DOE 54	DOE 54
55	Model 55	DOE 55	DOE 55	DOE 55	DOE 55
56	Model 56	DOE 56	DOE 56	DOE 56	DOE 56
57	Model 57	DOE 57	DOE 57	DOE 57	DOE 57
58	Model 58	DOE 58	DOE 58	DOE 58	DOE 58
59	Model 59	DOE 59	DOE 59	DOE 59	DOE 59
60	Model 60	DOE 60	DOE 60	DOE 60	DOE 60

[illegible]

Order #	Material	Est. Lbs.	Order #/Date	Order #/Date
50	6061	100000	100000	100000
51	6061	100000	100000	100000
52	6061	100000	100000	100000
53	6061	100000	100000	100000
54	6061	100000	100000	100000
55	6061	100000	100000	100000
56	6061	100000	100000	100000
57	6061	100000	100000	100000
58	6061	100000	100000	100000
59	6061	100000	100000	100000
60	6061	100000	100000	100000

Case	Age	Sex	Onset	Duration
1	45	M	1975	10
2	55	F	1975	10
3	65	M	1975	10
4	75	F	1975	10
5	85	M	1975	10
6	95	F	1975	10
7	105	M	1975	10
8	115	F	1975	10
9	125	M	1975	10
10	135	F	1975	10
11	145	M	1975	10
12	155	F	1975	10
13	165	M	1975	10
14	175	F	1975	10
15	185	M	1975	10
16	195	F	1975	10
17	205	M	1975	10
18	215	F	1975	10
19	225	M	1975	10
20	235	F	1975	10
21	245	M	1975	10
22	255	F	1975	10
23	265	M	1975	10
24	275	F	1975	10
25	285	M	1975	10
26	295	F	1975	10
27	305	M	1975	10
28	315	F	1975	10
29	325	M	1975	10
30	335	F	1975	10
31	345	M	1975	10
32	355	F	1975	10
33	365	M	1975	10
34	375	F	1975	10
35	385	M	1975	10
36	395	F	1975	10
37	405	M	1975	10
38	415	F	1975	10
39	425	M	1975	10
40	435	F	1975	10
41	445	M	1975	10
42	455	F	1975	10
43	465	M	1975	10
44	475	F	1975	10
45	485	M	1975	10
46	495	F	1975	10
47	505	M	1975	10
48	515	F	1975	10
49	525	M	1975	10
50	535	F	1975	10
51	545	M	1975	10
52	555	F	1975	10
53	565	M	1975	10
54	575	F	1975	10
55	585	M	1975	10
56	595	F	1975	10
57	605	M	1975	10
58	615	F	1975	10
59	625	M	1975	10
60	635	F	1975	10
61	645	M	1975	10
62	655	F	1975	10
63	665	M	1975	10
64	675	F	1975	10
65	685	M	1975	10
66	695	F	1975	10
67	705	M	1975	10
68	715	F	1975	10
69	725	M	1975	10
70	735	F	1975	10
71	745	M	1975	10
72	755	F	1975	10
73	765	M	1975	10
74	775	F	1975	10
75	785	M	1975	10
76	795	F	1975	10
77	805	M	1975	10
78	815	F	1975	10
79	825	M	1975	10
80	835	F	1975	10
81	845	M	1975	10
82	855	F	1975	10
83	865	M	1975	10
84	875	F	1975	10
85	885	M	1975	10
86	895	F	1975	10
87	905	M	1975	10
88	915	F	1975	10
89	925	M	1975	10
90	935	F	1975	10
91	945	M	1975	10
92	955	F	1975	10
93	965	M	1975	10
94	975	F	1975	10
95	985	M	1975	10
96	995	F	1975	10
97	1005	M	1975	10
98	1015	F	1975	10
99	1025	M	1975	10
100	1035	F	1975	10

**PAPE-DAWSON  
ENGINEERS**

**SURVEYOR:**  
PAPE-DAWSON ENGINEERS, INC.  
8605 DENVERSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TELEPHONE NO. 10142600  
FAX NO. 10142601

**OWNER/DEVELOPER:**  
KINGS CROSSING SIX, LTD.  
4400 KINGS CROSSING, SUITE 200  
DALLAS, TEXAS 75244  
PHONE: 469-381-4400  
FAX: 469-381-4401  
CONTACT: STEPHEN L. DALLMAN

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**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
**PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

CRAIG M. KERKHOFF, P.E.  
GARY C. HENDRICKS, P.E., R.P.L.S.  
JOE R. CARTER, P.E.  
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.  
JUSTIN R. IVY, P.E.  
COOPER E. REINBOLD, P.E.  
CHASE R. CRAWFORD R.P.L.S.

October 21, 2024

Mr. Gary Machado  
City of Parker  
5700 E. Parker Rd.  
Parker, Texas 75002

**TRANSMITTED VIA EMAIL**

Re: Kings Crossing Phase 6 & 7  
Preliminary Plat & Engineering Plan Review

Dear Mr. Machado:

As you requested, we have reviewed the preliminary Plat & Engineering Plans for the Kings Crossing Phase 6 & 7 4 development prepared by Pape-Dawson Engineers.

Our review of the Engineering Plans is for general compliance with the City of Parker's development requirements, subdivision ordinance, and good engineering practice. Our review does not relieve the design engineer of their responsibilities as the Engineer of Record under the Texas Engineering Practice Act.

We offer no further comments and all previous review comments have been addressed.

We are available to discuss our review further at your convenience.

Sincerely,

Justin R. Ivy

Justin R. Ivy, P.E.

Digitally signed by Justin R. Ivy  
DN: C=US, E=jivy@bhcllp.com,  
O=Birkhoff, Hendricks & Carter,  
LLP, OU=Partner, CN=Justin  
R. Ivy  
Reason: I am the author of this  
document  
Date: 2024.10.21  
09:43:02-05'00'



LOCATION MAP

NOT-TO-SCALE



SCALE: 1" = 100'

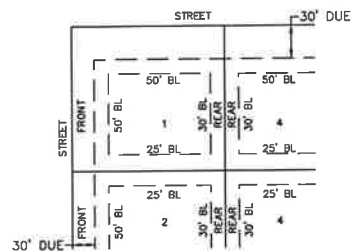


### LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS	●	FOUND 1/2 IRON ROD (AS NOTED)
N.F.R.C.C.T.	NAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS	○	FOUND 1/2 IRON ROD (AS NOTED)
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS		VOL. VOLUME
CAB.	CABINET		P.G. PAGE
DOC. NO.	DOCUMENT NUMBER	R.O.W.	RIGHT-OF-WAY
USE	UTILITY EASEMENT	VAR. WID.	VAR. WIDE WIDTH
USE	DRAINAGE EASEMENT	BLK. N.	BLOCK NORTH
USE	DRAINAGE & UTILITY EASEMENT		
USE	SANITARY SEWER EASEMENT	Ⓜ	BLOCK LETTER
BL.	BUILDING LINE	Ⓜ	STREET NAME CHANGE

## GENERAL NOTES

1. CONCRETE ROAD TRAIL, BLOCK A SHALL BE DEDICATED AS  
PARKING LOT, PEDESTRIAN ACCESS/EASEMENTS; PORTIONS OF  
THIS LOT SHALL BE DRAINAGE EASEMENTS ALONG THE EASTERN  
BOUNDARY TO BE ADJACENT TO BE THE HAWAIIAN LANDS  
N.H.O.A.
2. SELLING A PORTION OF THIS DRAINAGE BY METES & BOUNDS IS A  
VIOLATION OF THE HAWAIIAN STATE LAW IS SUBJECT TO A  
FINE AND WITHHOLDING OF UTILITIES & BUILDING PERMITS.
3. RANGES OF SERVICES DESIGNATED FOR THIS LOT SHALL BE  
DESIGNATED BY THE SYSTEM, NA083, TOWNS NORTH CENTRAL ZONE, (4202).
4. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1" IRON ROD  
STAMPED AT NUMBER.
5. ALL EXISTING CONCRETE STREET PAVING TO BE REMOVED IN  
INTERSECTIONS & POINTS OF CURVATURE.
6. ALL FIDG ADJOINING ADJACENT TO COMMON AREA/OPEN SPACE  
TO BE REMOVED OR CRUSHED METAL.
7. 12,250 AREAS (33,983 SQ FT) OF STREET RIGHT-OF-WAY IS BEING  
DEDICATED BY FEEL FROM THE LOT LINE TO THE COMMON AREA.  
APPROVED FOR CROSSING CROSSING & DRAINAGE ANALYSIS  
PREPARED BY PAGE-DANSON, DATE FEBRUARY, 2024 FOR  
PLANNING DATA.
8. DISTANCES SHOWN ALONG CURVES STATE CURVE LENGTHS, ARC  
LENGTHS & RADII IS CONCENTRIC TO THE ROAD CENTERLINE, UNLESS  
OTHERWISE NOTED.



### TYPICAL LOT DETAIL

N.T.S.

**OWNER/DEVELOPER:**  
KINGS CROSSING SIX, LTD  
4040 N. CENTRAL EXPRESSWAY  
SUITE 850  
DALLAS, TEXAS 75204  
PHONE: 469-387-4407  
CONTACT: STEPHEN L SALLMAN

DATE OF PREPARATION: MARCH 7, 2024

PRELIMINARY PLAT  
OF  
KINGS CROSSING  
PHASE 6 & 7  
BLOCK A - BLOCK D

**SURVEYOR:**  
PAPE-DAWSON ENGINEERS, INC.  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
TBPLS FIRM NO. 10194390

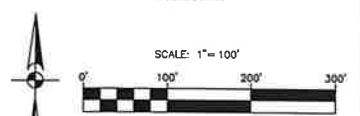
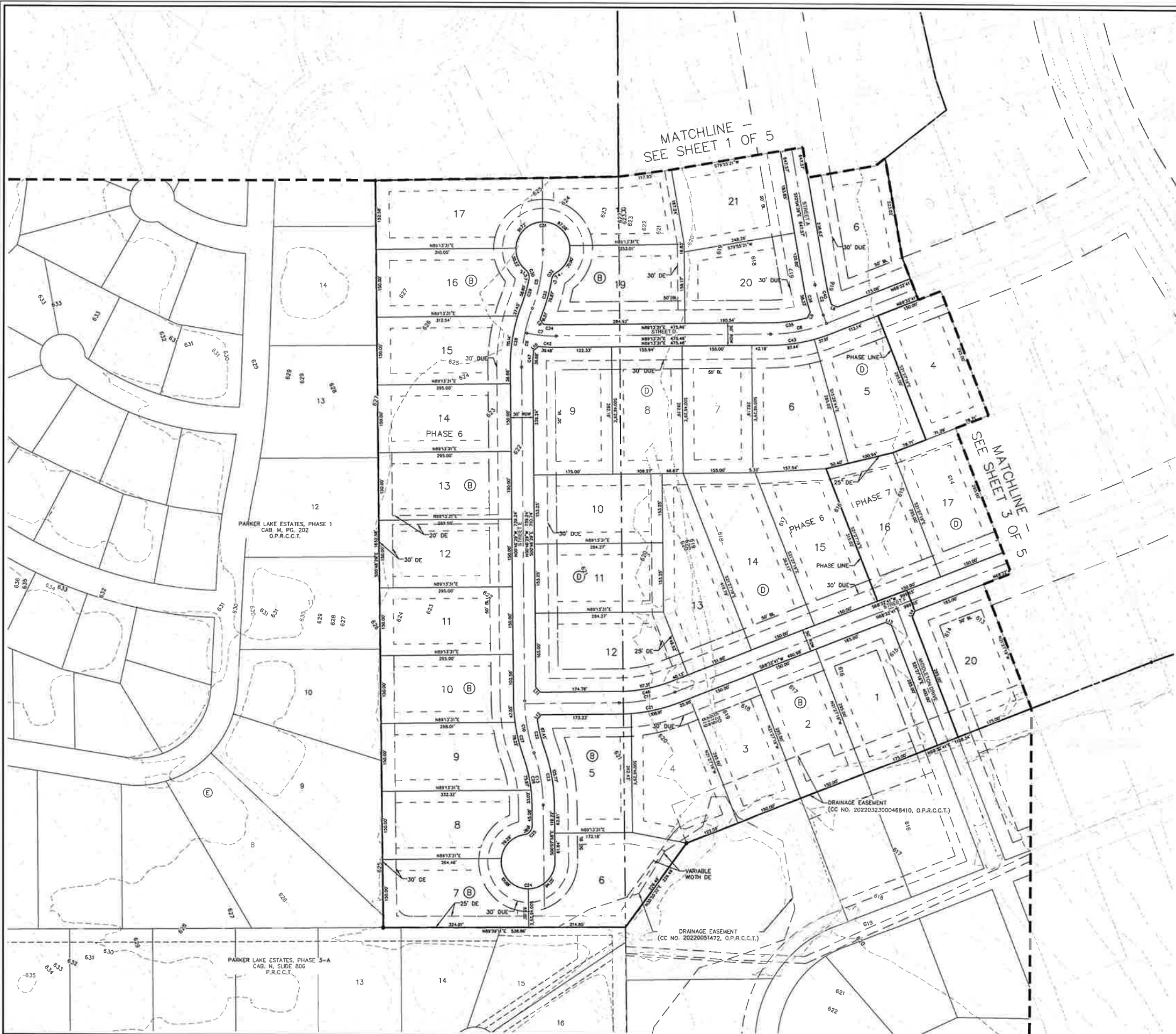
BEING A 118.001 ACRES SITUATED IN THE ANN S. HURT  
SURVEY, ABSTRACT NUMBER 428 AND THE A. J. TUCKER  
SURVEY, ABSTRACT NUMBER 910 IN THE CITY OF PARKER,  
COLLIN COUNTY, TEXAS.

82 RESIDENTIAL LOTS  
1 COMMON AREA LOTS



6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194300

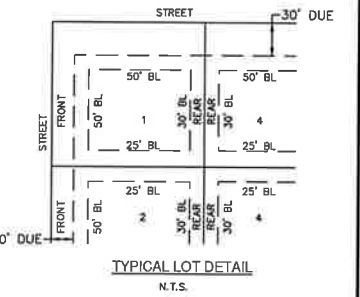
SHEET 1 OF 5



**LEGEND**

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (AS NOTED)
M.P.R.C.C.T.	MAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS	○	FOUND 5/8" IRON ROD (AS NOTED)
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	VOL.	VOLUME (PAGE)
CAB.	CABINET	R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER	VAR. WD.	VARIABLE WIDTH
UE	UTILITY EASEMENT	BLK.	BLOCK
DE	DRAINAGE EASEMENT	N.	NORTH
SE	SEWER EASEMENT	Ⓜ	BLOCK LETTER
BL	BUILDING LINE	Ⓜ	STREET NAME CHANGE

- GENERAL NOTES**
- COMMON AREA LOT 1X, BLOCK A SHALL BE DEDICATED AS LANDSCAPING, TRAILS, PEDESTRIAN ACCESS EASEMENTS. PORTIONS OF THIS LOT SHALL BE DRAINAGE EASEMENTS ALONG THE EASTERN FLOODPLAIN LINE AS NOTED, TO BE OWNED & MAINTAINED BY THE HOA.
  - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE & STATE LAW & IS SUBJECT TO A FINE & WITHHOLDING OF UTILITIES & BUILDING PERMITS.
  - BASED ON BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1" IRON ROD STAMPED AS NOTED.
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTER LINE INTERSECTIONS & POINTS OF CURVATURE.
  - ALL FINDING ADJACENT TO PARKS & COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
  - 12.555 ACRES (531,803.97) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE CITY OF PARKER.
  - REFERENCE THE APPROVED MINOS CROSSING & DRAINAGE ANALYSIS PREPARED BY PAPE-DAWSON, DATED FEBRUARY, 2024 FOR FLOODPLAIN DATA.
  - DISTANCES SHOWN ALONG CURVES STATE SAID CURVES ARC LENGTH, & ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE, UNLESS OTHERWISE NOTED.



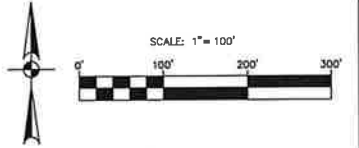
OWNER/DEVELOPER:  
KINGS CROSSING SIX, LTD  
4040 N. CENTRAL EXPRESSWAY  
SUITE 650  
DALLAS, TEXAS 75204  
PHONE: 469-397-4407  
CONTACT: STEPHEN L SALLMAN

SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
TBPLS FIRM NO. 10194390

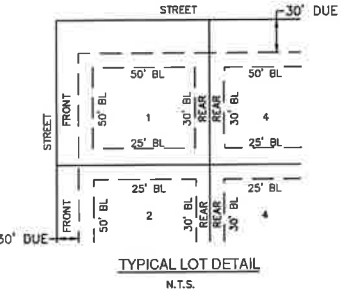
DATE OF PREPARATION: MARCH 7, 2024  
**PRELIMINARY PLAT**  
**OF**  
**KINGS CROSSING**  
**PHASE 6 & 7**  
**BLOCK A - BLOCK D**

**PAPE-DAWSON ENGINEERS**  
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

BEING A 118.001 ACRES SITUATED IN THE ANN S. HURT SURVEY, ABSTRACT NUMBER 428 AND THE A.J. TUCKER SURVEY, ABSTRACT NUMBER 910 IN THE CITY OF PARKER, COLLIN COUNTY, TEXAS.  
82 RESIDENTIAL LOTS  
1 COMMON AREA LOTS



- GENERAL NOTES**
- COMMON AREA LOT IX, BLOCK A SHALL BE DEDICATED AS LANDSCAPING, TRAILS, PEDESTRIAN ACCESS EASEMENTS. PORTIONS OF THIS LOT SHALL BE DRAINAGE EASEMENTS ALONG THE EASTERN FLOODPLAIN LINE AS NOTED, TO BE OWNED & MAINTAINED BY THE HOA.
  - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE & STATE LAW & IS SUBJECT TO A FINE & WITHHOLDING OF UTILITIES & BUILDING PERMITS.
  - BASES OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1" IRON ROD STAMPED AS NOTED.
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTER LINE INTERSECTIONS & POINTS OF CURVATURE.
  - ALL FENCING ADJACENT TO PARKS & COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
  - 12.255 ACRES (533,833 S.F.) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE CITY OF PARKER.
  - REFERENCE THE APPROVED KINGS CROSSING & DRAINAGE ANALYSIS PREPARED BY PAPE-DAWSON, DATED FEBRUARY, 2024 FOR FLOODPLAIN DATA.
  - DISTANCES SHOWN ALONG CURVES STATE SAID CURVES ARC LENGTH & ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE, UNLESS OTHERWISE NOTED.



OWNER/DEVELOPER:  
KINGS CROSSING SIX, LTD  
4040 N. CENTRAL EXPRESSWAY  
SUITE 850  
DALLAS, TEXAS 75204  
PHONE: 469-387-4407  
CONTACT: STEPHEN L SALLMAN

SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
TBPLS FIRM NO. 10194390



6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: MARCH 7, 2024  
**PRELIMINARY PLAT  
OF  
KINGS CROSSING  
PHASE 6 & 7  
BLOCK A - BLOCK D**

BEING A 118.001 ACRES SITUATED IN THE ANN S. HURT SURVEY, ABSTRACT NUMBER 428 AND THE A.J. TUCKER SURVEY, ABSTRACT NUMBER 910 IN THE CITY OF PARKER, COLLIN COUNTY, TEXAS.

82 RESIDENTIAL LOTS  
1 COMMON AREA LOTS





OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

LEGAL DESCRIPTION

Tract 1

BEING a tract of land situated in the Ann S. Hurl Survey, Abstract No. 428, and the A.J. Tucker Survey, Abstract No. 910, Collin County, Texas, and being a portion of the Bedell Family Limited Partnership, a Texas Limited Partnership, a called 365 acre tract of land as described in the Warranty Deed recorded under Instrument No. 2000-0050958 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of West Lucas Road, from which a 1/2-inch iron rod set with a yellow plastic cap stamped "PAPE DAWSON" bears South 00 degrees 41 minutes 08 seconds East, a distance of 30.36 feet said iron rod being the on the south line of an existing 15-foot County Road Easement recorded in Volume 3501, Page 122, Deed Records, Collin County, Texas (D.R.C.C.T.), and the northeast corner of Lot 2-X, Block E of the Parker Lake Estates, Phase 2 addition, recorded in Volume N, Page 808, Plat Records, Collin County, Texas;

THENCE, North 89 degrees 47 minutes, 24 seconds East, along said center of West Lucas Road, 707.42 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON";

THENCE, over and across the remainder of the said 365-acre tract:

South 00 degrees 41 minutes 08 seconds East, 332.75 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 00 degrees 41 minutes 08 seconds East, 50.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 89 degrees 18 minutes 52 seconds West, 77.18 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 00 degrees 41 minutes 08 seconds East, 175.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 06 degrees 08 minutes 57 seconds East, 138.54 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 11 degrees 19 minutes 05 seconds East, 59.13 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 13 degrees 12 minutes 34 seconds East, 78.81 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 13 degrees 12 minutes 34 seconds East, 71.19 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 13 degrees 12 minutes 34 seconds East, 79.04 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 19 degrees 36 minutes 09 seconds East, 71.41 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 51 degrees 24 minutes 52 seconds West, 199.20 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 79 degrees 55 minutes 21 seconds West, 152.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 10 degrees 04 minutes 39 seconds East, 236.63 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" set at the beginning of a tangent curve to the left, having a radius of 325.00 feet, a central angle of 08 degrees 42 minutes 06 seconds, and a chord bearing and distance of South 14 degrees 25 minutes 42 seconds East, 49.31 feet;

Along with said tangent curve to the left, an arc length of 49.36 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON";

South 65 degrees 33 minutes 29 seconds East, 13.92 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 68 degrees 32 minutes 41 seconds East, 77.10 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 21 degrees 27 minutes 19 seconds East, 345.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 68 degrees 32 minutes 41 seconds West, 78.71 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 76 degrees 08 minutes 49 seconds West, 151.33 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 21 degrees 27 minutes 19 seconds East, 315.02 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 68 degrees 32 minutes 41 seconds East, 68.95 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 21 degrees 27 minutes 19 seconds East, 50.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 23 degrees 32 minutes 41 seconds West, 14.14 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 21 degrees 27 minutes 19 seconds East, 285.00 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON," and point being on the north line of called 51.265-acre tract of land conveyed to Kings Crossing Five, LTD., recorded under Instrument No. 20220323000468380 (O.P.R.C.C.T.);

THENCE, South 68 degrees 32 minutes 41 seconds West, with the north line of said called 51.265-acre tract, 647.59 feet to a found 1/2-inch iron rod with a plastic cap stamped "ONEIL";

THENCE, South 35 degrees 55 minutes 37 seconds West, 229.49 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "PAPE DAWSON," and point being the northeast corner of Parker Lake Estates Phase 3-A, as shown on plat recorded in Cabinet N, Slide 806 of Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE, South 89 degrees 39 minutes 11 seconds West, 538.86 feet to a found 1/2-inch iron rod, and point being the southwest corner of the Parker Lake Estates Phase 1, as shown on the plat recorded in Cabinet M, Page 202 - 203 of said Plat Records;

THENCE, North 00 degrees 46 minutes 29 seconds West, along the east line of said Parker Lake Estates Phase 1, 1,652.58 feet to found 1/2-inch iron rod," and point being the easterly southwest corner Parker Lake Estates Phase 2, as shown on plat recorded in Cabinet N, Page 808 of said Plat Records;

THENCE, North 88 degrees 54 minutes 05 seconds East, 538.45 feet to a found 2-inch iron pipe;

THENCE, North 00 degrees 41 minutes 08 seconds West, 1,193.28 feet to the POINT OF BEGINNING, containing 57.477 acres or 2,512,402 square feet of land, more or less, and being described in accordance with a survey made on ground and accompanied by an exhibit or survey map prepared under job number ~~70361-06~~ by Pape Dawson Engineers, Inc.,

Tract 2

BEING a tract of land situated in the Ann S. Hurl Survey, Abstract No. 428, Collin County, Texas, and being a portion of the Bedell Family Limited Partnership, a Texas Limited Partnership, a called 365 acre tract of land as described in the Warranty Deed recorded under Instrument No. 2000-0050958 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the centerline of West Lucas Road (no documentation found by surveyor), from which a 1/2 inch iron rod set with a yellow plastic cap stamped "PAPE DAWSON" bears South 00 degrees 41 minutes 08 seconds East, a distance of 38.87 feet said iron rod being the on the south line of an existing 15 foot County Road Easement recorded in Volume 3501, Page 122, Deed Records, Collin County, Texas (D.R.C.C.T.) and the northeast corner of Lot 2-X, Block E of an the Parker Lake Estates, Phase 2 addition, recorded in Volume N, Page 808, (O.P.R.C.C.T.);

THENCE, North 89 degrees 47 minutes 24 seconds East, along said centerline of West Lucas Road, 707.21 feet to a set 1/2" iron rod with yellow plastic cap stamped "PAPE DAWSON," and being the POINT OF BEGINNING;

THENCE, North 89 degrees 47 minutes 24 seconds East, 791.00 feet along said centerline of West Lucas Road to a set 1/2" iron rod with yellow plastic cap stamped "PAPE DAWSON," and being the northwest corner of Kings Crossing Phase 1, and Addition to the City of Parker, Collin County, Texas, recorded under Instrument Number 20140205010000360 (O.P.R.C.C.T.);

THENCE, South 00 degrees 12 minutes 20 seconds East, 45.19 feet to a found 1/2" iron rod for corner in the south line of said West Lucas Road, and being the northeast corner of a called 1.00 acre tract of land conveyed to Kings Crossing Six, LTD., recorded under Instrument Number 202300145830 (O.P.R.C.C.T.);

THENCE, North 89 degrees 58 minutes 06 seconds West, 375.62 feet to a set 1/2" iron rod with plastic yellow cap stamped "PAPE DAWSON";

THENCE, South 51 degrees 11 minutes 38 seconds East, 249.68 feet to a set 1/2" iron rod with plastic yellow cap stamped "PAPE DAWSON";

THENCE, South 89 degrees 58 minutes 06 seconds East, 181.61 feet to a set 1/2" iron rod with plastic yellow cap stamped "PAPE DAWSON," and being the common west line of said Kings Crossing Phase 1;

THENCE, South 00 degrees 12 minutes 19 seconds East, along the west line of said Kings Crossing 1, 679.06 feet to a 5/8" iron rod found with cap stamped "Westwood" for corner;

THENCE, South 37 degrees 10 minutes 08 seconds East, along the west line of said Kings Crossing Phase 1, a distance of 1617.25 feet to a found 1/2" iron rod with a plastic cap stamped "ONEAL 6570" at an exterior corner of Lot 24, Block A of said Kings Crossing Phase 1;

THENCE, South 79 degrees 18 minutes 46 seconds West, along the north line of a called 51.265 acre tract of land conveyed to Kings Crossing Five, LTD., recorded under instrument No. 20220323000468380 (O.P.R.C.C.T.), a distance of 130.55 feet to a found 1/2" iron rod with a plastic cap stamped "ONEIL" for corner;

THENCE, South 88 degrees 58 minutes 36 seconds West, along the north line of said Kings Crossing Five, LTD, a distance of 854.39 feet to a found 1/2" iron rod with a yellow plastic cap stamped "ONEIL" and being the beginning of a tangent curve to the left having a radius of 841.00 feet, a central angle of 20 degrees 25 minutes 55 seconds, a chord bearing and distance of South 78 degrees 45 minutes 38 seconds West, 298.32 feet;

THENCE, along the north line of said Kings Crossing Five, LTD and said curve to the left with an arc length of 299.90 feet to a found 1/2-inch iron rod found for corner;

THENCE, South 68 degrees 32 minutes 41 seconds West, along the north line of said Kings Crossing Five, LTD, a distance of 460.75 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

THENCE, over and across said 356 acre tract of land the following,

North 21 degrees 27 minutes 19 seconds West, 285.00 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 23 degrees 32 minutes 41 seconds East, 14.14 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 21 degrees 27 minutes 19 seconds West, 50.00 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 68 degrees 32 minutes 41 seconds West, 68.95 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 21 degrees 27 minutes 19 seconds West, 315.02 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 76 degrees 08 minutes 49 seconds East, 151.33 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 68 degrees 32 minutes 41 seconds East, 78.71 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 21 degrees 27 minutes 19 seconds West, 345.00 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

South 68 degrees 32 minutes 41 seconds West, 77.10 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 65 degrees 33 minutes 29 seconds West, 13.92 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON" and the beginning of a non-tangent curve to the right having a radius of 325.00 feet, a central angle of 08 degrees 42 minutes 06 seconds, a chord bearing and distance of North 14 degrees 25 minutes 42 seconds West - 49.31 feet;

With an arc length of 49.36 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON";

North 10 degrees 04 minutes 39 seconds West, 236.63 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 79 degrees 55 minutes 21 seconds East, 152.00 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 51 degrees 24 minutes 52 seconds East, 199.20 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 19 degrees 36 minutes 09 seconds West, 71.41 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 13 degrees 12 minutes 34 seconds West, 79.04 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 13 degrees 12 minutes 34 seconds West, 71.19 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 13 degrees 12 minutes 34 seconds West, 78.81 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 11 degrees 19 minutes 05 seconds West, 59.13 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 06 degrees 08 minutes 57 seconds West, 136.54 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 00 degrees 41 minutes 08 seconds West, 175.00 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 89 degrees 18 minutes 52 seconds East, 77.18 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 00 degrees 41 minutes 08 seconds West, 50.00 feet to a set 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON";

North 00 degrees 41 minutes 08 seconds West, 332.75 feet to the POINT OF BEGINNING, and CONTAINING 60.324 of Acres or 2,627,713 Square Feet of land more or less, and being described in accordance with a survey made on ground and accompanied by an exhibit or survey map prepared under job number ~~70361-06~~ by PAPE DAWSON Engineers, Inc.,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kings Crossing Six, LTD, does hereby vacate that certain plot of Parker Estates, an addition to the City of Parker, Collin County, Texas, recorded in Volume X, Page X of the Map or Plat Records of Collin County, Texas, ("Parker Estates Plot") with the approval of the City of Parker, Texas,

That Warner Group, Inc., does hereby adopt this plat designating the herein described property as **KINGS CROSSING PHASE 6 & 7**, an addition to the City of Parker, Collin County, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The utility and drainage easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of Parker and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Parker, Texas

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2024.

FOR: KINGS CROSSING SIX, LTD.

By: xxx

By: xxx, xxx

By: xxx, Manager

STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by xxx, on behalf thereof and in the capacity herein stated,

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF COLLIN §

That I, xxx, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Parker,

xxx  
Registered Professional Land Surveyor  
No. xxx

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared xxx, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

My Commission Expires On:

CITY APPROVAL CERTIFICATE

RECOMMENDED FOR APPROVAL:

Chairman, Planning and Zoning Commission  
City of Parker, Texas

Date

Approved and Accepted:

Mayor, City of Parker, Texas

Date

The undersigned, the City Secretary of the City of Parker, Texas, hereby certifies that the vacating of the Parker Estates Plat and the foregoing dedication of plat of **KINGS CROSSING PHASE 6 & 7**, an addition to the City of Parker, Collin County, Texas, and matters reflected or noted on this plat, were submitted to the City Council on this \_\_\_\_\_, 2023, and the City Council by formal action then and there accepted both the vacating of the Parker Estates Plat and the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the approval thereof by the City Council by signing this plat in the space herein above provided.

WITNESS, my hand this \_\_\_\_\_, 2024.

City Secretary, City of Parker, Texas

OWNER/DEVELOPER:  
KINGS CROSSING SIX, LTD  
4040 N. CENTRAL EXPRESSWAY  
SUITE 850  
DALLAS, TEXAS 75204  
PHONE: 469-387-4407  
CONTACT: STEPHEN L SALLMAN

DATE OF PREPARATION: MARCH 7, 2024

PRELIMINARY PLAT  
OF  
**KINGS CROSSING**  
**PHASE 6 & 7**  
BLOCK A - BLOCK D

**PAPE-DAWSON ENGINEERS**  
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #20 | TEXAS SURVEYING FIRM #10184390

BEING A ~~118.001~~ ACRES SITUATED IN THE **ANN S. HURT** SURVEY, ABSTRACT NUMBER 428 AND THE **A.J. TUCKER** SURVEY, ABSTRACT NUMBER 910 IN THE CITY OF PARKER, COLLIN COUNTY, TEXAS.

82 RESIDENTIAL LOTS  
1 COMMON AREA LOTS

SHEET 5 OF 5

Scale: Met 0' 20' 40' 60' 80' 100' 120' 140' 160' 180' 200' 220' 240' 260' 280' 300' 320' 340' 360' 380' 400' 420' 440' 460' 480' 500' 520' 540' 560' 580' 600' 620' 640' 660' 680' 700' 720' 740' 760' 780' 800' 820' 840' 860' 880' 900' 920' 940' 960' 980' 1000' 1020' 1040' 1060' 1080' 1100' 1120' 1140' 1160' 1180' 1200' 1220' 1240' 1260' 1280' 1300' 1320' 1340' 1360' 1380' 1400' 1420' 1440' 1460' 1480' 1500' 1520' 1540' 1560' 1580' 1600' 1620' 1640' 1660' 1680' 1700' 1720' 1740' 1760' 1780' 1800' 1820' 1840' 1860' 1880' 1900' 1920' 1940' 1960' 1980' 2000' 2020' 2040' 2060' 2080' 2100' 2120' 2140' 2160' 2180' 2200' 2220' 2240' 2260' 2280' 2300' 2320' 2340' 2360' 2380' 2400' 2420' 2440' 2460' 2480' 2500' 2520' 2540' 2560' 2580' 2600' 2620' 2640' 2660' 2680' 2700' 2720' 2740' 2760' 2780' 2800' 2820' 2840' 2860' 2880' 2900' 2920' 2940' 2960' 2980' 3000' 3020' 3040' 3060' 3080' 3100' 3120' 3140' 3160' 3180' 3200' 3220' 3240' 3260' 3280' 3300' 3320' 3340' 3360' 3380' 3400' 3420' 3440' 3460' 3480' 3500' 3520' 3540' 3560' 3580' 3600' 3620' 3640' 3660' 3680' 3700' 3720' 3740' 3760' 3780' 3800' 3820' 3840' 3860' 3880' 3900' 3920' 3940' 3960' 3980' 4000' 4020' 4040' 4060' 4080' 4100' 4120' 4140' 4160' 4180' 4200' 4220' 4240' 4260' 4280' 4300' 4320' 4340' 4360' 4380' 4400' 4420' 4440' 4460' 4480' 4500' 4520' 4540' 4560' 4580' 4600' 4620' 4640' 4660' 4680' 4700' 4720' 4740' 4760' 4780' 4800' 4820' 4840' 4860' 4880' 4900' 4920' 4940' 4960' 4980' 5000' 5020' 5040' 5060' 5080' 5100' 5120' 5140' 5160' 5180' 5200' 5220' 5240' 5260' 5280' 5300' 5320' 5340' 5360' 5380' 5400' 5420' 5440' 5460' 5480' 5500' 5520' 5540' 5560' 5580' 5600' 5620' 5640' 5660' 5680' 5700' 5720' 5740' 5760' 5780' 5800' 5820' 5840' 5860' 5880' 5900' 5920' 5940' 5960' 5980' 6000' 6020' 6040' 6060' 6080' 6100' 6120' 6140' 6160' 6180' 6200' 6220' 6240' 6260' 6280' 6300' 6320' 6340' 6360' 6380' 6400' 6420' 6440' 6460' 6480' 6500' 6520' 6540' 6560' 6580' 6600' 6620' 6640' 6660' 6680' 6700' 6720' 6740' 6760' 6780' 6800' 6820' 6840' 6860' 6880' 6900' 6920' 6940' 6960' 6980' 7000' 7020' 7040' 7060' 7080' 7100' 7120' 7140' 7160' 7180' 7200' 7220' 7240' 7260' 7280' 7300' 7320' 7340' 7360' 7380' 7400' 7420' 7440' 7460' 7480' 7500' 7520' 7540' 7560' 7580' 7600' 7620' 7640' 7660' 7680' 7700' 7720' 7740' 7760' 7780' 7800' 7820' 7840' 7860' 7880' 7900' 7920' 7940' 7960' 7980' 8000' 8020' 8040' 8060' 8080' 8100' 8120' 8140' 8160' 8180' 8200' 8220' 8240' 8260' 8280' 8300' 8320' 8340' 8360' 8380' 8400' 8420' 8440' 8460' 8480' 8500' 8520' 8540' 8560' 8580' 8600' 8620' 8640' 8660' 8680' 8700' 8720' 8740' 8760' 8780' 8800' 8820' 8840' 8860' 8880' 8900' 8920' 8940' 8960' 8980' 9000' 9020' 9040' 9060' 9080' 9100' 9120' 9140' 9160' 9180' 9200' 9220' 9240' 9260' 9280' 9300' 9320' 9340



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

Meeting Date: 10/24/2024 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 read "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 read "Carrie L. Smith", is written over a horizontal line. The signature is cursive and elegant.

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

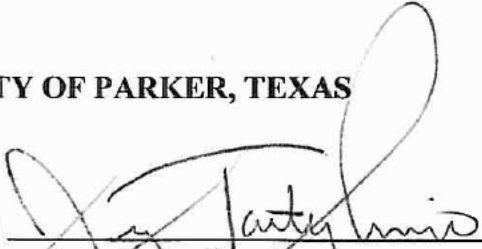
By: Stephen L. Sallman, mgr.  
Stephen L. Sallman

Its: ~~President~~ manager

Date: 9/6/07



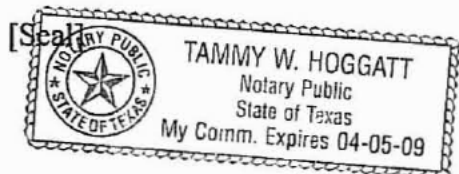
**CITY OF PARKER, TEXAS**

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.



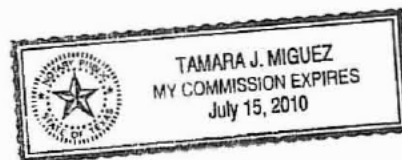
Tammy W. Hoggatt  
 Notary Public--State of Texas

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

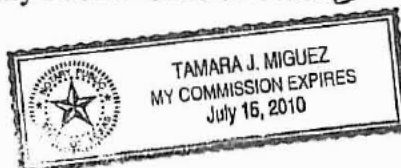


STATE OF TEXAS           )  
   )  
 COUNTY OF Dallas       )

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 Petitt #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**



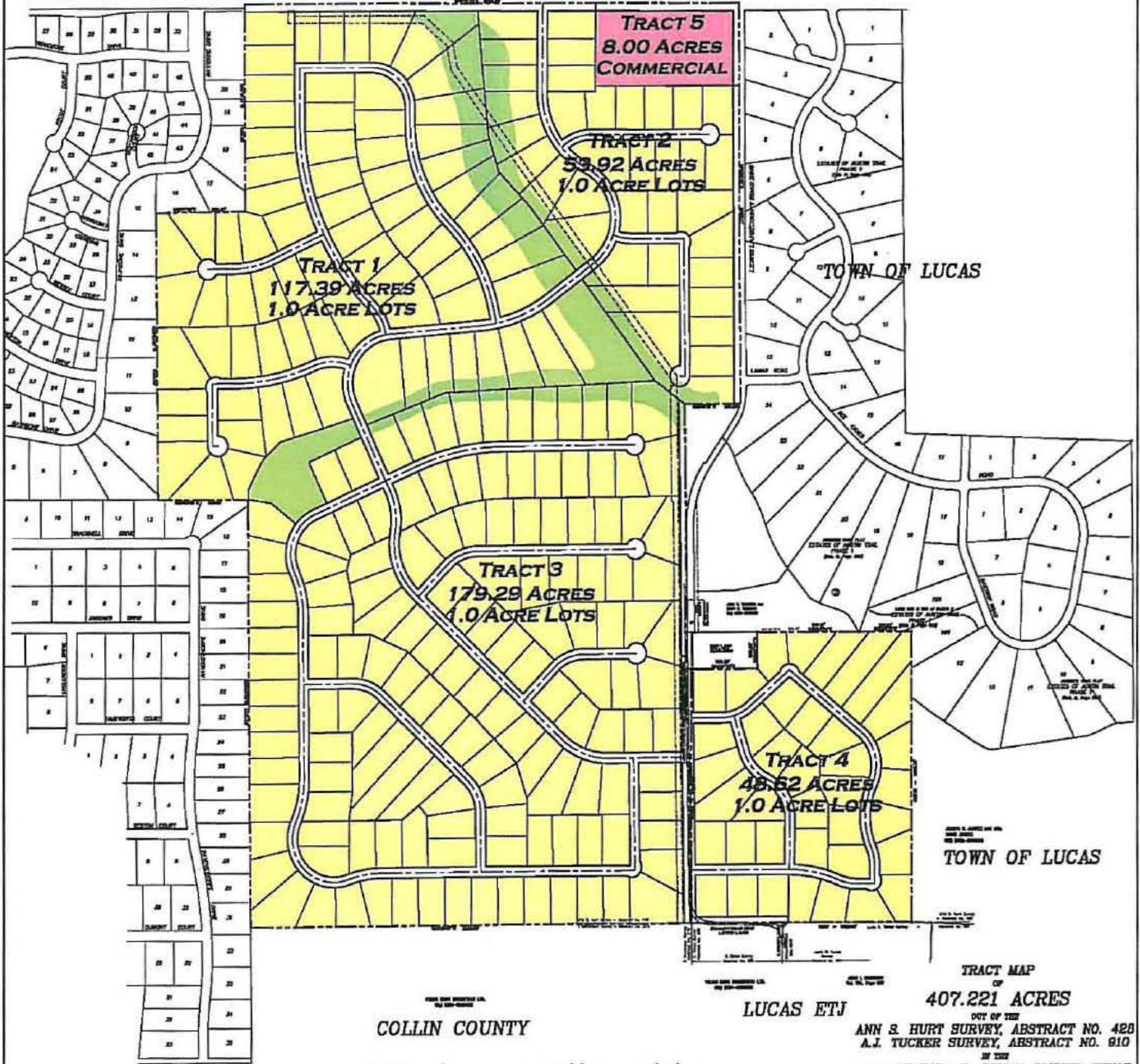
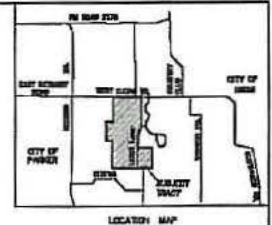
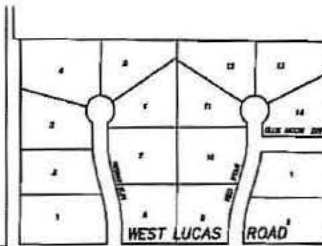
# Concept Plan



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).

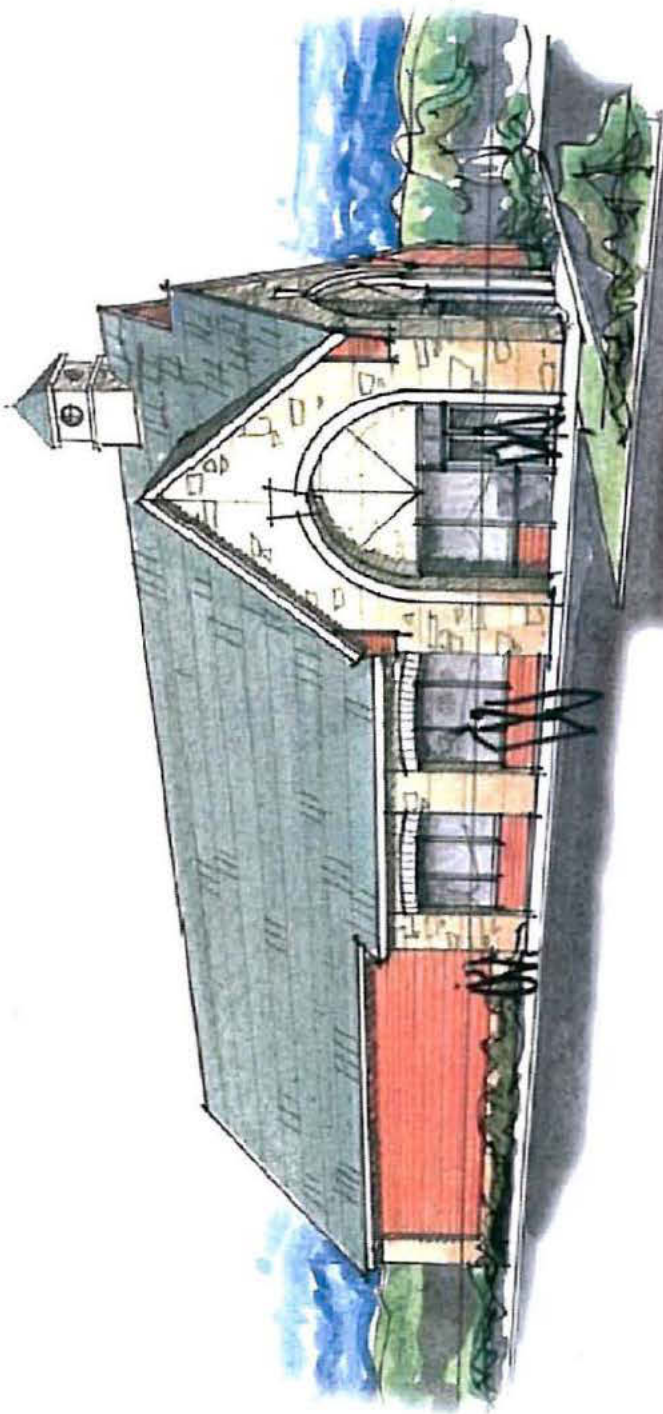
- Tracts 1 and 4 – Min. 3,000 square feet (air conditioned space) on all lots.
- Outbuildings – Not to exceed 50% of the first floor air conditioned space of the primary residence. Must comply with "Building Materials" requirement(s). Must be located behind the primary residence on the lot.
- Fencing – 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"

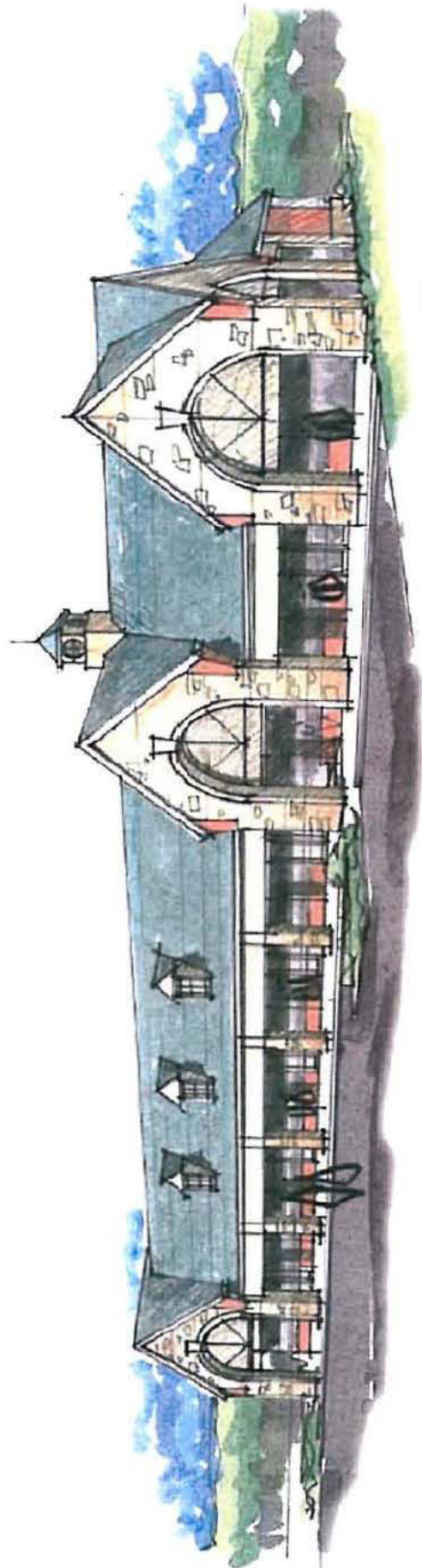
### **Elevation Examples**

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

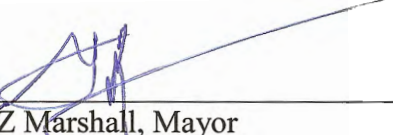
**WARNER CAPITAL, LLC,**  
a Texas limited liability company

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: 10/24/2024 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.



20140122000063210 01/22/2014 04:06:37 PM AG 1/6

## **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:

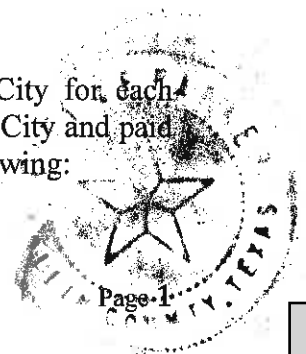
- 1. The last sentence of paragraph 5.2 of the Agreement is deleted, and replaced with the following sentence:

"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

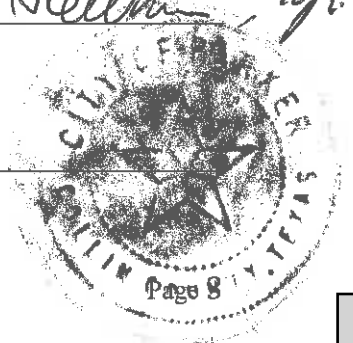
By: Stephen L. Sallman, mgr.  
Stephen L. Sallman  
Its Manager

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





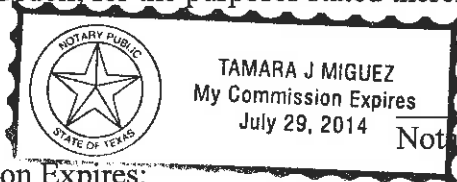
“City”  
City of Parker, Texas

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



STATE OF TEXAS §  
COUNTY OF ~~COLLIN~~ Dallas §

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

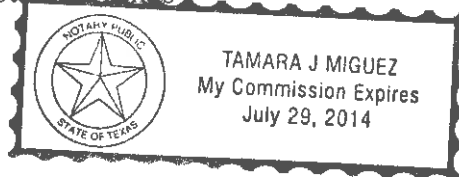
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF ~~COLLIN~~ Dallas §

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



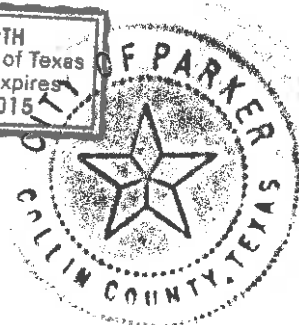
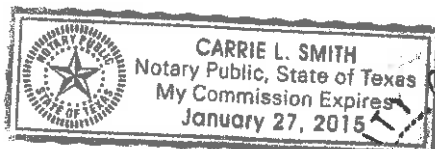
STATE OF TEXAS §  
COUNTY OF COLLIN §

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  
20140122000069210



*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

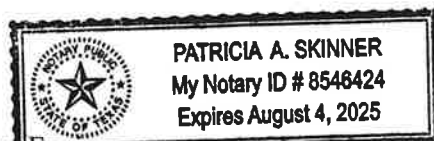
SEAL  
 My Commission Expires: \_\_\_\_\_

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:	August 22, 2019
Budgeted Amount:	Department/ Requestor:	P&Z Commission
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey Public Works Director Machado
Estimated Cost:	Date Prepared:	October 10, 2024
Exhibits:	<ol style="list-style-type: none"> <li>1. <a href="#">Public Hearing Notice – P&amp;Z Commission Meeting (2024 0926), published 2024 0909)</a></li> <li>2. <a href="#">September 26, 2024 P&amp;Z Draft Minutes</a></li> <li>3. <a href="#">Comprehensive Plan (COMP PLAN)</a></li> <li>4. <a href="#">Terry Lynch's Public Comments</a></li> </ol>	

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REVISIONS TO THE COMPREHENSIVE PLAN (COMP PLAN).

### SUMMARY

On July 11, 2024, Planning and Zoning (P&Z) Commission was presented with the Comprehensive Plan (COMP PLAN) and there was some discussion. September 26, 2024, in accordance with State Law the City of Parker, Texas, P & Z conducted a public hearing, which was noticed in the Dallas Morning News, September 9, 2024, and all interested parties were invited to attend this hearing and express their comments concerning the revisions. See September 26, 2024 P&Z Commission meeting minutes. There was one resident with public comments and "The Commissioners recommended sending the items raised by Terry Lynch to the Comp Plan Committee for further consideration."

On October 11, 2024 Councilmember/Comp Plan Committee Chair Randy Kercho reported "Lucy Estabrook, Wei Wei Jeang & myself (we were not able to connect to Cindy Meyer) connected via a conference call today to discuss what we understood was a request by P&Z for the Comp Plan drafting committee to address various comments presented to P&Z during a Public Hearing regarding the current draft of the City's Comprehensive Plan. After discussion the three of us on the call agreed unanimously that the job of the Comp Plan drafting committee had been completed and that we would put back the Comprehensive Plan into the hands of the P&Z Board with no additional changes for them to determine if they desired to make additional changes or not to the Plan." to Mayor Pettle and Interim City Attorney Clifton.

Please review the information provided.

### POSSIBLE ACTION

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

Inter – Office Use			
<b>Approved by:</b>			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	10/17/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2024 via Municode
City Administrator:	<i>Gary Machado</i>	Date:	10/xx/2024





MINUTES  
**PLANNING AND ZONING COMMISSION MEETING**  
 September 26, 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
	Commissioner & Secretary Wei Wei Jeang		X Alternate Lynnette Ammar
	Commissioner David Leamy		
	Commissioner Jasmat Sutaria		
Staff/Others Present:			
X	Public Works Dir. Gary Machado		Interim City Attorney Catherine Clifton
	City Secretary Patti Scott Grey		City Administrator

**APPOINTMENT OF ALTERNATE(S)**

Alternate Commissioners Estabrook and Ammar are included 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 item 4 for the Commission, recorded below.

## INDIVIDUAL CONSIDERATION ITEMS

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

MOTION: Commissioner Lozano moved to approve the minutes.

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

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

MOTION: Commissioner Lozano moved to approve the minutes.

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

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

Developer indicated that these two lots were part of the engineering study and final plat that were approved and accepted by the City Council previously. The City Council asked that these two lots be excluded from approval of the final plat because these two lots sit partially in the flood plain. The City Council asked for confirmation that there will be no further encroachment into the flood plain other than what is already shown in the engineering study and final plat. The Developer did further study upstream to confirm this.

MOTION: Commissioner Lozano moved to recommend to the City Council approval of the Kings Crossing Phase 5 final plat of lots 26 and 27.

Commissioner Estabrook seconded the motion. The motion carried 4-0.

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).

Public comments commenced at 5:22 PM.

Terry Lynch identified numerous instances in the draft Comp Plan where verification, corrections, and rewording are needed in her view.

Public comments closed at 5:38 PM.

The Commissioners recommended sending the items raised by Terry Lynch to the Comp Plan Committee for further consideration.

5. FUTURE AGENDA ITEMS

Whitestone IV and Kings Crossing VI & VII preliminary plats.

6. ADJOURN

Chair Wright adjourned the meeting at 5:53 PM.

Minutes Approved on 24th day of October, 2024.

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

Attest and Prepared by:

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



# 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.



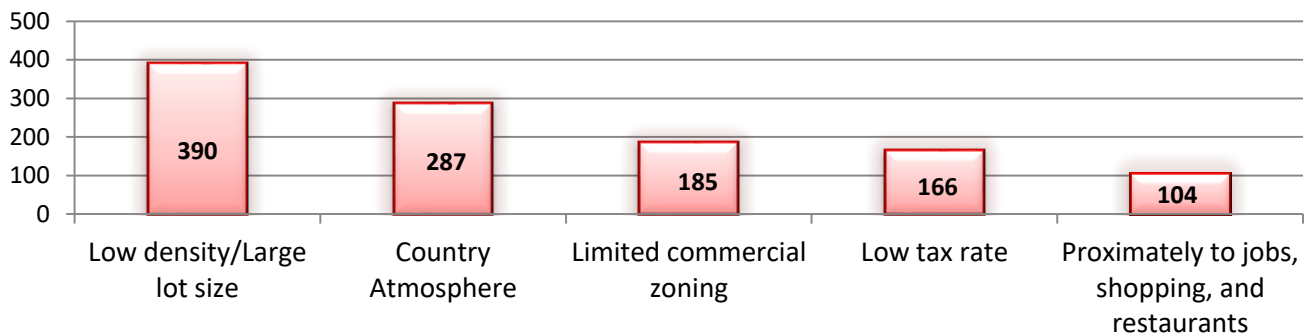
## COMMUNITY ENGAGEMENT

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.

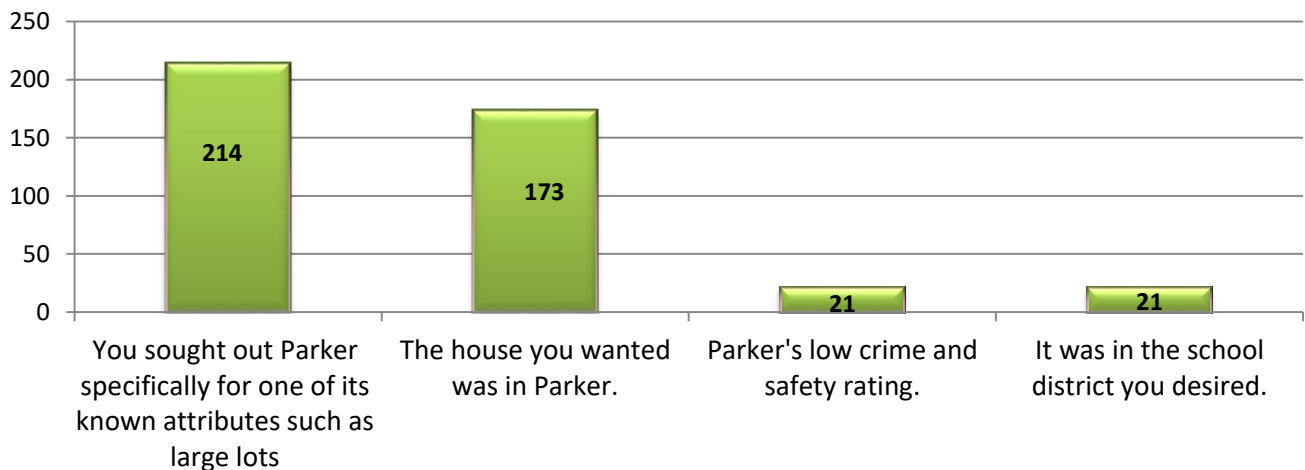
Overwhelmingly, residents indicated low density/large lot size and the country atmosphere to be what they liked most about Parker. They also indicated they sought out Parker specifically, followed by the house they wanted was in Parker.

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

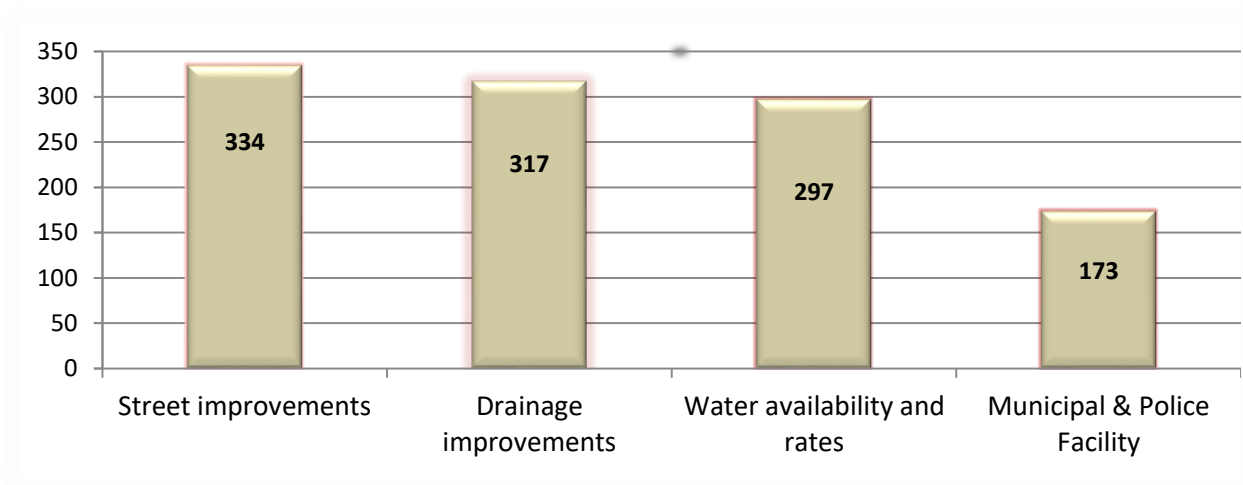
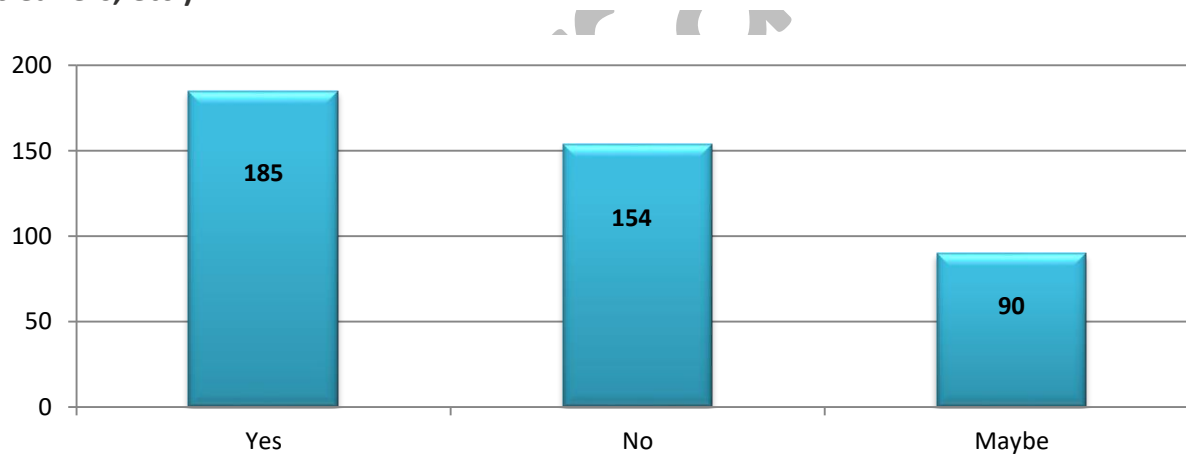
### What do you like most about Parker? (choose your top 3)



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





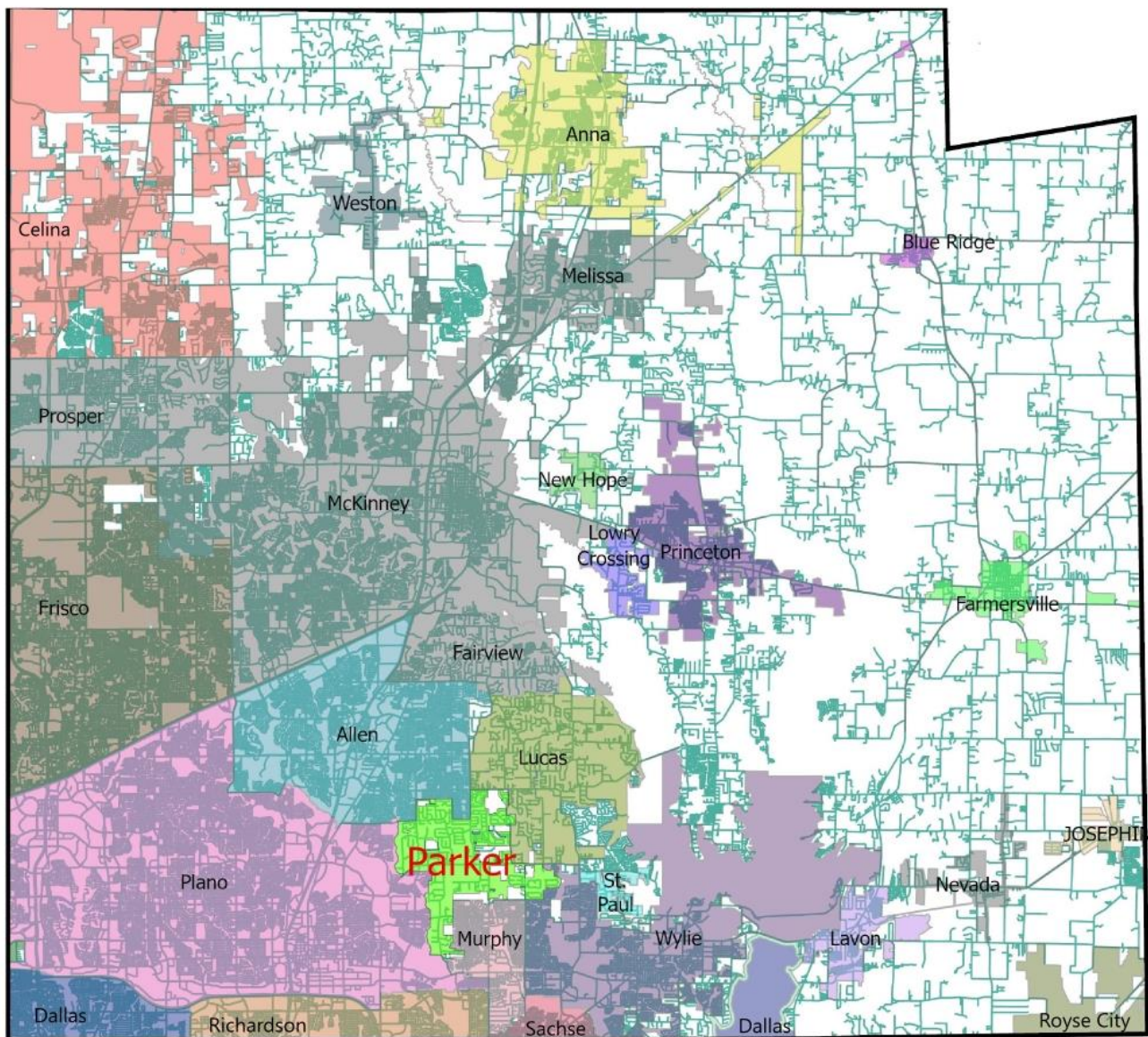
**What do you think is the biggest challenge that Parker should address first? (Choose 3)****Should Parker consider changing our zoning to include limited small retail businesses to help offset the tax burden on residents? (i.e., coffee shop/restaurant, farmer's market, dry cleaners, etc.)**

## 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.

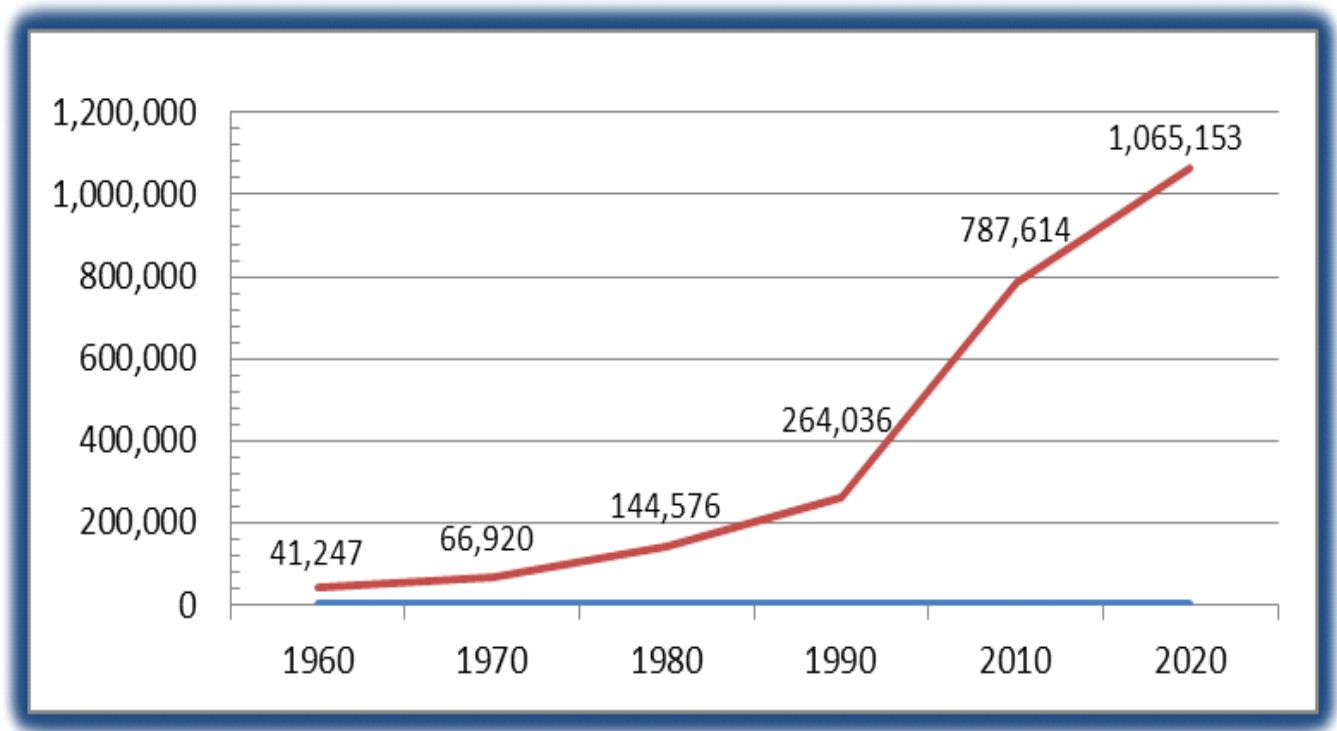


## COLLIN COUNTY

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.

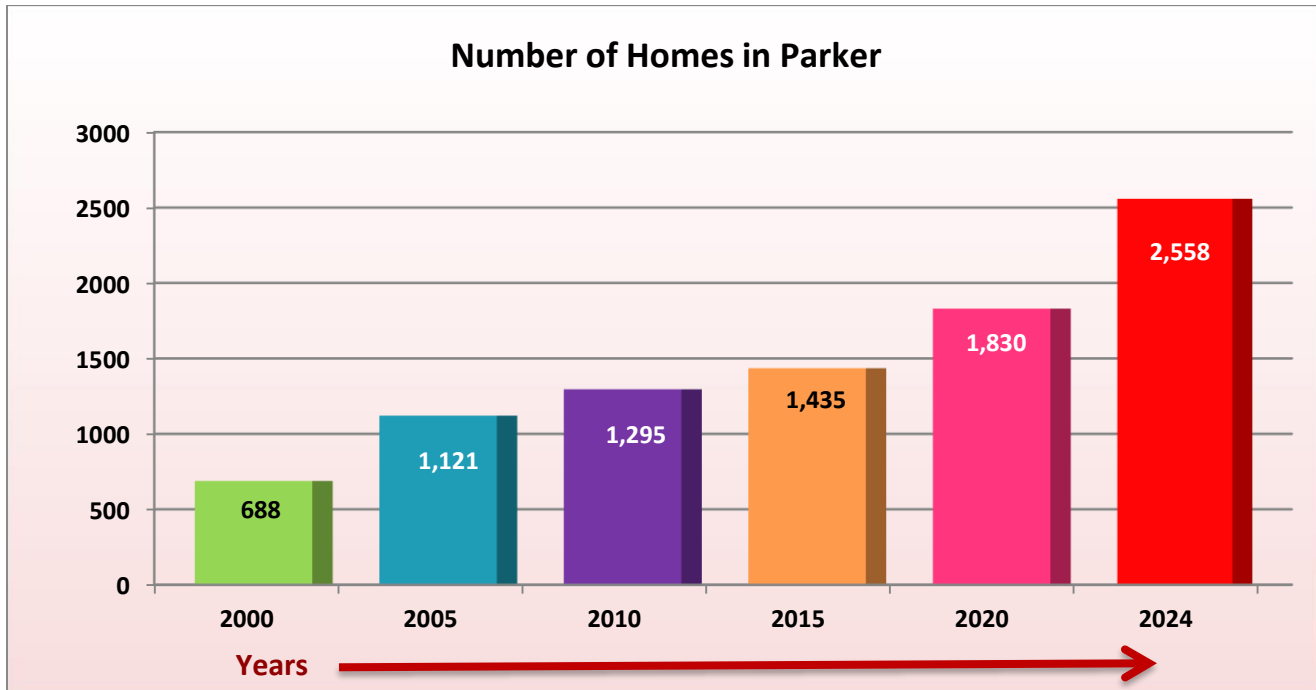
\*\* Average Home Value is the 2023 value. Source: Collin County Appraisal District

\*\*\* 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.

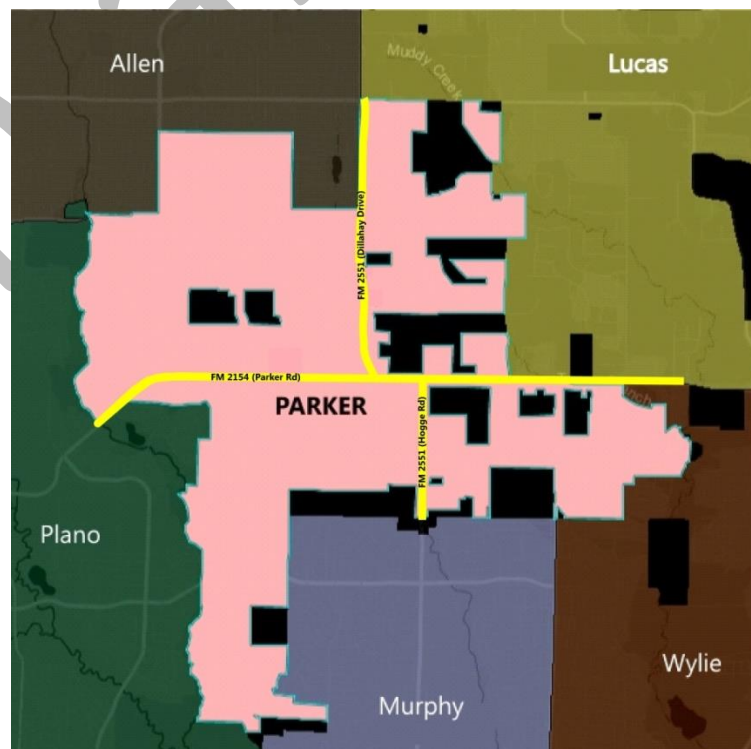
In August 2022, Parker's Code of Ordinances, Chapter 156 Zoning was revised, approved and enacted.

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.





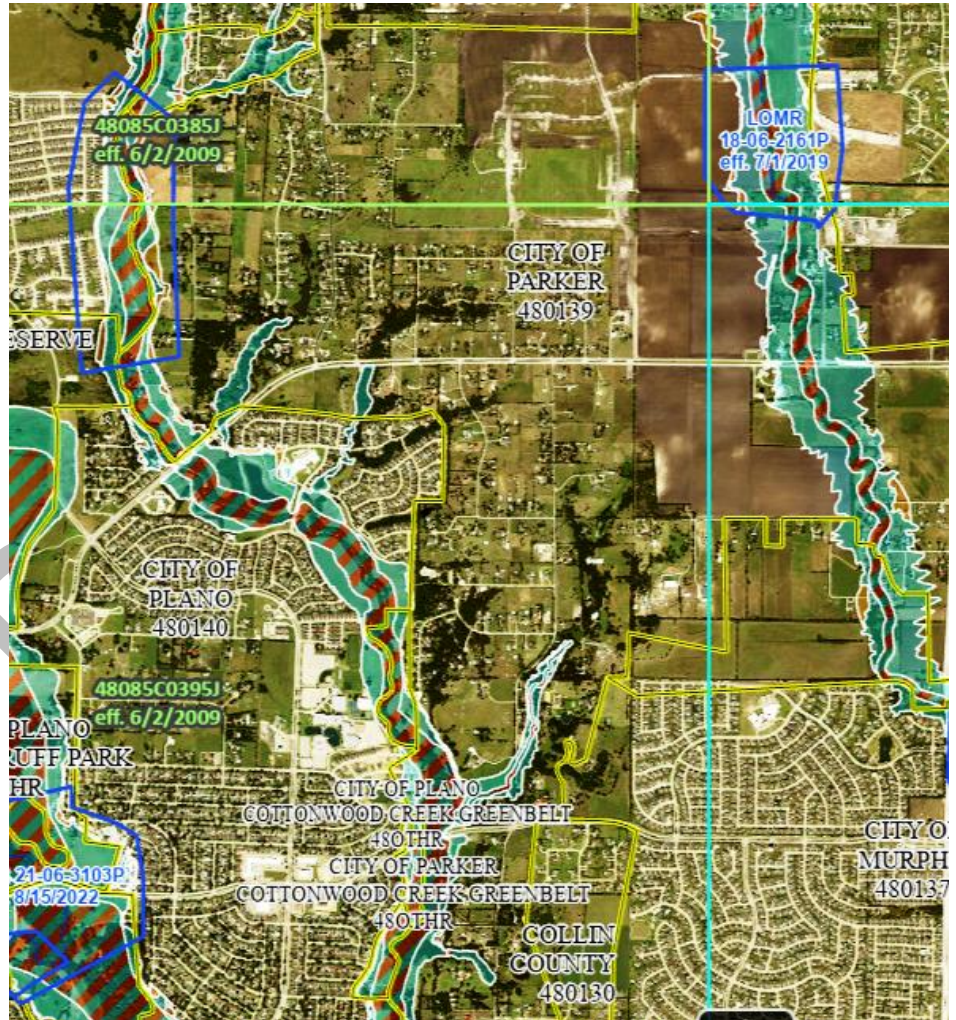
## ENVIRONMENTAL ELEMENTS

**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.

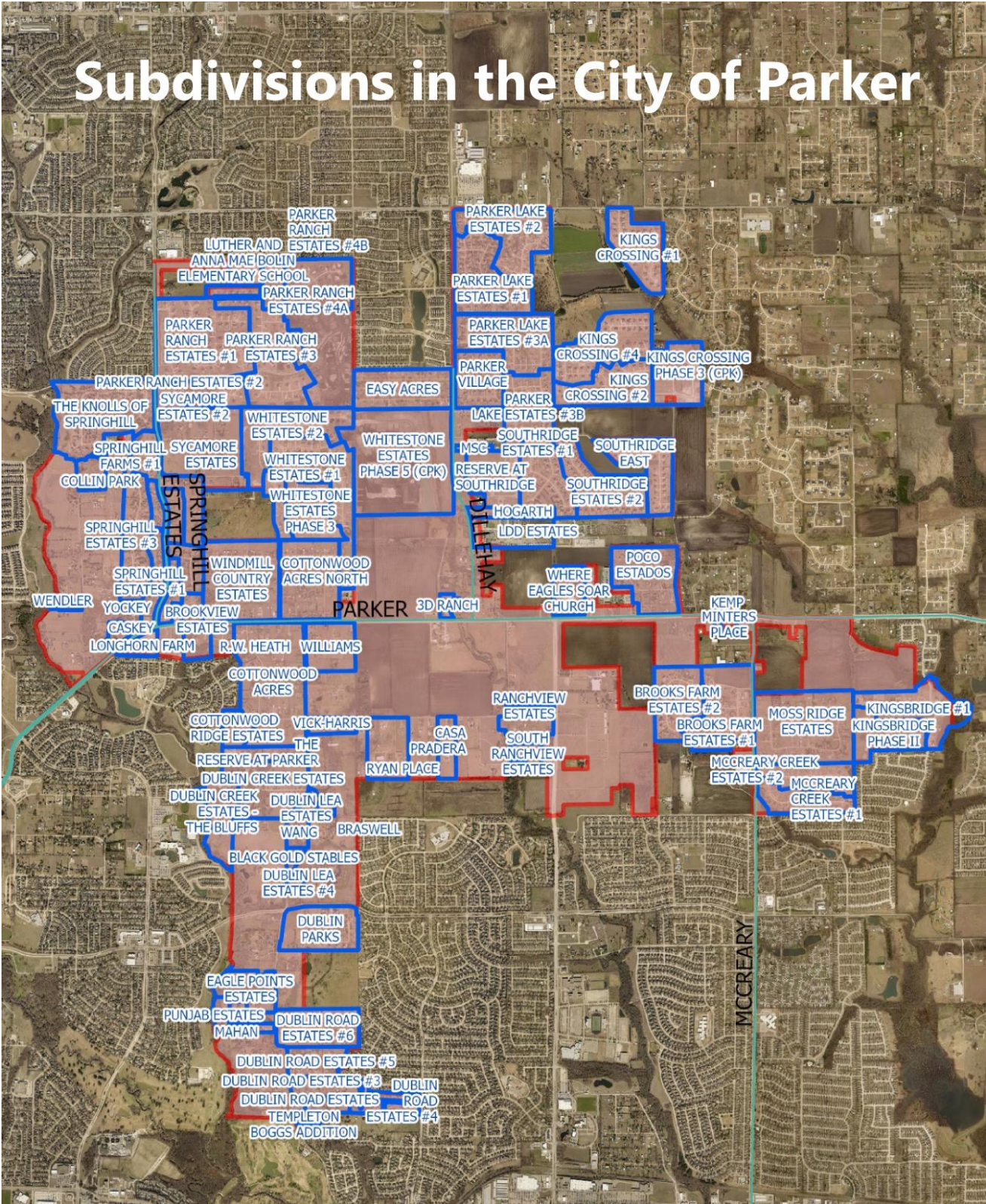


## CURRENT SUBDIVISIONS WITHIN PARKER

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)







## 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.

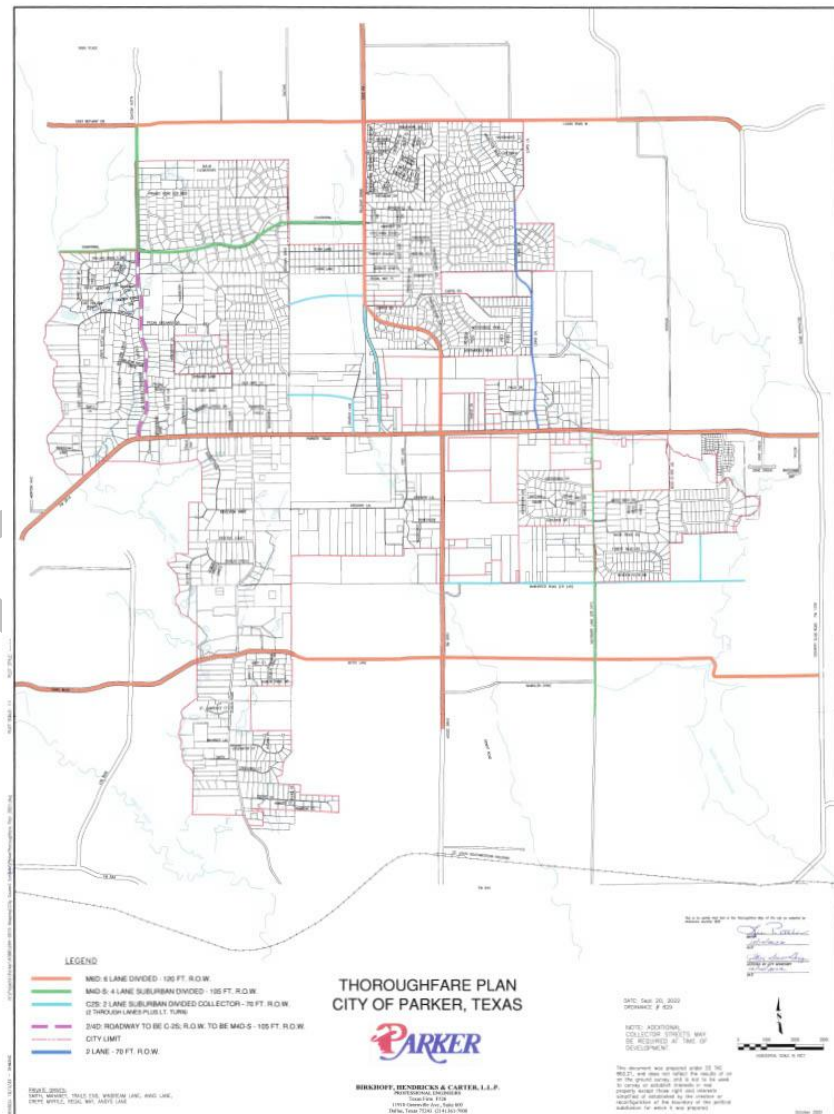
## CHAPTER 10: STREETS & DRAINAGE

### 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.

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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)

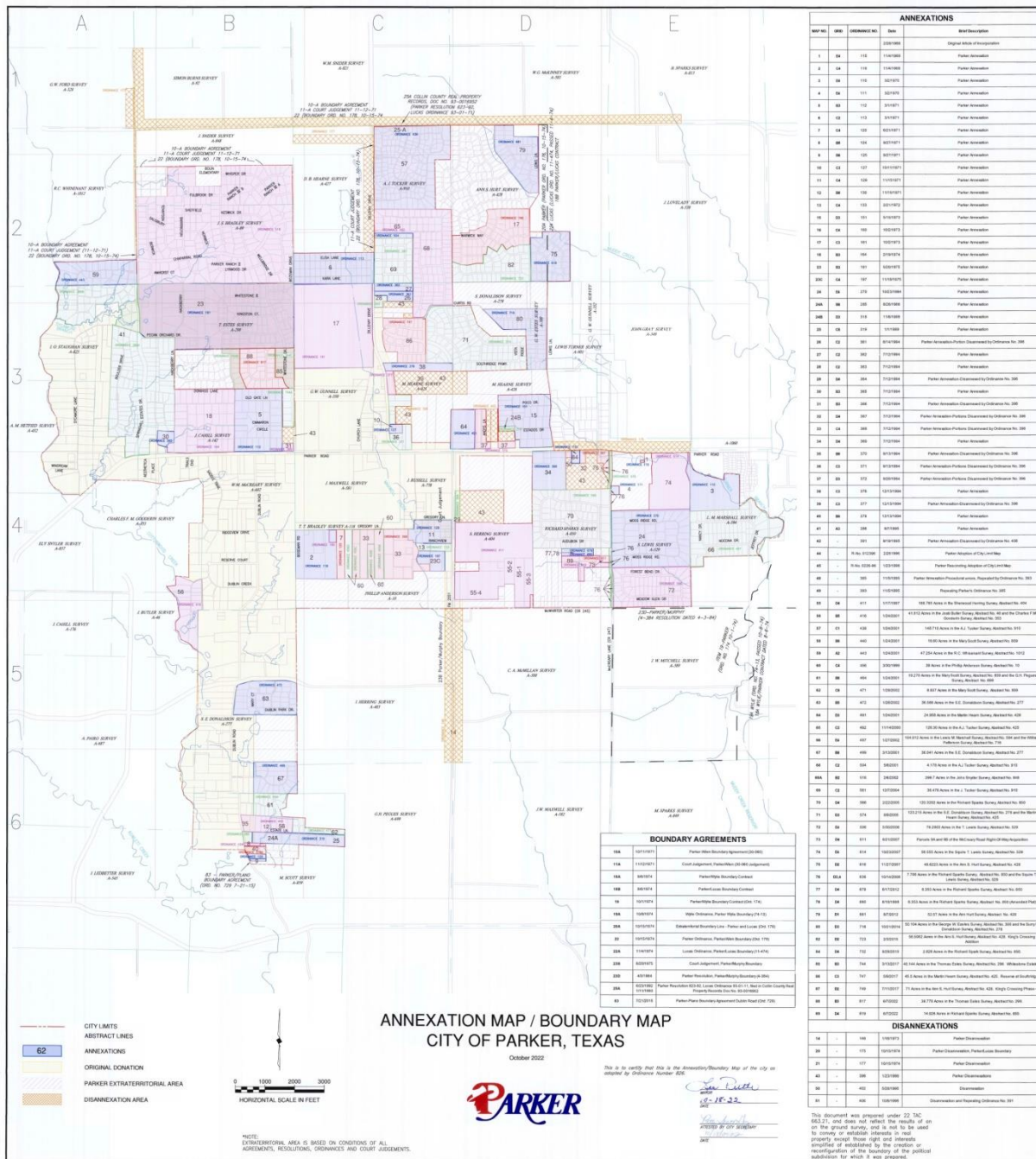
## PLANNING FOR THE FUTURE

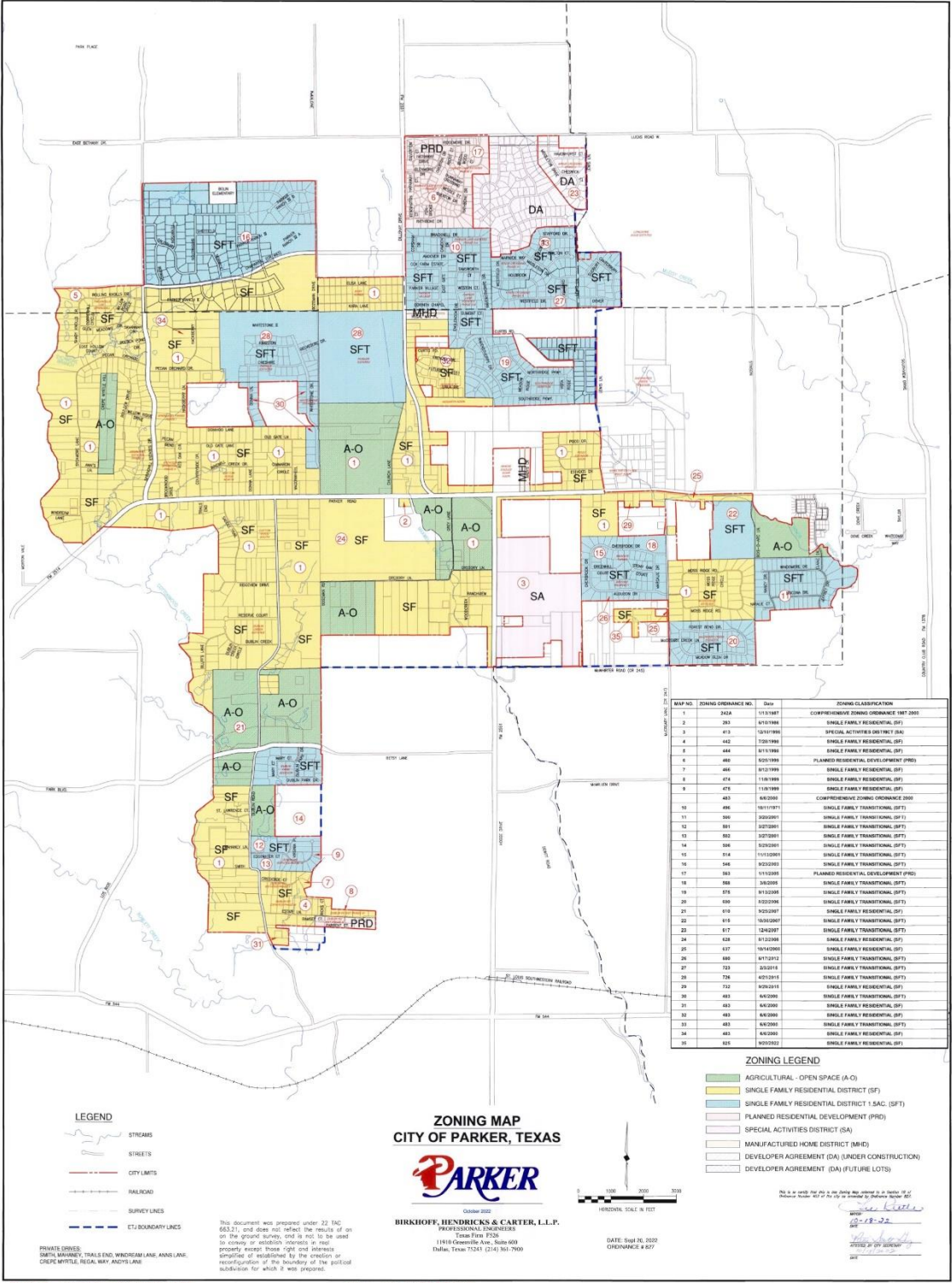
For more information on Capital Projects, see the Capital Improvement Plan [\(link\)](#)

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# CHAPTER 13: APPENDIX

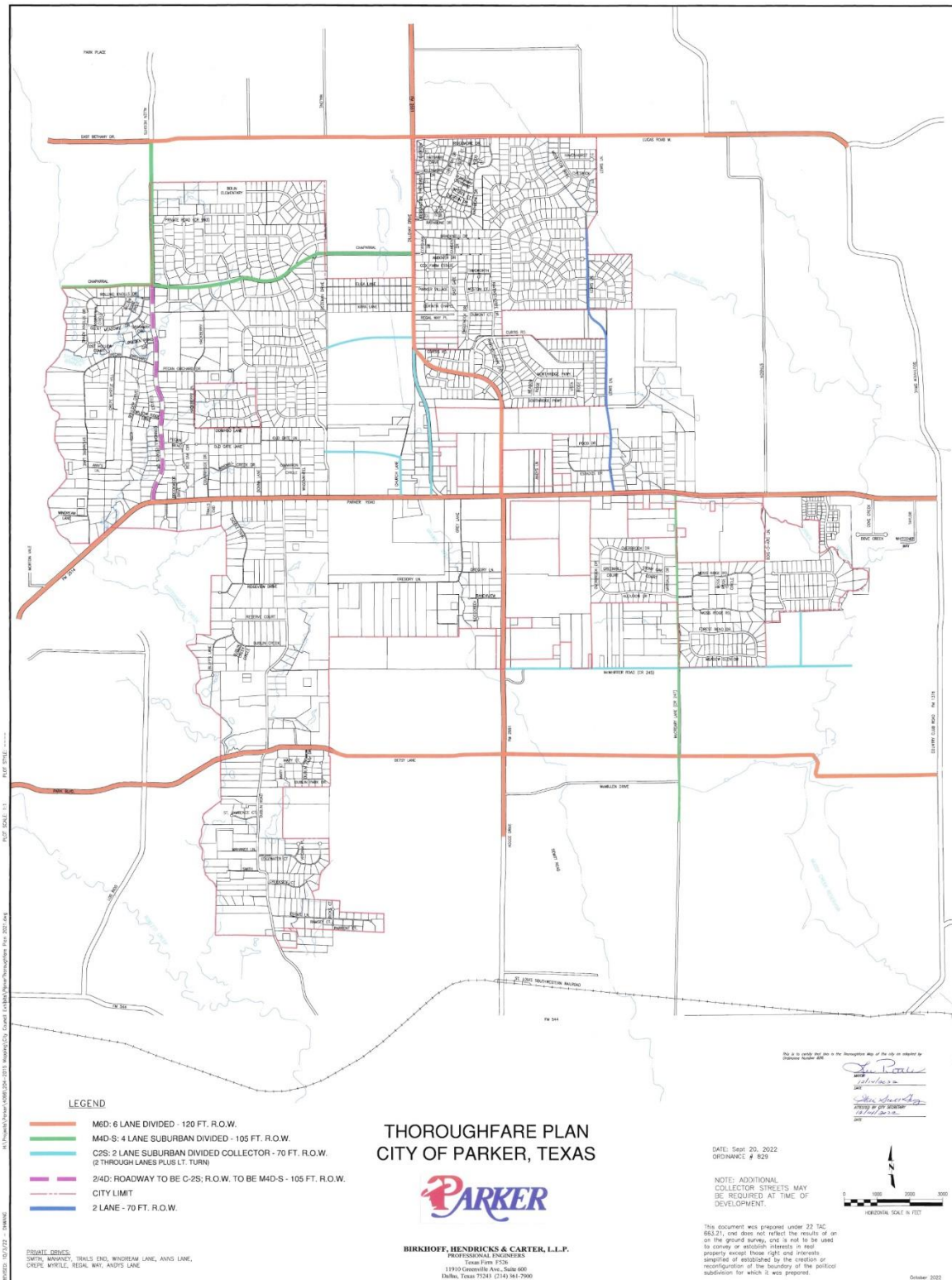
## ANNEXATION/BOUNDARY MAP







# 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.

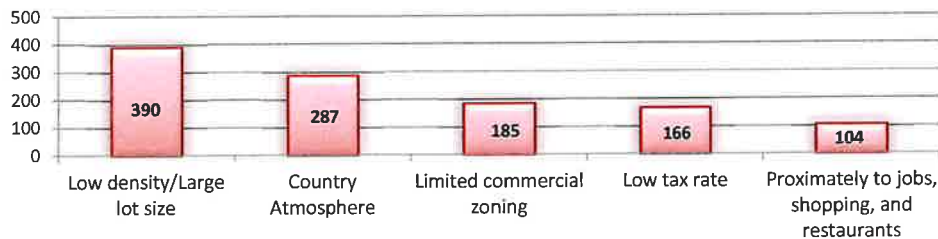
## COMMUNITY ENGAGEMENT

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.

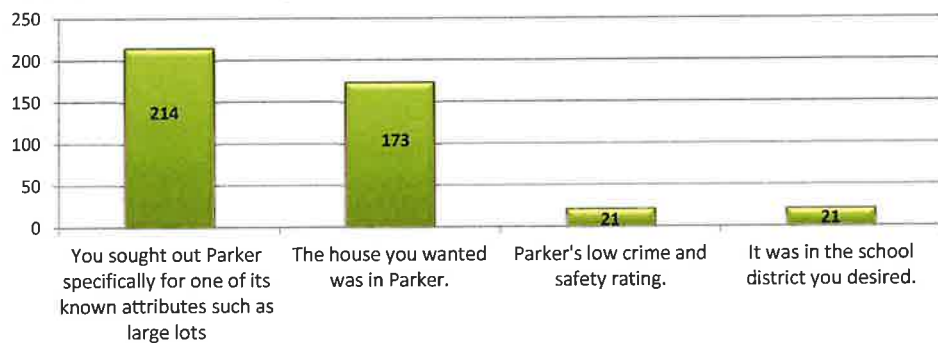
Overwhelmingly, residents indicated low density/large lot size and the country atmosphere to be what they liked most about Parker. They also indicated they sought out Parker specifically, followed by the house they wanted was in Parker.

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

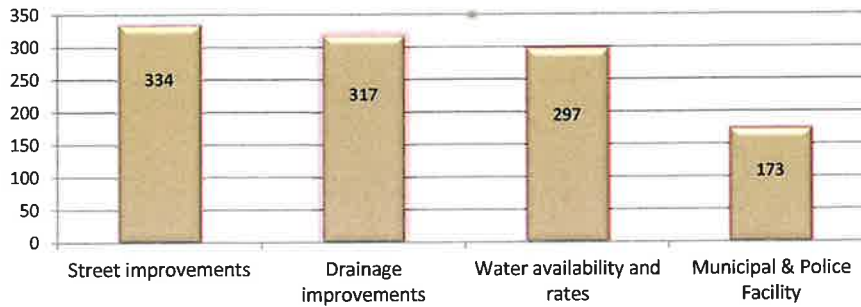
### What do you like most about Parker? (choose your top 3)



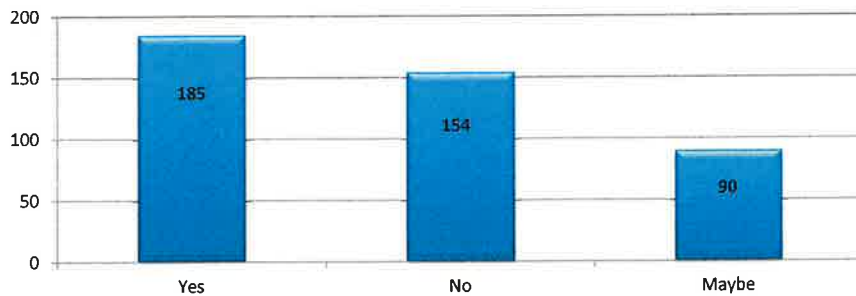
### What was the primary reason you chose Parker? (choose one)



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



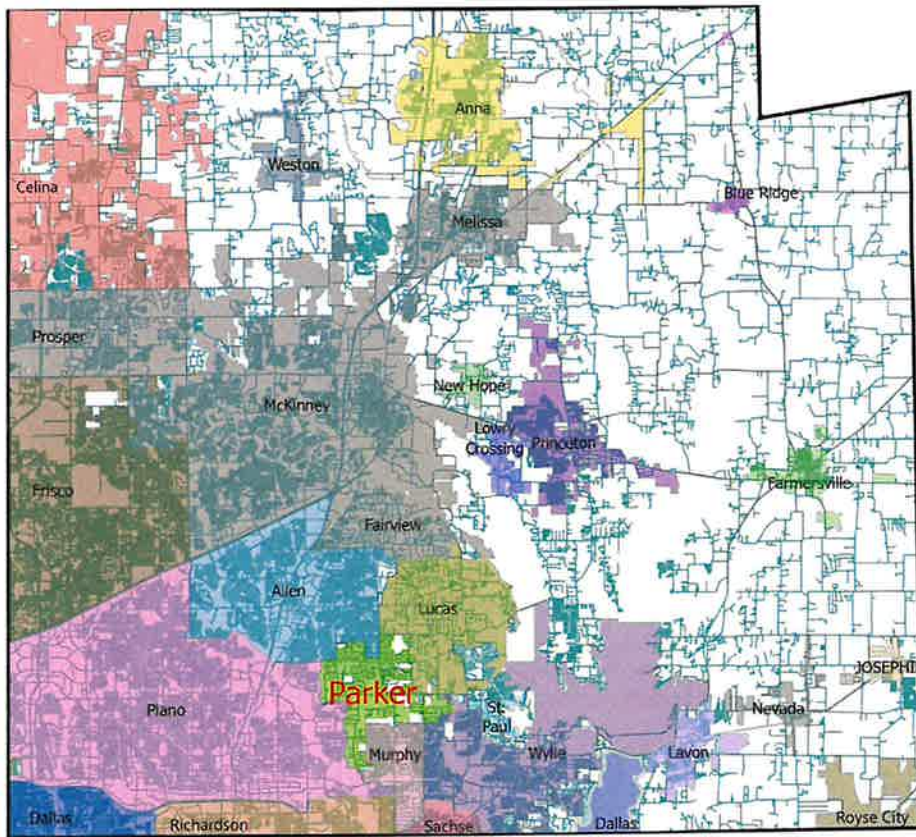
**Should Parker consider changing our zoning to include limited small retail businesses to help offset the tax burden on residents? (i.e., coffee shop/restaurant, farmer's market, dry cleaners, etc.)**



## 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.

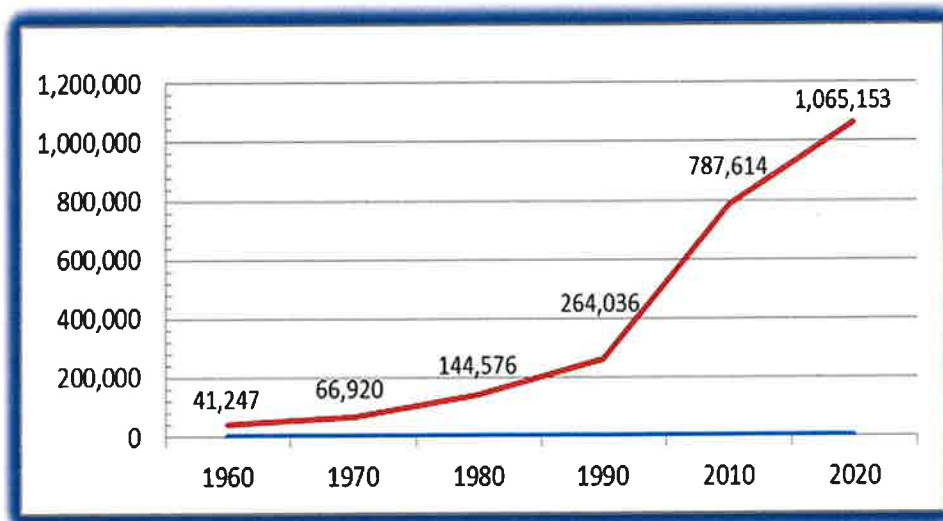


## COLLIN COUNTY

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.

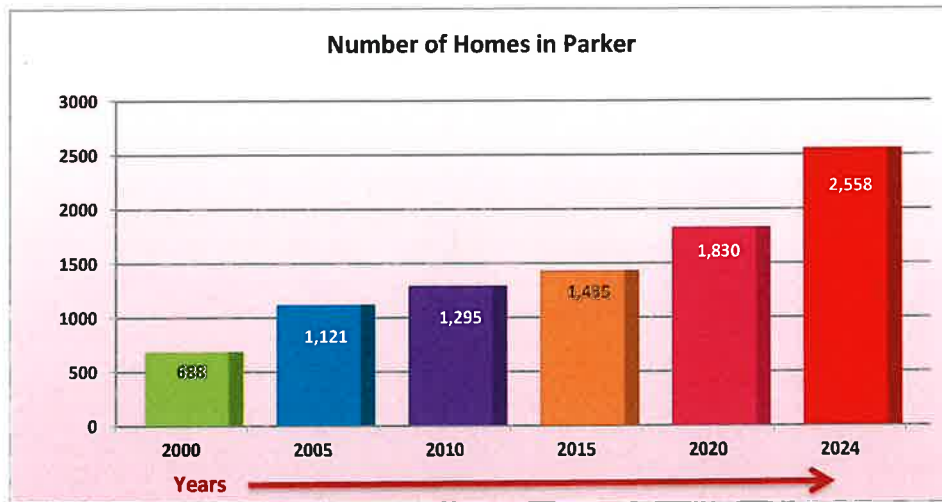
In the early 1970's, the growth of the city was steady, and then slowed until the latter part of the 1980's. In early 2000, major tracts were developed, resulting in a population spike. Again in 2016, Parker's population increased rapidly with the development of additional large land tracts.



## 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.

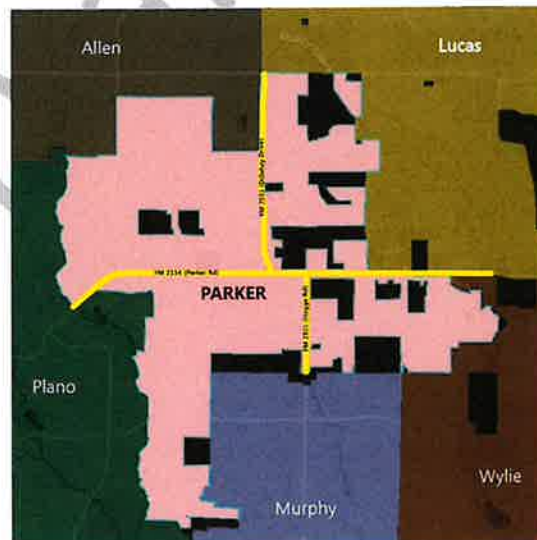
Land use classifications include: "A-O" agricultural-open space, "MH" manufactured housing; "SF" single-family residential, "SFT" single-family transitional, and "SA" special activities.

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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.



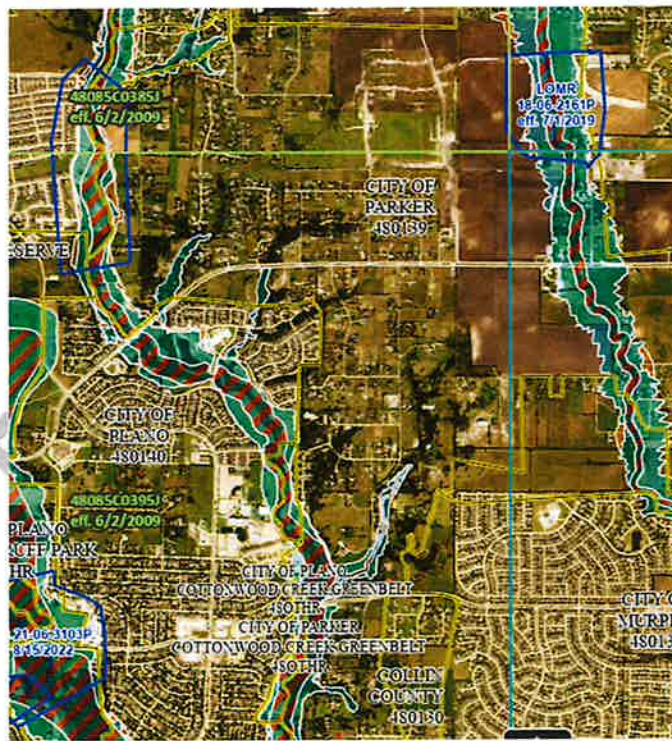
## ENVIRONMENTAL ELEMENTS

**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.

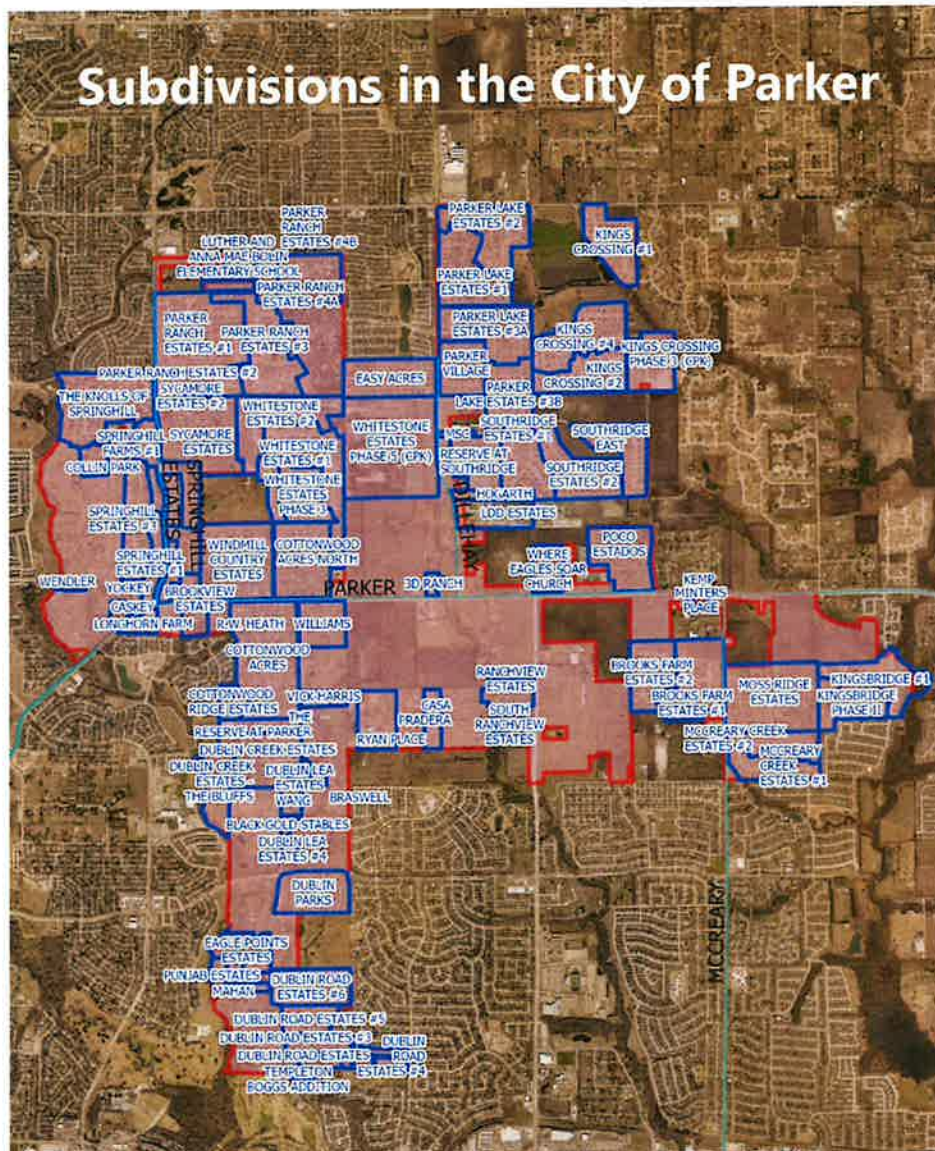


## CURRENT SUBDIVISIONS WITHIN PARKER

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)	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.

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.



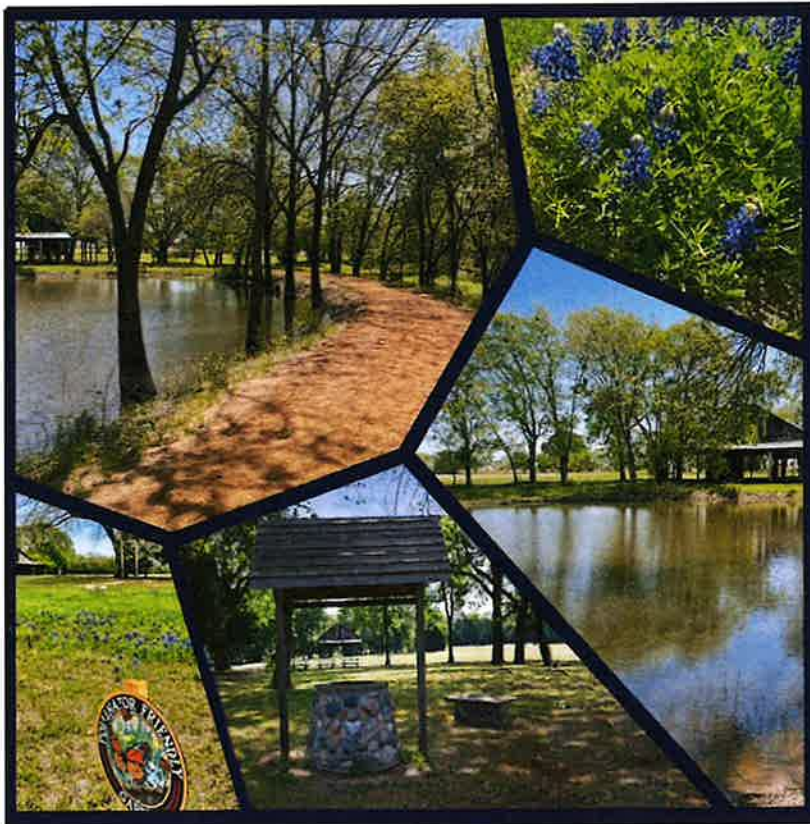
In keeping with the country atmosphere, most areas and subdivisions do not have sidewalks, with the exception of a portion of Whitestone and Parker Ranch. The City is responsible for the maintenance in these areas as part of the trail system. TxDOT installed sidewalks on Hogge Road and Parker Road, east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

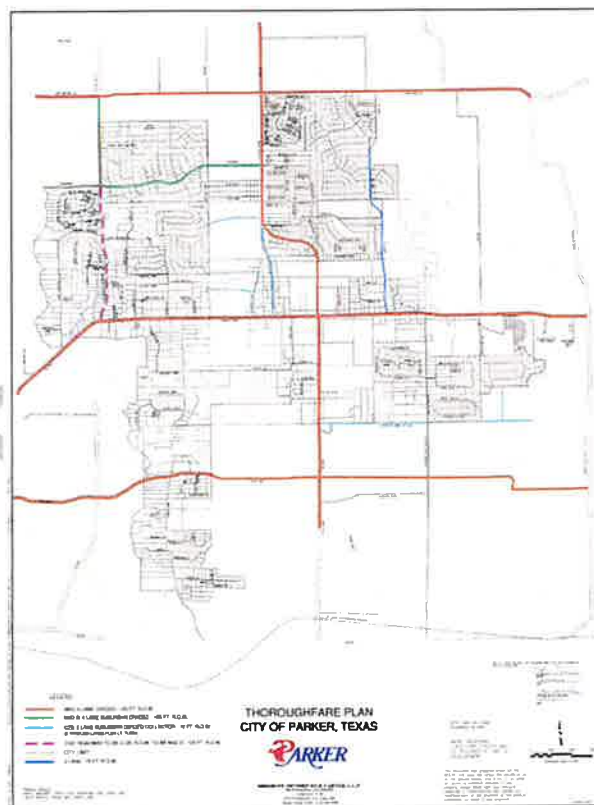
## CHAPTER 10: STREETS & DRAINAGE

### 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

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## 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

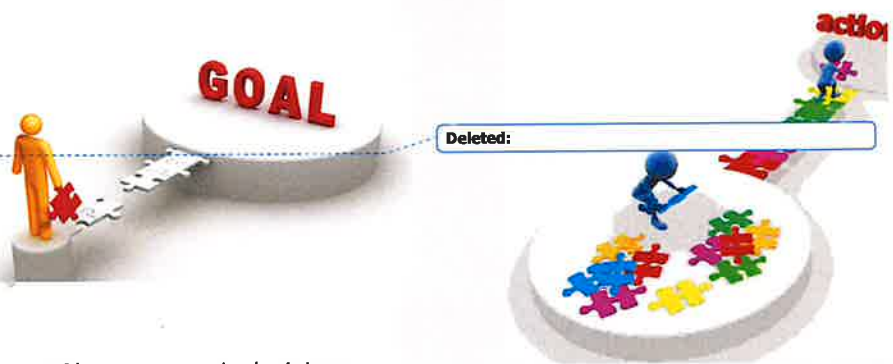
### GETTING US FROM POINT A TO POINT B

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.

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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)

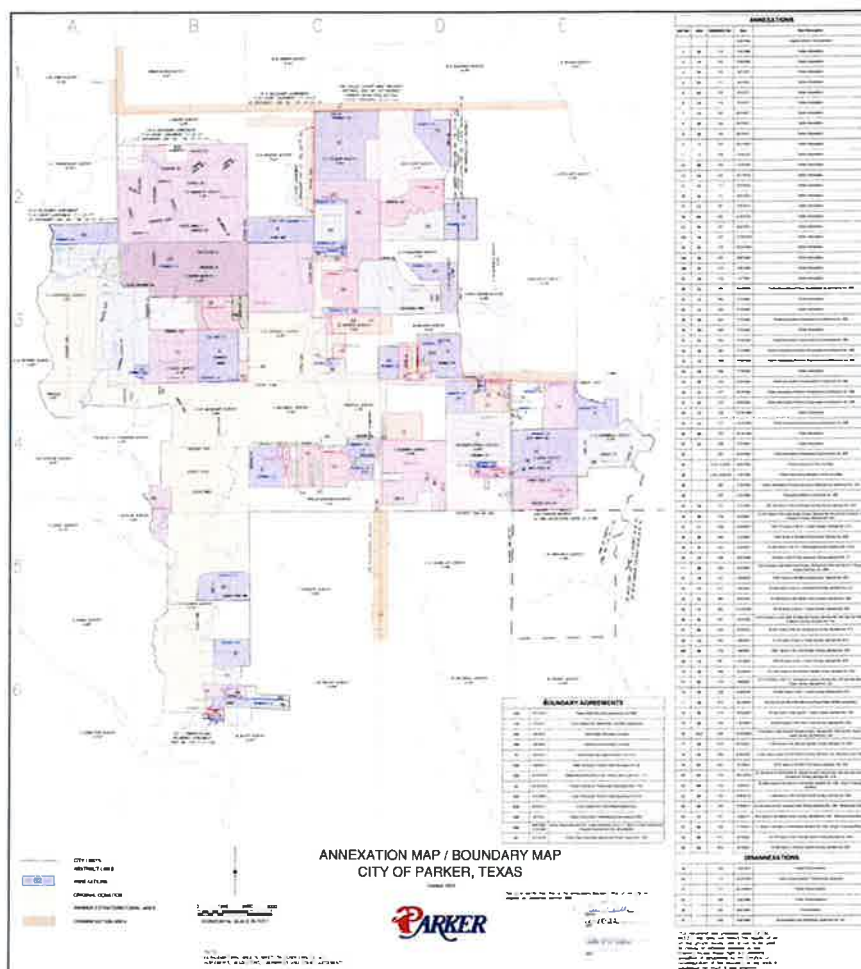
## PLANNING FOR THE FUTURE

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

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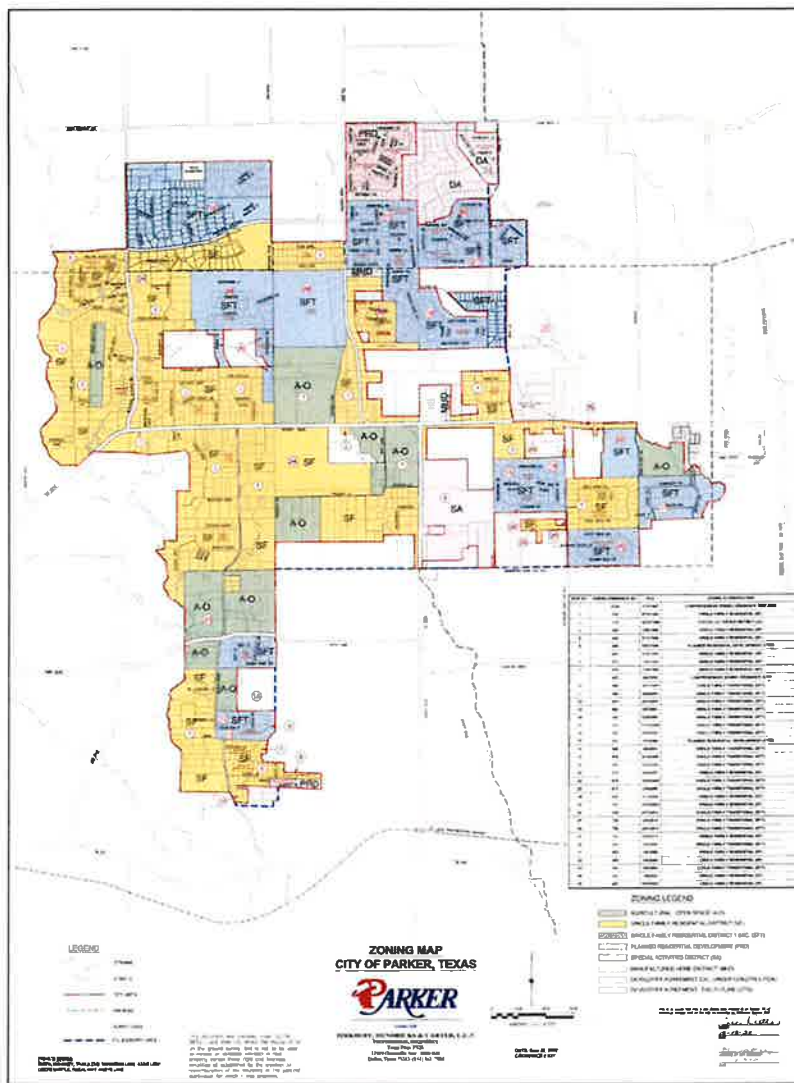
## CHAPTER 13: APPENDIX

## ANNEXATION/BOUNDARY MAP

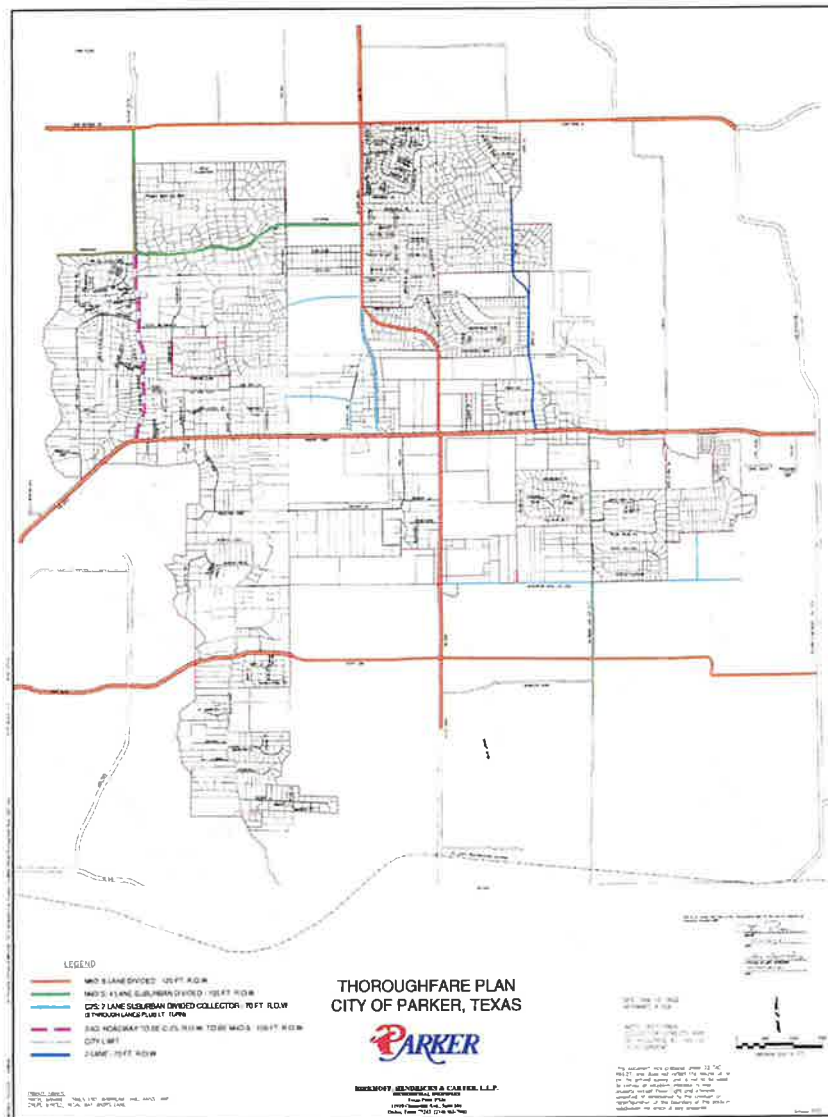




## ZONING MAP



## 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.)**

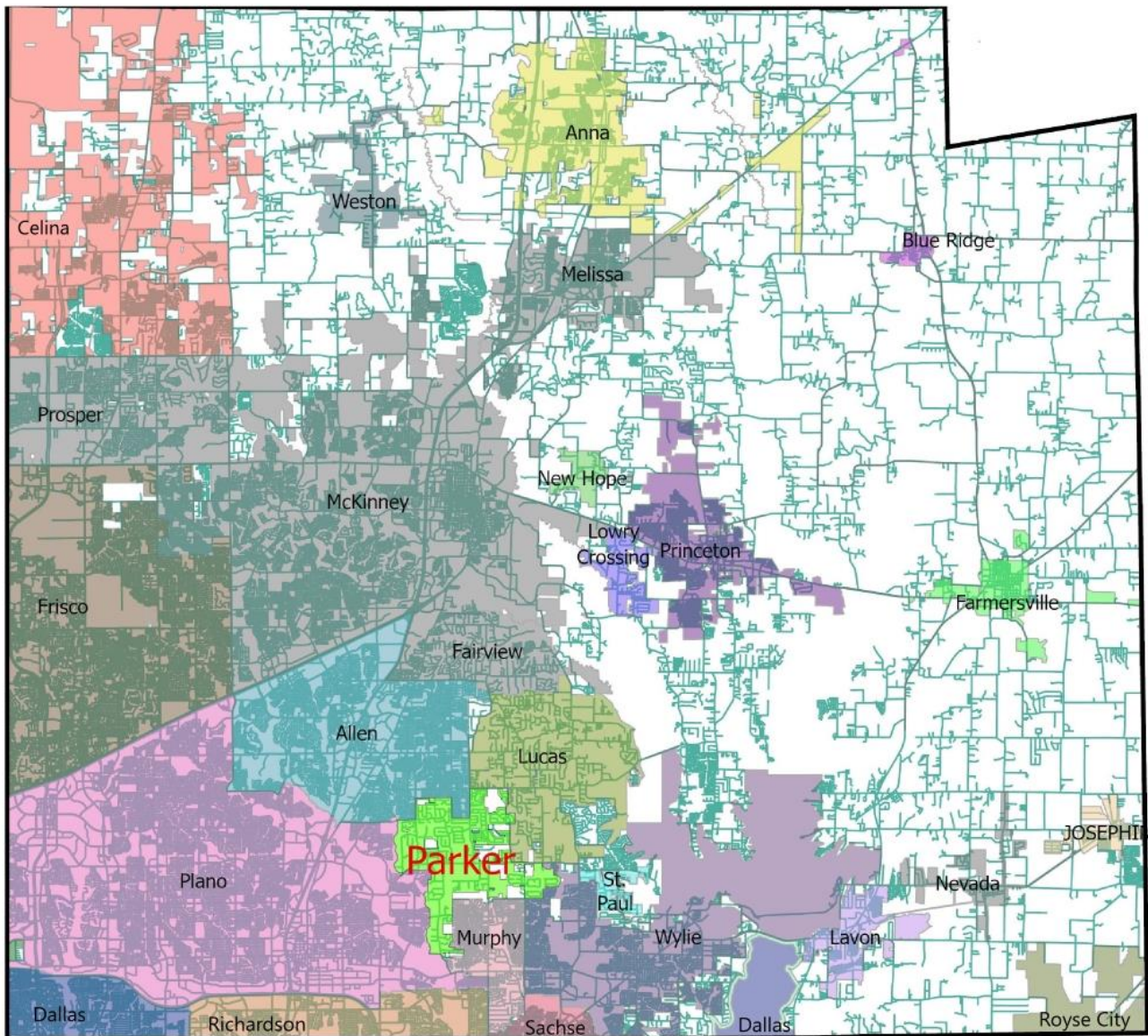
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## CHAPTER 4: GEOGRAPHIC & DEMOGRAPHIC INFLUENCES

### 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.

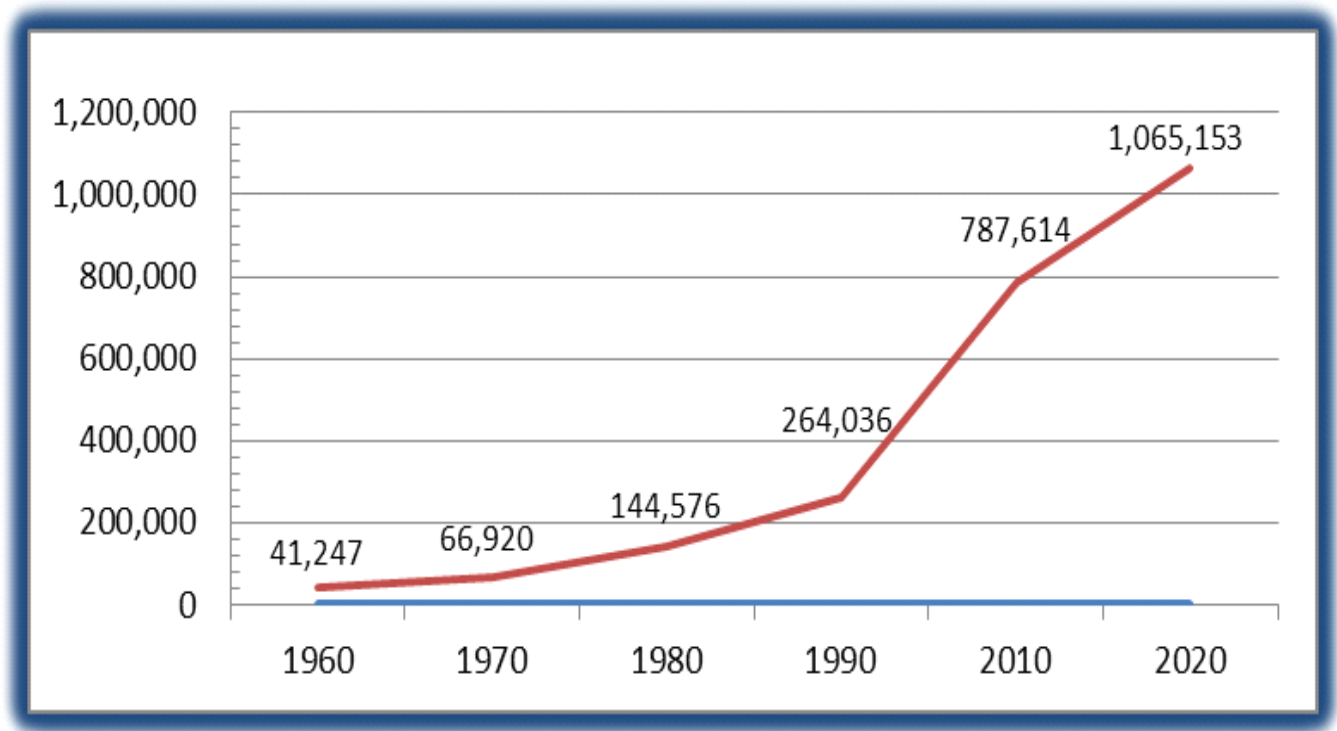


## COLLIN COUNTY

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.

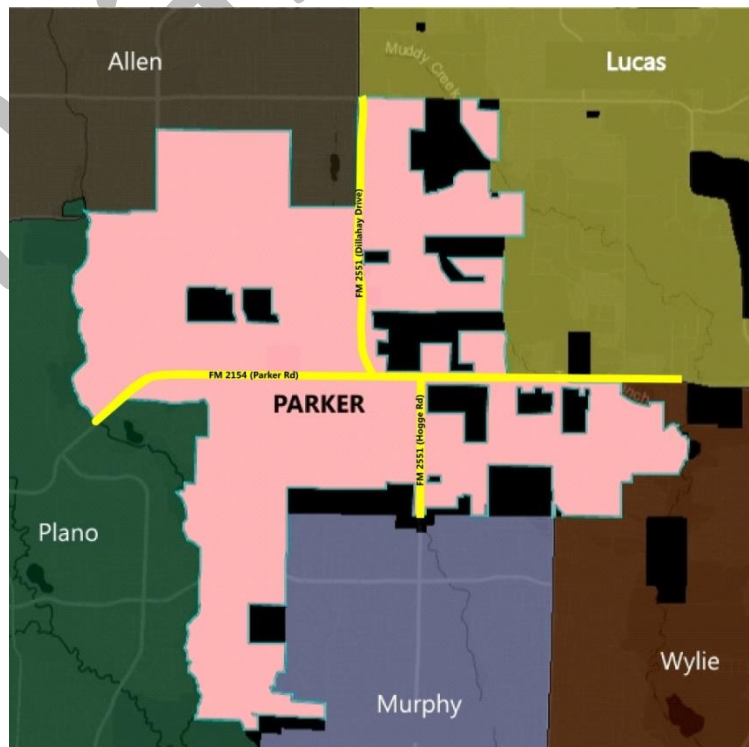
In August 2022, Parker's Code of Ordinances, Chapter 156 Zoning was revised, approved and enacted.

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.





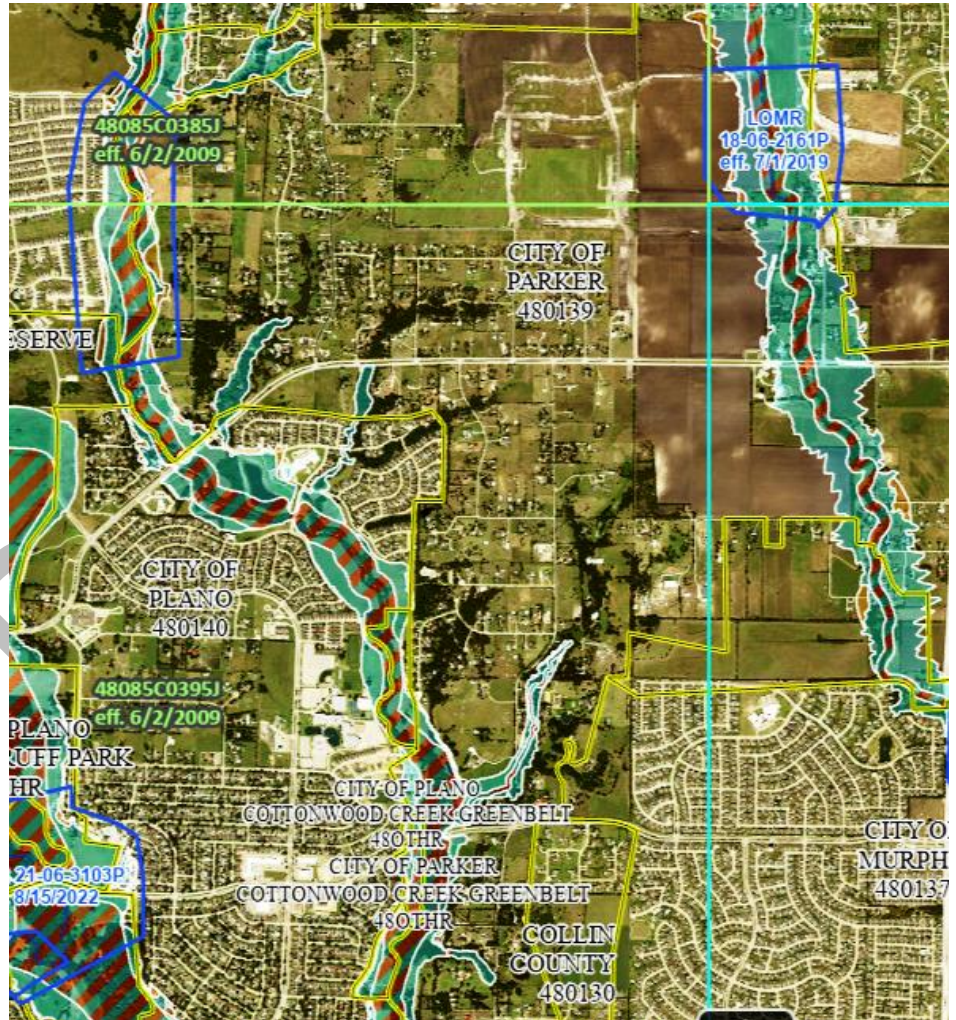
## ENVIRONMENTAL ELEMENTS

**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.

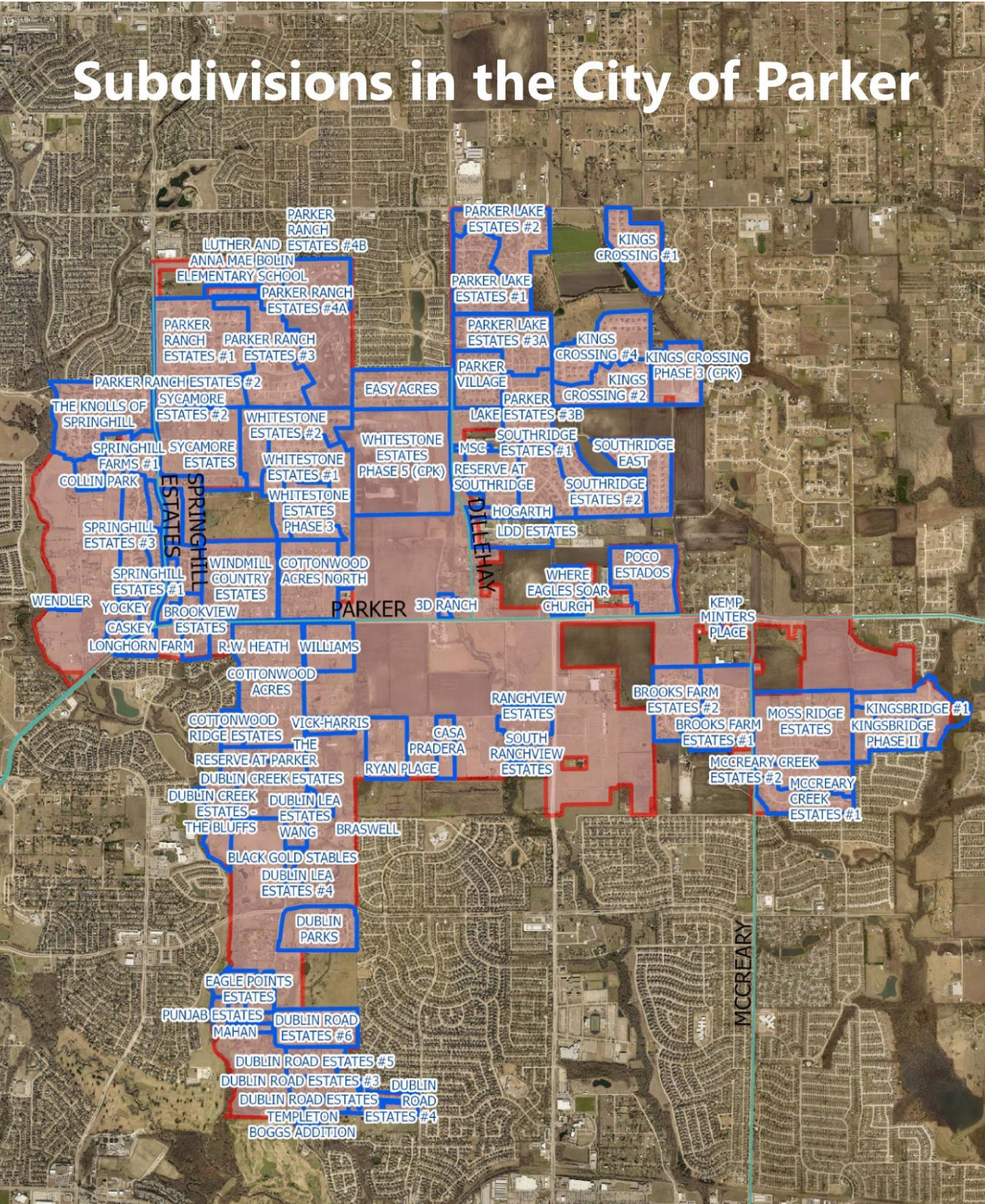
Most subdivisions developed over the last 25 years have a Homeowner's Association (HOA) requiring residents to comply with a designated set of standards. However, homes and property in non-HOA areas require monitoring and enforcement by city staff to ensure a safe and sanitary environment in all areas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





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.

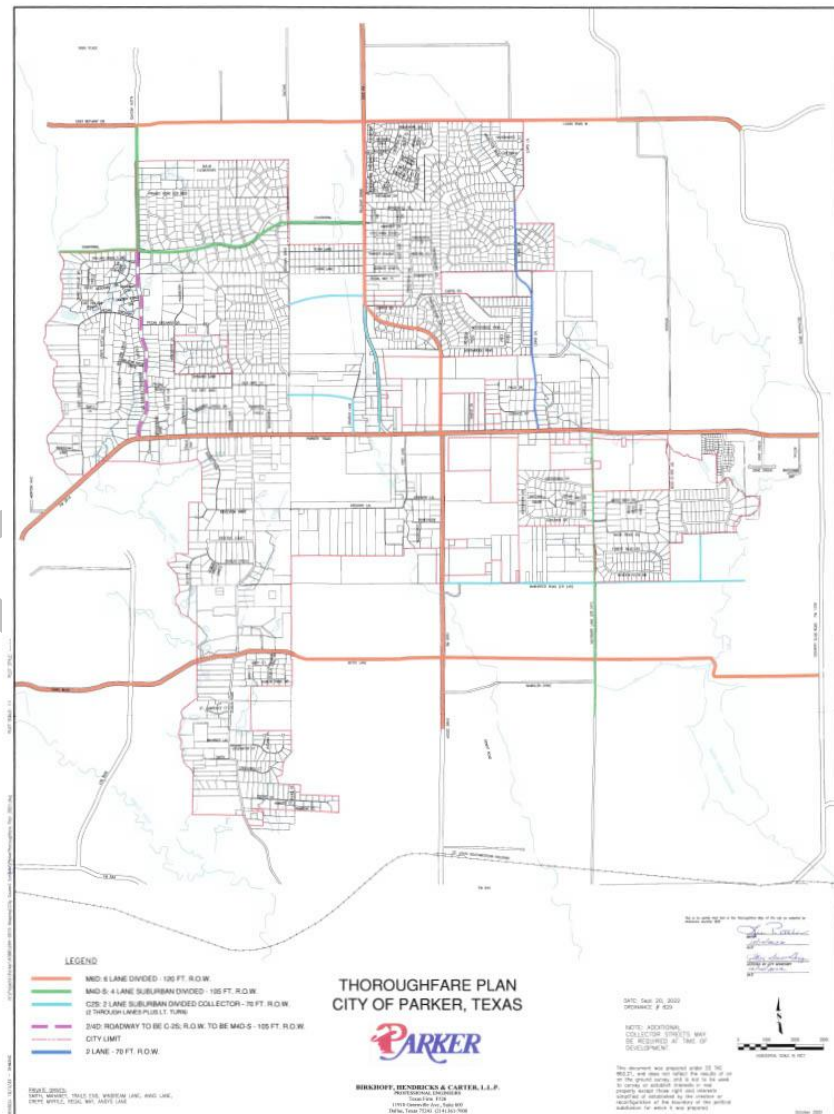
## CHAPTER 10: STREETS & DRAINAGE

### 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.

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.

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.

### Goal:

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

Draft

## 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

Draft

## 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)

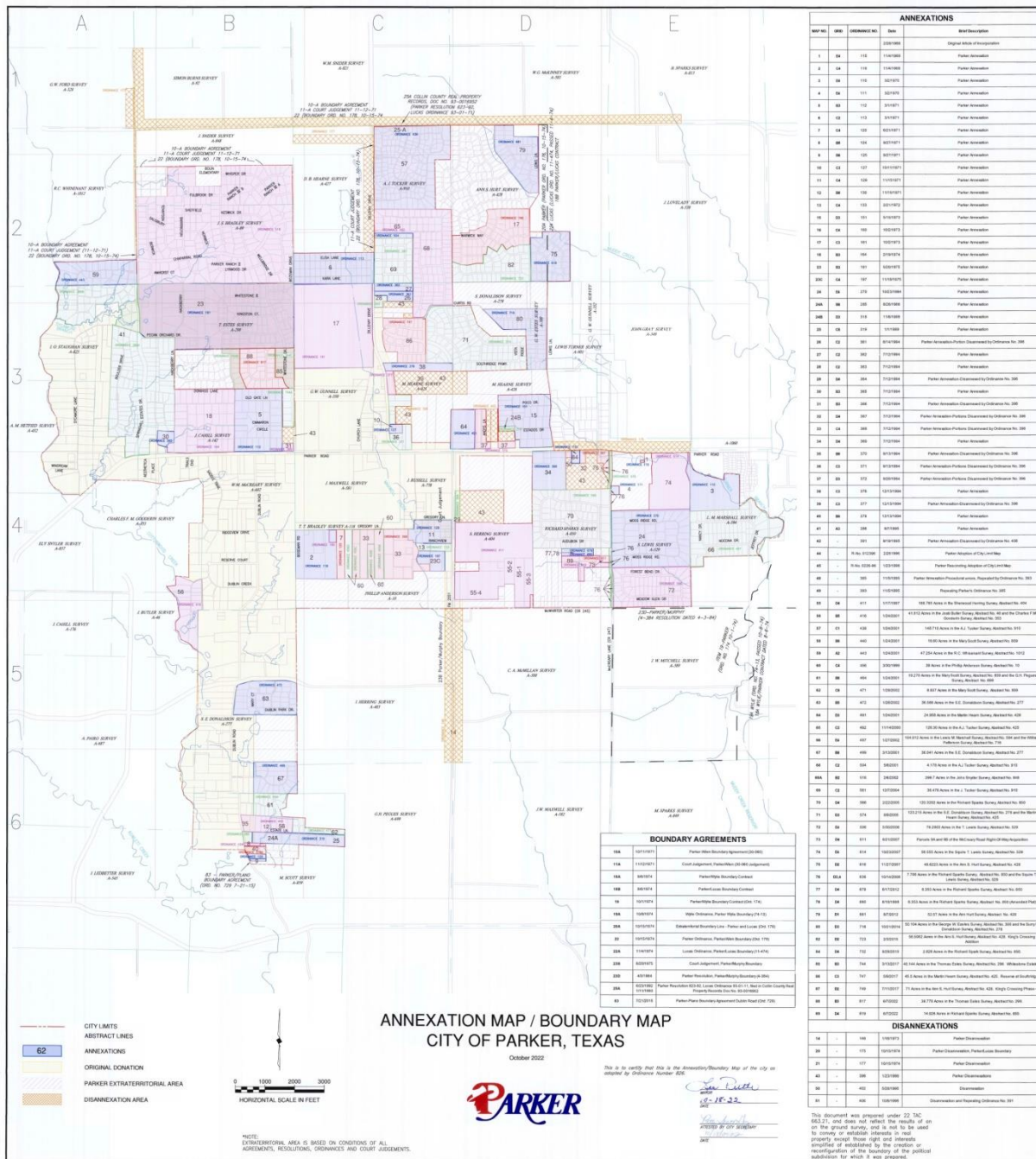
## PLANNING FOR THE FUTURE

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

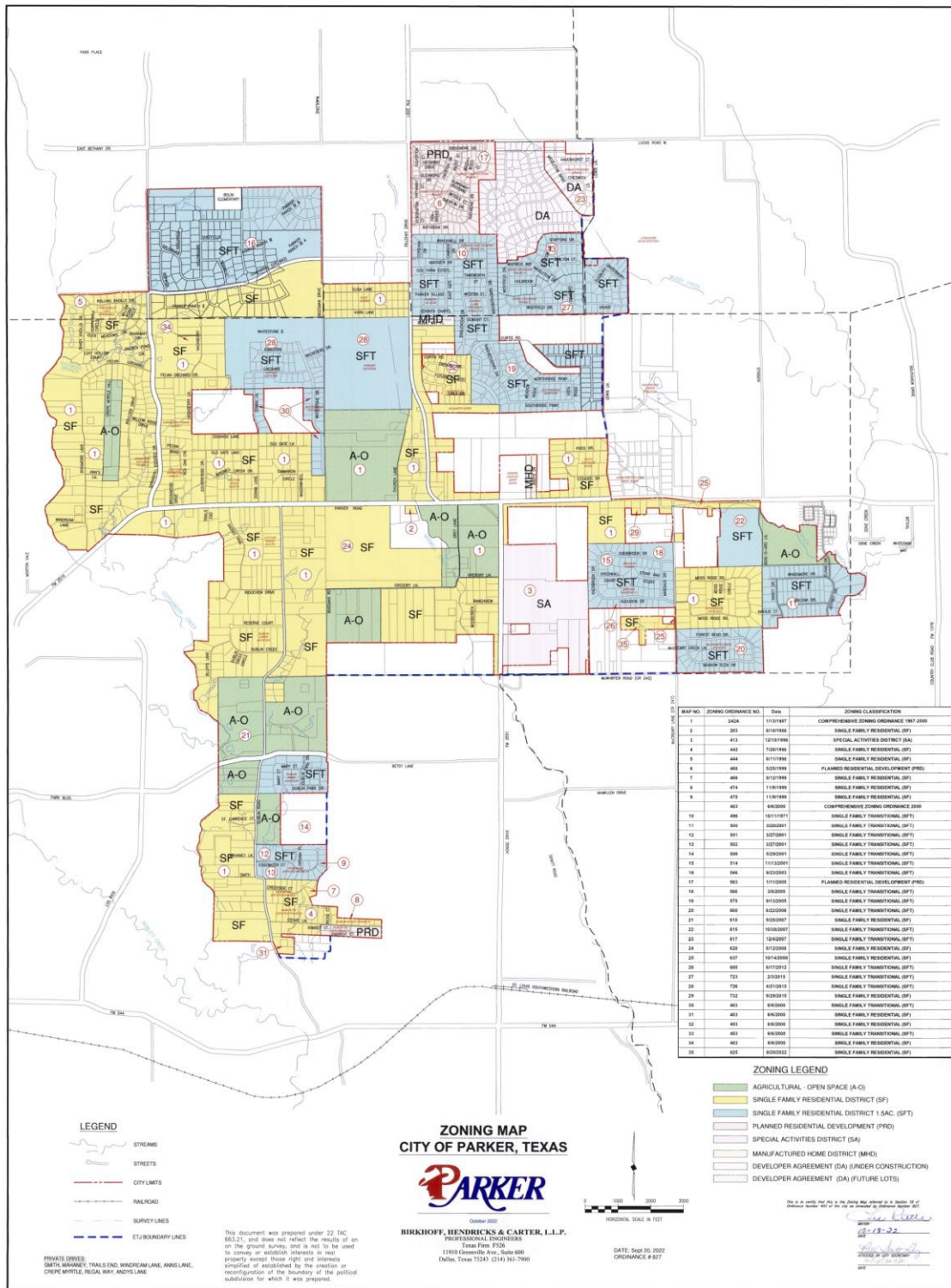
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# CHAPTER 13: APPENDIX

## ANNEXATION/BOUNDARY MAP

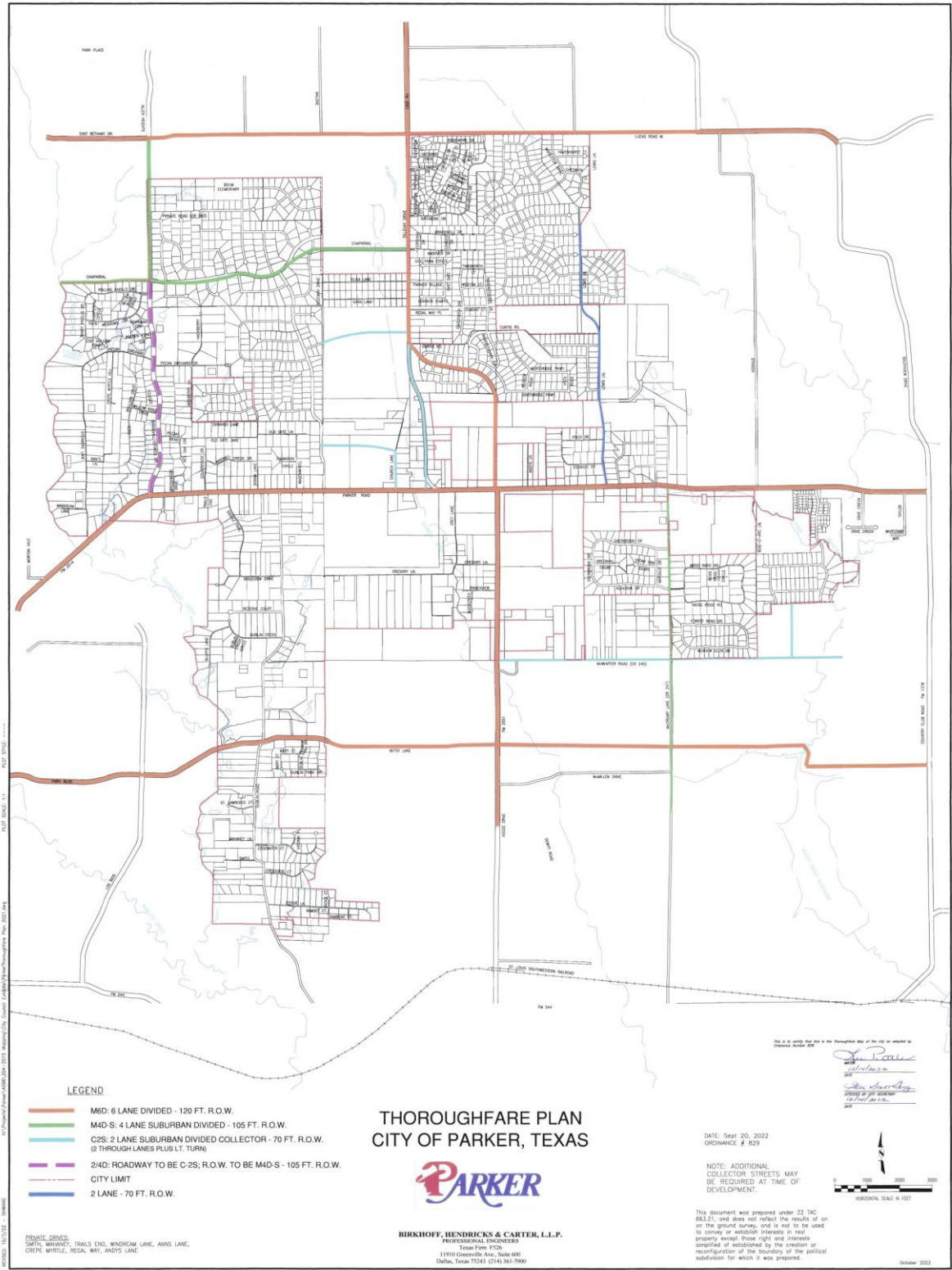


# ZONING MAP





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MAP





Terry Lynch &lt;terry.m.lynch@gmail.com&gt;

## Comments regarding Comprehensive Plan

Terry Lynch <terry.m.lynch@gmail.com>  
Draft

Thu, Sep 26, 2024 at 2:43 PM

I thank the P&Z Committee for taking on a revision of the city's existing Comprehensive Plan. I have reviewed the document and have a few comments. They are noted below:

- Page 17 - **Commercial Development** -
  - Additional "strategic discussion" needs to be provided on this topic?
  - As a city - what is in the best interest of the city and residents of Parker? Should we be embracing this type of growth or not?
  - Based on that, what are our options to achieve those?
  - As we look at commercial, should we look at the ETJ lands and large properties (ag land, exempt land, etc.)
- Page 11 - Parker's Population -
  - Source of Parker's 2023 Population should be provided.
  - Number of Homes in Parker - Source (and further explanation) needs to be provided. Per the Collin County Assessor's Office, the 2023 Certified Totals show that Parker has 1,824 Single Family Residential properties. The total "Property County" was 2,586; however, this shows other properties, including ag land, utilities, and exempt properties.
- Page 14 -Character of Parker Neighborhoods
  - Is the fourth paragraph necessary?
    - Properties in HOAs do agree to abide by a certain set of guidelines; however, each subdivision is unique in what might refer to their standards.
    - Paragraph implies that the city monitors and enforces non-HOA areas to a standard different from that of HOA areas. I do not think this is or should be the case. The city has standards that are applied to all areas of the city.
- Page 15 Current subdivisions within Parker.
  - Longhorn Farm - not in alpha order
- Page 16 - Kings Crossing 5 is not reflected here but is on schedule
- 
- Page 19 - City Owned Property - City Hall
  - The third paragraph is an opinion that others might argue about. You say the city cannot conduct its operations, but it is managing to do so at present. Perhaps it is not the most spacious location for staff and the city should address other options that will allow for the future needs of our city.
  - Fourth paragraph - should clarify that the voters voted against the bond proposals (I would even suggest that the percentages of the elections should be provided). The low interest rates should not have been the justification for borrowing money from the city, costing taxpayer dollars without a sufficient case for the project.
- Page 20 - City Owned Property - City Hall Goals and objectives
  - The fact that a city has growth does not necessarily mean that there will be additional personnel - there are other options including more efficiency or outsourcing of non-core services.
  - I'm afraid I have to disagree with the statement that "a lack of space limits the city's ability to attract or retain personnel needed"
- Page 21 - City Owned Property - Fire Department
  - Second paragraph -
    - when referring to the resident approval for funding- Was the actual bond proposition based on a \$ amount with the intent to build separate fire and police facilities?
    - part of the sentence referring to the police facility not being built is irrelevant to this topic. There is a discussion of police in a later section.
- Page 23 - City Owned Property - Police Department
  - Third paragraph - was the police department renovated using bond funds?
- Page 25 - City Owned Property - Parks, Trails - Introduction
  - The third paragraph - Are you anticipating a requirement that developments - donate land to the city for open green spaces? Or are you considering requiring that their developments have open green space for their residents (this would be owned by HOA but limited to HOA due to liability concerns)
  - The fourth paragraph - Are all of these sidewalks adjacent to collector streets (Whitestone- Whitestone Dr. & Belvedere Dr; Parker Ranch -Chaparral) - are Whitestone's sidewalks within the city's Right of Way?
- Page 28 - Infrastructure/Utilities - Water System



- Should there be a comment about when the city took over Pecan Orchard as it is a non-profit corporation.
- \$6M bond was approved by the council. Best of my recollection it did not specify what was going to be built in detail terms (but do not think it specifically stated a facility for water department or even had a detailed plan for the storage tanks).
- American Rescue Plan Act of 2021 - My understanding is that these funds cannot be used for this facility and these funds are earmarked at this time for the Dublin Road water lines.
- Supplemental funds that should be considered are "surplus funds of the Proprietary Fund"
- Should there be mention of a Water Impact Fee that is charged for new homes to help cover the costs of infrastructure needed.
- Page 29 - Infrastructure/Utilities - Natural Gas - Should it be mentioned that natural gas is not a city service but provided by other utilities.?
- Page 31 - Streets & Drainage - Road maintenance
  - Parker's concrete subdivision streets remain in acceptable condition - this is not true for ALL - Moss Ridge
  - Street detail listing - a few corrections
- Page 39 - Streets & Drainage - Drainage
  - The first paragraph states the driveway culvert must be larger than the culvert upstream from them. I am not sure but you might want to reconfirm this. It might be "must be equal to or larger than"
  - Bar ditch maintenance - need to acknowledge those in city Right of Way.
  - City culverts under streets and aprons - also the responsibility of the city.
- Page 39 - Streets & Drainage - Goals and Objectives
  - Reference to stricter code enforcement is good.
  - Should the above help to improve the overall appeal of all neighborhoods - a reference to older should not be made as it implies they are going to be targeted for enforcement.
  - Statement - Runoff from ETJ properties is one of the primary causes, and one the City cannot control. -
    - Is this a FACT?
    - Identify the areas where this is the primary cause.
    - Provide an explanation of why the city cannot control those property owners. Offer alternative resolutions to mitigate.
- Page 40 - Implementation Plan—There seems to be an inconsistency in where the information is located relating to planning. Some sections (City Hall, Drainage) have Goals & Objectives, while others are left here. Is there a reasoning behind where this information is located? It seems it would be better to have them all in the same place?
- Page 42 - Implementation Plan - Park, trails & open spaces (comments also apply to timing of items on Page 50)
  - Community Pavilion/Complex - I believe a large open pavilion would be NICE to have for events - A complex seems excessive for a city Parker's size.
  - other options to consider for LONGER TERM is
    - use of modular building (currently housing the PD) for bathrooms and other needs (voting, meetings, etc.)
    - city facility parking to be used for park during non-office hours.
  - Acquisition of Green Space & Trails - See note in city owned property - parks. Also, I question the need for bike trails or soccer fields as there are many other areas nearby where enthusiasts in those areas could easily find accommodations.
- Page 45 - Implementation Plan -City Hall & Police Facilities
  - BEFORE any designs are done a NEED vs WANT analysis should be completed - if I only have x to spend, what would I include? Also, impact of water facility should be considered before moving forward on this.

Respectfully submitted for your consideration,  
Terry Lynch