



AGENDA

CITY COUNCIL SPECIAL MEETING

OCTOBER 22, 2024 @ 5:00 PM

Notice is hereby given that the City Council for the City of Parker will meet on Tuesday, October 22, 2024, at 5:00 P.M. at the **Parker City Hall and Parker City Hall - Fire Department**, 5700 E. Parker Road, Parker, Texas 75002. The City Council 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 City Council that a quorum of the Council will be physically present for the above-referenced meeting at Parker City Hall, 5700 E. Parker Road, Parker, Texas. Some council members or City employees may participate in this meeting remotely by means of video conference call in compliance with state law.

CALL TO ORDER – ROLL CALL AND DETERMINATION OF A QUORUM

LOCATION - Parker City Hall – 5:00 PM

WORKSHOP (5:00 – 7:00 PM)

LOCATION - Parker City Hall - Fire Department

Fire Department (Fire Procedures/Apparatus) by Assistant Fire Chief Justin Miller and Division Chief (Admin) Jeff Kendrick

CALL TO ORDER – ROLL CALL AND DETERMINATION OF A QUORUM

LOCATION - Parker City Hall – 7:00 PM

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.

ITEMS OF COMMUNITY INTEREST

1. NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 26, 2024, 10 AM – 2 PM
CANCEL NOVEMBER 5, 2024 REGULAR CITY COUNCIL MEETING DUE TO GENERAL ELECTION RESCHEDULED TO NOVEMBER 12, 2024

REMINDER – NOVEMBER 5, 2024 – GENERAL ELECTION (EV AND ED INFO) –

Early Voting Dates and Times

Monday, October 21, 2024 – Friday, October 25, 2024 8 a.m. – 5 p.m.

Saturday, October 26, 2024 7 a.m. – 7 p.m.

Sunday, October 27, 2024 11 a.m. – 5 p.m.

Monday, October 28, 2024 – Friday, November 1, 2024 7 a.m. – 7 p.m.
PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, NOVEMBER 13, 2024, 5 PM

CONSENT AGENDA - Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

2. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 17, 2024. [REGULAR MEETING]
3. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 19, 2024. [SPECIAL MEETING – EXECUTIVE SESSION ONLY]
4. APPROVAL OF MEETING MINUTES FOR OCTOBER 2, 2024. [SPECIAL MEETING]

INDIVIDUAL CONSIDERATION ITEMS

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-814 AWARDING CONTRACTS FOR THE DUBLIN ROAD WATER LINE PROJECT.
CONSIDERATION AND/OR AN APPROPRIATE ACTION ON ORDINANCE NO. 876 REZONING THE MM SOUTH FORK 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).
6. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 5 FINAL PLAT LOTS 26 & 27, BLOCK F.
CONSIDERATION AND/OR AN APPROPRIATE ACTION ON ORDINANCE NO. 876 REZONING THE MM SOUTH FORK 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

7. REZONING 1 – [MM SOUTH FORK 241, LLC - APPROXIMATELY 151.316 ACRES]:
PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).
CONSIDERATION AND/OR AN APPROPRIATE ACTION ON ORDINANCE NO. 876 REZONING THE MM SOUTH FORK 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).
8. REZONING 2 – [MM SOUTH FORK 241, LLC - APPROXIMATELY 54.053 ACRES]:
PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).
CONSIDERATION AND/OR AN APPROPRIATE ACTION ON ORDINANCE NO. 877 REZONING THE MM SOUTH FORK 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

ROUTINE ITEMS

9. UPDATE(S):
FM2551
NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD)

COMP PLAN

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
PROJECTS IN PROGRESS

ENGINEERING CONTRACTS

NOISE COMMITTEE

MONTHLY/QUARTERLY REPORTS

[September 2024 - Building Permit/Code Report](#)

[September 2024 – Court Report](#)

[September 2024 – Police Report](#)

[September 2024 – Republic Services Inc., dba Allied Waste Services of Plano](#)

DONATION(S)

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

Parker Women's Club (PWC) donated \$750 (Check #1740 for shoes) to the Police Department.

Estate Lane (for NNO) donated cash/check \$325 with half going to the Police Department (\$162.50) and half going to the Fire Department (\$162.50).

Sam and April Loera donated chips and cookies valued at \$30 to the Police Department.

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

Greg and Julie Regh donated edible arrangements valued at \$25 to the Police Department.

Chip and Linda Justice donated Tiff's Treats valued at \$50 to the Police Department.

FUTURE AGENDA ITEMS

11. FUTURE AGENDA ITEMS

EXECUTIVE SESSION START TO FINISH – Pursuant to the provisions of Chapter 551, Texas Government Code
the City Council may hold a closed meeting.

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

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

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, and duties of a City Attorney,

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

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

RECONVENE MEETING.

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

ADJOURN

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

I certify that this Notice of Meeting was posted on or before October 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.

Date Notice Removed

Patti Scott Grey
City Secretary

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



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey
Estimated Cost:	Date Prepared:	October 7, 2024
Exhibits:	<u>None</u>	

AGENDA SUBJECT

NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 26, 2024, 10 AM – 2 PM
 CANCEL NOVEMBER 5, 2024 REGULAR CITY COUNCIL MEETING DUE TO GENERAL ELECTION
 RESCHEDULED TO NOVEMBER 12, 2024

REMINDER – NOVEMBER 5, 2024 – GENERAL ELECTION (EV AND ED INFO) –

Early Voting Dates and Times

Monday, October 21, 2024 – Friday, October 25, 2024 8 a.m. – 5 p.m.

Saturday, October 26, 2024 7 a.m. – 7 p.m.

Sunday, October 27, 2024 11 a.m. – 5 p.m.

Monday, October 28, 2024 – Friday, November 1, 2024 7 a.m. – 7 p.m.

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, NOVEMBER 13, 2024, 5 PM

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council 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
Mayor	<i>Lee Pettle</i>	Date:	10/ XX /2024



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Secretary
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey
Estimated Cost:	Date Prepared:	September 23, 2024
Exhibits:	<u>Proposed Minutes</u>	

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR SEPTEMBER 17, 2024. [REGULAR MEETING]

SUMMARY

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

POSSIBLE ACTION

City Council 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
Mayor:	<i>Lee Pettle</i>	Date:	10/xx/2024



MINUTES
CITY COUNCIL MEETING
SEPTEMBER 17, 2024

CALL TO ORDER – Roll Call and Determination of a Quorum

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

Mayor Lee Pettle called the meeting to order at 5:38 p.m. Mayor Pro Tem Jim Reed and Councilmembers Todd Fecht (arrived at 5:46 p.m.), Randy Kercho, and Buddy Pilgrim were present. Councilmember Amanda Noe was absent.

Asst. City Administrator/City Secretary Patti Scott Grey verified a quorum of council was present. Interim City Attorney Clifton said a quorum of City Council was fine for this workshop. *[Councilmember Fecht arrived as noted and there was a super quorum.]*

Staff Present: Asst. City Administrator/City Secretary Patti Scott Grey, and Interim City Attorney Catherine Clifton

WORKSHOP (5:30 – 7:00 PM)

ETHICS,
QUORUMS,
OPEN MEETINGS, AND
PUBLIC RECORDS

Mayor Pettle recognized Interim City Attorney Clifton, who reviewed the Open Government Ethics 2024 PowerPoint, dated Tuesday, September 17, 2024. **[See Exhibit 1 – Open Government Ethics 2024 PowerPoint, dated Tuesday, September 17, 2024.]**

Interim City Attorney Clifton, responded to questions from the City Council.

Mayor Lee Pettle ended the workshop and adjourned at 6:40 p.m.

CALL TO ORDER – Roll Call and Determination of a Quorum

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

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

Staff Present: Asst. City Administrator/City Secretary Patti Scott Grey (left at 9:00 p.m.), Finance/Human Resources Director Grant Savage (left at 8:30 p.m.), Interim City Attorney Catherine Clifton, Public Works Director Gary Machado (left at 8:30 p.m.), Fire Chief Mike Sheff (left at 8:30 p.m.), and Police Investigator Kyle Boles (left at 8:30 p.m.)

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Planning and Zoning (P&Z) Commissioner Alternate Three (3) Lynnette Ammar led the pledge.

TEXAS PLEDGE: Fire Chief Mike Sheff led the pledge.

PUBLIC COMMENTS

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

No comments

ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest items below:

1. PEANUT BUTTER FOOD DRIVE FOR NORTH TEXAS FOOD BANK – SEPTEMBER 1-30, 2024

COLLIN APPRAISAL REVIEW BOARD ACCEPTING APPLICATIONS – THROUGH SEPTEMBER 30, 2024 FOR 2025 – PARKER COMMUNITY

NATIONAL NIGHT OUT (NNO) – TUESDAY, OCTOBER 1, 2024, 6 P.M. – 9 P.M

CANCEL OCTOBER 1, 2024 REGULAR CITY COUNCIL MEETING DUE TO NNO/RESCHEDULED TO OCTOBER 2, 2024

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, OCTOBER 9, 2024, 5 PM

CANCEL OCTOBER 15, 2024 REGULAR CITY COUNCIL MEETING DUE TO INTERIM CITY ATTORNEY CLIFTON UNAVAILABILITY/RESCHEDULED TO OCTOBER 22, 2024

PARKERFEST - SUNDAY, OCTOBER 20, 2024, 3:00 PM to 6:00 PM

NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 26, 2024, 10 AM – 2 PM

CANCEL NOVEMBER 5, 2024 REGULAR CITY COUNCIL MEETING DUE TO GENERAL ELECTION RESCHEDULED TO NOVEMBER 12, 2024

REMINDER – NOVEMBER 5, 2024 – GENERAL ELECTION (EV AND ED INFO) –

Early Voting Dates and Times

Monday, October 21, 2024 – Friday, October 25, 2024 8 a.m. – 5 p.m.

Saturday, October 26, 2024 7 a.m. – 7 p.m.

Sunday, October 27, 2024 11 a.m. – 5 p.m.

Monday, October 28, 2024 – Friday, November 1, 2024 7 a.m. – 7 p.m.

CONSENT AGENDA

Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

2. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 3, 2024. [REGULAR MEETING]

3. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 4, 2024. [SPECIAL MEETING – EXECUTIVE SESSION ONLY]

MOTION: Councilmember Kercho moved to approve consent agenda items 1 and 2, the September 3 and September 4, 2024 meeting minutes, as presented. Mayor Pro Tem Reed seconded with Councilmembers Fecht, Kercho, Pilgrim, and Reed voting for the motion. Motion carried 4-0.

INDIVIDUAL CONSIDERATION ITEMS

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 875 AUTHORIZING EXPENDITURES AND APPROVING AMENDMENT(S) TO THE FY 2023-2024 OPERATING BUDGET.

Finance/Human Resources Director Savage reviewed the information in tonight's packet, explaining this was a year-end cleanup item for additional work Republic Services did for the May/June storm.

MOTION: Mayor Pro Tem Reed moved to approve Ordinance No. 875 authorizing expenditures and approving amendment(s) to the FY 2023-2024 Operating Budget. Councilmember Kercho seconded with Councilmembers Fecht, Kercho, Pilgrim, and Reed voting for the motion. Motion carried 4-0.

5. **COLIN AND AUBREE MARINO SPECIAL USE PERMIT (SUP):**

PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 3901 Sycamore Lane IN THE 3900 BLOCK OF Sycamore Lane FOR COLIN AND AUBREE MARINO.

Mayor Lee Pettle summarized the item and opened a public hearing to receive comments regarding a SUP for the property located at 3901 Sycamore Lane in the 3900 block of Sycamore Lane for Colin and Aubree Marino at 7:10 p.m.

Aubree and Colin Marino, 3901 Sycamore Lane, stated their plans for the property [SUP for Boarding/Breeding and Activities for quarter horses and a variance for a larger/relocated riding arena, including a LOMR {Letter of Map Revision}, which officially revises the Flood Insurance Rate Map {FIRM} or Flood Boundary and Floodway Map {FBRM}.] and requested that they be able to follow up at the end of the hearing to answer any questions. [See **Exhibit 2** – Neighbors' positive comments, 1) David and Marcy Morgan, 3808 Sycamore Lane, 2) Danny and Jennifer Ashby, 4206 Sycamore Lane, 3) Van Huu and Huong Vann Nguyen, 4001 Windream Lane, and 4) Ilene Simerka, 3908 Sycamore Lane, dated Tuesday, September 17, 2024.]

Charity Smith, 4003 Windream Lane, said she lives behind the Marino's and the 10 foot wall on one side of the arena would be facing her home. She is concerned about the sun reflecting off the wall into her home and she was also concerned about drainage/flooding. [See **Exhibit 3** – Council Agenda Item – SUP 3901 Sycamore Lane – Neighbor Concerns email, dated Monday, September 9, 2024, 8:57:20 AM was in the 2024 0917 City Council packet, plus additional photos presented to City Council.]

Paul Moore, 4307 Sycamore Lane, spoke in support of the Marino SUP and their plans for their property.

Rudi Otto, 3725 Buckboard Drive, Plano, Texas, said his questions regarding the Marino SUP were answered during the summary and/or during the Marinos review of their plans for the property. He thanked City Council.

Herb Schiff, 3731 Buckboard Drive, Plano, Texas, related he has no issues with the riding arena. He said his concern is with drainage and possible flooding of his property mostly due to the land topography.

Aubree and Colin Marino responded to questions.

No one else came forward. The Mayor declared the public meeting closed at 8:01 p.m.

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

MOTION: Councilmember Kercho moved to approve the Special Use Permit allowing the boarding and activities with horses, sometimes referred to as a riding academy for the property at 3901 Sycamore Lane for Colin and Aubrey Marino. Also, Councilmember Kercho moved to approve a variance on the accessory building from 2,500 square feet to 9,500 square feet. Mayor Pro Tem Reed seconded.

Mayor Pettle asked if there were any additional contingencies City Council wanted to include in the motion prior to the vote.

Councilmember Fecht noted there was a motion and second and called for the vote.

Councilmembers Fecht, Kercho, and Reed voting for the motion. Councilmember Pilgrim voting against the motion stating one of the reasons he voted against the motion was he thought there should be more specificity added to the motion about what should be done about the reflectivity. Motion carried 3-1.

6. DISCUSSION, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON DUBLIN ROAD WATER LINE PROJECT.

Mayor and City Council discussed the Dublin Road water line project.

Public Works Director Machado reviewed the Dublin Road water line project and responded to questions.

MOTION: Mayor Pro Tem Reed moved to approve moving forward and going out for bid for the Dublin Road water line project. Councilmember Fecht seconded with Councilmembers Fecht, Kercho, Pilgrim, and Reed voting for the motion. Motion carried 4-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-811 REGARDING THE SUSPENSION OF SELECT PARK RULES PURSUANT TO PARKER CODE OF ORDINANCE SECTIONS 97.11 AND 97.14 FOR PARKERFEST 2024 ON SUNDAY, OCTOBER 20, 2024, FROM 12:00 P.M. TO 8:00 P.M. UPON SATISFYING CERTAIN CONDITIONS.

MOTION: Mayor Pro Tem Reed moved to approve Resolution No. 2024-811 regarding the suspension of select park rules pursuant to Parker Code of Ordinance Sections 97.11 and 97.14 for Parkerfest 2024 on Sunday, October 20, 2024, from 12:00 p.m. to 8:00 p.m. upon satisfying certain conditions. Councilmember Kercho seconded with Councilmembers Fecht, Kercho, Pilgrim, and Reed voting for the motion. Motion carried 4-0.

ROUTINE ITEMS

8. UPDATE(S):

FM2551

Public Works Director Machado noted Texas Department of Transportation (TxDot) has set up traffic diversions to move water lines but no real movement. He indicated TxDot is behind schedule.

COMP PLAN

Mayor Pettle asked Asst. City Administrator/City Secretary Scott Grey the date of the upcoming meeting for the COMP Plan. Ms. Scott Grey said the Planning and Zoning (P&Z) Commission meeting would be Thursday, September 26, 2024, 5:00 PM at Parker City Hall and the public hearing notice was published Monday, September 9, 2024 in the Dallas Morning News.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

No update at this time. Nothing has been scheduled presently.

PROJECTS IN PROGRESS

ENGINEERING CONTRACTS

Mayor Pettle noted an Engineering Contract Review Committee, consisting of Finance/Human Resources Director Savage, Public Works Director Gary Machado, and Engineer Craig Kerkhoff, PE, CRM of Birkhoff, Hendricks & Carter, LLP, plan to review all the engineering submittals and report back to City Council as soon as possible, as the Request for Qualifications (RFQs) for various professional and engineering services was advertised in February 2024 and due by March 28, 2024 prior to 4:30 PM CST to City of Parker City Administrator Olson. The Mayor noted Mr. Savage has agreed to put all the information into a spreadsheet for review.

NOISE COMMITTEE

Councilmembers Fecht and Kercho said the Noise Committee met on Wednesday, September 11, 2024, 3-4:30 p.m. and indicated the committee is working and taking decibel readings. They are also researching applicable laws and working with nearby cities. The next Noise Committee meeting is planned for Thursday, October 10, 2024, 3:00 p.m.

MONTHLY/QUARTERLY REPORTS

City Council accepted the reports hyperlinked below:

[August 2024 - Building Permit/Code Report](#)

[August 2024 – Court Report](#)

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

[Fire 2nd Qtr. Report 2024](#)

[July/August 2024 – Police Report](#)

[August 2024 – Republic Services Inc., dba Allied Waste Services of Plano](#)

DONATION(S)**9. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$1,000 [RES. NO. 2024-801])**

Tory and Melissa Tierce donated cookies valued at \$20 to the Police Department.

Patricia Mejia, President & CEO, Children's Advocacy Center for Rockwall County, donated a basket of flavored popcorn valued at \$30 to City Staff.

Dan Terrill & family donated popcorn valued at \$40 to the Police Department.

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

FUTURE AGENDA ITEMS**10. FUTURE AGENDA ITEMS**

Mayor Pettle asked if there were any items to be added to the future agenda.

Hearing no requests, the Mayor encouraged everyone to email her any requests. She noted the next regularly scheduled meeting for Tuesday, October 1, 2024, has been canceled, due to National Night Out (NNO), and a special meeting has been rescheduled to Wednesday, October 2, 2024.

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.

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

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

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

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

Mayor Lee Pettle recessed the regular meeting to Executive Session at 8:30 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettle reconvened the meeting at 9:31 p.m.

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

No action was taken.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 9:30 p.m.

APPROVED:

Mayor Lee Pettle

ATTESTED:

Patti Scott Grey, City Secretary

Approved on the 22nd
day
of October, 2024.

PROPOSED

Exhibit 1

TOMA and Ethics Overview

SEPTEMBER 17, 2024

Outline

- Texas Open Meetings Act
 - General Application
 - Quorum Rules
 - Public Information
 - Definitions
 - Temporary Custodians
- Ethics
 - Conflict of Interest/Recusal
 - Gifting issues

Texas Open Meetings Act

TEXAS GOVERNMENT CODE CHAPTER 551

TOMA - General Requirements

- ▲ All regular, special, and called meetings of a governmental body shall be open to the public, except as provided by the Act.
- ▲ Elements:
 - ▲ (1) Governmental Body; and
 - ▲ (2) that body is meeting.

TOMA – “Meeting”

- A “meeting” requires:
 - A gathering of a quorum of the governmental body; and either:
 - Deliberation about the governmental body’s public business or formal action taken by the governmental body; or
 - An opportunity provided by the governmental body for members to ask about, speak about, or listen to information relating to public business.
 - A gathering of a quorum at a social event, convention, workshop, ceremonial event, or press conference is NOT a meeting provided:
 - No formal action is taken
 - Any discussion of public business is incidental to the authorized event.
 - Where City staff has prior knowledge of one of these events, a notice of potential quorum will still be posted.

TOMA – QUORUM REQUIREMENTS

- Governmental Body meets through a quorum. For a Type A General Law City, the following provisions of the Texas Local Government Code apply:
 - Section 22.039: “A majority of the number of aldermen [councilmembers] established by Section 22.031 for the municipality constitutes a quorum. However, at a called meeting or at a meeting to consider the imposition of taxes, two-thirds of the number of aldermen established by that section constitutes a quorum unless provided otherwise.”
 - Section 22.031(b): “If the municipality is not divided into wards, the governing body consists of a mayor and five aldermen who are elected by the qualified voters of the municipality, and the provisions of this subchapter relating to proceedings in a ward apply to the whole municipality.”
 - The Mayor does not count towards a quorum. See Section 22.039 re: aldermen.

TOMA – QUORUM REQ'S CONTINUED

- The Mayor is the Presiding Officer and the Mayor Pro Tem acts in the Mayor's absence. However, the Mayor Pro Tem retains voting rights.
- For regular meetings of the Parker City Council:
 - Mayor plus 3 councilmembers or 4 councilmembers.
- For special called meetings and a tax meeting of the Parker City Council:
 - Mayor plus 4 councilmembers or 5 councilmembers.
- If members leave during the meeting, resulting in a loss of a quorum, the meeting must be recessed until a quorum is again present.

TOMA – Notice Required

- ▲ Shall given written notice of the:
 - ▲ Date
 - ▲ Hour
 - ▲ Place
 - ▲ Subjects to be considered at the meeting
- ▲ Timeframes:
 - ▲ Generally, 72 hours before a meeting
 - ▲ In an emergency (imminent threat or reasonably unforeseeable situation), 2 hours before the meeting
- ▲ Locations:
 - ▲ Bulletin Board with convenient public access
 - ▲ City Website

TOMA – Closed Meetings

- Section 551.101 states the requirements for holding a closed meeting. It provides:
 - If a closed meeting is allowed under this chapter, a governmental body may not conduct the closed meeting unless a quorum of the governmental body first convenes in an open meeting for which notice has been given as provided by this chapter and during which the presiding officer publicly:
 - (1) announces that a closed meeting will be held, and
 - (2) identifies the section or sections of this chapter under which the closed meeting is held
 - Closed/Executive Session are only allowed where expressly authorized by statute.
 - TOMA contains more than 25 fact specific exceptions to the general requirement that meetings be open to the public.
 - Limited only to the purpose of discussion/deliberation; any vote/final action must be conducted in an open meeting.
- Most commonly used exceptions: Attorney consultations, Deliberations about personnel matters, and deliberations about real property.
- Must keep a Certified Agenda or recording, which must be preserved for at least 2 years.
- Council has a right to go into closed session on any item on a posted agenda, so long as one of the exceptions apply and the exception is announced.

TOMA – Consequences

- ▲ Actions taken without proper notice are voidable.
 - ▶ A court may void any action taken in violation of the Act.
 - ▶ Individuals may sue to prevent threatened actions in violation of the Act.
 - ▶ Improperly noticed actions may be ratified at a subsequent meeting where the subject matter has been properly noticed.
- ▲ Knowing violation could lead to individual criminal penalties in the following circumstances:
 - ▶ Failing to keep a certified agenda or recording of closed meeting
 - ▶ Unlawfully disclosing a certified agenda or recording
 - ▶ Holding or participating in an illegal closed meeting
 - ▶ Participating in a Walking Quorum

TOMA – Walking Quorum

§ 551.143 PROHIBITED SERIES OF COMMUNICATIONS; OFFENSE; PENALTY.

(a) A member of a governmental body commits an offense if the member:

(1) knowingly engages **in at least one communication** among a series of communications that each occur outside of a meeting authorized by [TOMA] and that concern an issue within the jurisdiction of the governmental body in which the members engaging in the individual communications constitute fewer than a quorum of members but the members engaging in the series of communications constitute a quorum of members, and

(2) knew at the time the member engaged in the communication that the series of communications:

- (A) involved or would involve a quorum; and
- (B) would constitute a deliberation once a quorum of members engaged in the series of communications.

§ 551.143 PROHIBITED SERIES OF COMMUNICATIONS; OFFENSE; PENALTY.

(b) An offense under Subsection (a) is a misdemeanor punishable by:

- (1) a fine of not less than \$100 or more than \$500;
- (2) confinement in the county jail for not less than one month or more than six months; or
- (3) both the fine and confinement.

▲ ▲ ▲ ▲

TOMA – Walking Quorum Cont.

- Caution! A walking quorum can be achieved through:
 - In-person meetings;
 - Telephone calls;
 - Texts;
 - Emails; and
 - Any combination thereof.

Texas Public Information Act

- ▲ Texas Government Code Chapter 552
- ▲ Records of all forms – applies to recorded information in any medium; not tangible items; numerous exceptions apply
- ▲ Temporary Custodian
 - ▲ A current or former governmental employee or official
 - ▲ Governmental entity must make reasonable efforts to obtain public information from temporary custodian if
 - ▲ Information has been requested from governmental body
 - ▲ Officer for public information has a reasonable belief that the temporary custodian has possession, custody, or control
 - ▲ The officer for public information cannot obtain the requested information any other way
 - ▲ The temporary custodian has not provided the information to the officer for public information

Ethical Considerations

Conflict of Interest

- ▲ State-mandated rules for local officials found in Chapter 171 of the Texas Local Government Code
 - ▶ Governmental Bodies can pass more restrictive policy/rules
- ▲ General Rule: Public Officials are prohibited from participating in and voting on a matter involving a business entity or real property in which the official has a **substantial interest** if an action on the matter will result in:
 - ▶ A special economic interest on the business that is distinguishable from the effect on the public; or
 - ▶ It is reasonably foreseeable that the action will have a special economic effect on the value of the property, distinguishable from the effect on the public.

Conflict of Interest

“Substantial Interest”

► Section 171.002 defines substantial interest as the following:

- For Businesses [subsection (a)]:
 - Ownership of 10% or more of the voting stock or shares of the business entity;
 - Ownership of 10% or more or \$15,000 or more of the fair market value of the business entity; or
 - Receipt of funds from the business entity that exceed 10% of the person's gross income for the preceding year.
- For Real Property [subsection (b)]:
 - An equitable or legal ownership interest with a fair market value of \$2,500 or more.

Conflict of Interest Substantial Interest of Family Member

- Section 171.002(c) extends “substantial interest” to the family members of the public official within the first degree of:
 - Consanguinity (blood)
 - Parents, children
 - Affinity (marriage)
 - Spouse, parent-in-law, child-in-law, step-children

Conflict Procedure

- ▲ Where a conflict arises, must file an affidavit with the City Secretary stating the nature and extent of the interest *prior* to the vote or decision on the matter.
- ▲ Must abstain from further participation in that matter
 - ▲ Includes deliberations

Conflict of Interest Penalty

- Action itself is not voidable unless the action taken would not have passed without the vote of the person who violated the provision.
- A knowing violation of these rules is a Class A misdemeanor.
- Punishable by a fine up to \$4,000 and/or up to 1 year in a county jail.

Receiving Gifts Texas Penal Code Chapter 36

- ▶ Section 36.02 defines Bribery and classifies it as a 2nd degree felony.
 - ▶ Cannot intentionally or knowingly offer or accept any benefit as consideration for a decision, vote, etc.
 - ▶ Not a defense that official wasn't qualified or lacked jurisdiction
 - ▶ Not a defense that benefit was not offered or received until after the decision/vote/etc.
- ▶ Section 36.09 makes it an offense to offer such a benefit as defined above and classifies it as a Class A misdemeanor.

Receiving Gifts Specific Exclusions

- Section 36.10 provides specific exclusions to the bribery offense:
 - A gift conferred on account of a personal, professional, or business relationship independent of the official status of recipient;
 - A political contribution under the Election Code;
 - A gift derived from a function in honor or appreciation if reported over \$50 and benefit is solely to defray expenses accrued in the performance of duties which are non-reimbursable;
 - A gift to a member of the legislature required to be reported under the Government Code
- **An item with a value of less than \$50.00, excluding cash or negotiable instrument**
- An item issued by a governmental entity that allows use of property or facilities owned/operated by said entity;

Gifts of Public Resources Prohibited

- Texas Constitution, Article III:
 - Section 44:
 - Section 52(a):

The legislature shall have no power to make any grant or authorize the making of any grant of public moneys to any individual, association of individuals, municipal or other corporations whatsoever; provided that the provisions of this Section shall not be construed so as to prevent the grant of aid in cases of public calamity.

Except as otherwise provided by this section, the Legislature shall have no power to authorize any county, city, town, or other political corporation or subdivision of the State to lend its credit or to grant public money or thing of value in aid of, or to any individual, association or corporation whatsoever, or to become a stockholder in such corporation, association, or company.

Gift of Public Resources - Exception

- An expenditure of public funds for a public purpose is not prohibited.
See Tex. Att'y Gen. Op. GA-0076 (2003).

Gift of Public Funds

Three Part Test

- Texas Supreme Court established a three-part test to determine whether a payment violates Article III:
 - (1) The purpose of the payment is to accomplish a public purpose, not benefit a private party;
 - (2) The governmental entity must retain public control over the funds to ensure the public purpose is accomplished and the public's investment is protected; and
 - (3) The governmental entity must ensure that it receives a return benefit.
- *Tex. Mun., League Intergovernmental Risk Pool, 74 S.W.3d 377, 384 (Tex. 2002).*

THE END

RESOURCES

- **TEXAS ATTORNEY GENERAL ONLINE:**
TEXAS OPEN MEETINGS ACT & PUBLIC INFORMATION ACT TRAINING VIDEOS & HANDBOOKS:
<https://www.texasattorneygeneral.gov/open-government/governmental-bodies/pia-and-oma-training-resources>
- **TEXAS ETHICS COMMISSION:**
<https://www.ethics.state.tx.us/data/resources/guides/Gofficers-employEthics.pdf>
- **TML: HANDBOOK FOR MAYORS AND COUNCILMEMBERS (2022):**
<https://www.tml.org/186/Handbook-for-Mayors-and-Councilmembers-2>

My name is David and Marcy Morgan I live at 3808 sycamore LN. I am neighbors with Colin and Aubree Marino at 3901 Sycamore Ln. I am well aware of their plans to improve their property by putting an arena on the north end of their land. I have walked the area and discussed the plans and agree that this is appropriate for their farm. I believe this fits with the ideals of Parker to try to keep Parker quaint and more like a country town with farms etc. Furthermore, in my opinion, I believe there will be no negative impact on the neighborhood or city of Parker.

David Morgan Marcy Morgan

Exhibit 2

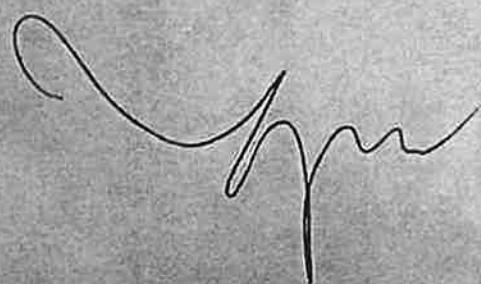
My name is Danny and Jennifer Ashby I live at 4206 sycamore LN. I am neighbors with Colin and Aubree Marino at 3901 Sycamore Ln. I am well aware of their plans to improve their property by putting an arena on the north end of their land. I have walked the area and discussed the plans and agree that this is appropriate for their farm. I believe this fits with the ideals of Parker to try to keep Parker quaint and more like a country town with farms etc. Furthermore, in my opinion, I believe there will be no negative impact on the neighborhood or city of Parker.



1



Our name is Nguyen Van Huu & Huong Vann at 4001 Windream Ln. We are neighbors directly north of Colin and Aubree Marino at 3901 Sycamore Ln. We are well aware of their plans to improve their property by putting an arena on the north end of their land. We have walked the area and discussed the plans and agree that this is appropriate for their farm. We believe this fits with the ideals of Parker to try to keep Parker quaint and more like a country town with farms etc. Furthermore, in our opinion, we believe there will be no negative impact on the neighborhood or city of Parker.



VAN NGUYEN



Huong NGUYEN

My name is Ilene Simerka and I live at 3908 sycamore LN. I am neighbors with Colin and Aubree Marino at 3901 Sycamore ln. I am well aware of their plans to improve their property by putting an arena on the north end of their land. I have walked the area and discussed the plans and agree that this is appropriate for their farm. I believe this fits with the ideals of Parker to try to keep Parker quaint and more like a country town with farms etc. Furthermore, in my opinion, I believe there will be no negative impact on the neighborhood or city of Parker.

Ilene Simerka

From: [Charity Smith \(US\)](#)
To: [Lee Pettle](#); [Todd Fecht](#); [Jim Reed](#); [Buddy Pilgrim](#); [Amanda Noe](#); [Randy Kercho](#)
Cc: [Patti Grey](#); [Gary Machado](#)
Subject: Council Agenda Item - SUP 3901 Sycamore Lane - Neighbor Concerns
Date: Monday, September 9, 2024 8:57:20 AM

Mayor and Parker City Council,

By way of introduction, my name is Charity Smith and I reside at 4003 Windream Lane, a single residence property. My home is adjacent to 3901 Sycamore Lane, a single-family residence, owned by Colin and Aubree Marino (the Marino Property). As described at the P&Z meeting, the Marino's are requesting a special use permit to build a covered riding arena, partially enclosed on the North & West sides with 10 ft high beige walls (the Arena). The proposed location of the arena is directly adjacent to my property, set upon a man made 4-foot-high hill overlooking my backyard.

I respectfully request that the City Council consider imposing reasonable conditions to mitigate specific adverse effects of the proposed Arena. As currently proposed, the Arena could be injurious to the use and enjoyment of my property based upon the following:

- **Reflectivity:** The light colored 10-foot-high walls set upon a 4 ft high man-made hill could reflect the westward setting sun directly into my living room and bedroom windows creating a nuisance and impeding the use/enjoyment of my property.
- **Lighting:** Lighting within or on the arena could also shine directly at or into my home.
- **Drainage:** Consider impacts of water run-off into floodplain & regulatory floodway (see also below regarding homeowner modifications to engineer drawings)
- **Personal vs. Commercial Use:** Commercial use of the arena, for horse boarding and training could greatly increase traffic and noise, creating a nuisance, potentially reducing neighboring property values.

Absent the choice of a different location for the Arena on the Marino Property, I respectfully ask that the City Council consider including some or all of the following conditions within the Ordinance:

Landscaping – the planting of trees and/or other suitable landscaping around the Arena to block the reflectivity of the sun off the walls. The landscaping should also be suitable for blocking any lights installed within or on the Arena.

Personal Use Only – The permit fails to address the current commercial, profit-making use of the property, which as stated by Mrs. Marino at the P&Z hearing, the Marino Property is being used for public horse boarding and as a breeding operation. I would request that the ordinance determine with specificity the number of grazeable acres and limit the number of horses as per City Ordinances (i.e., similar to the Karma Ridge SUP) taking into account all current and proposed buildings and the newly built "lake". It is unclear to me if any other special use permits are required for the commercial (horse boarding) activities, but I will defer to the City regarding that matter (Ord 156.31(B)(2)?).

Errors and Omissions in the Application for Special Use Permit dated May 8, 2024, and the Accessory Building Application (collectively, the Permit) submitted by Colin & Aubree Marino – The submitted designs and conceptual photograph do not represent the Arena as described by the Marino's in the P&Z meeting.

- The Permit states that the Arena is not enclosed and shows 0% for exterior metal finishes (see page 23 of the Aug 22, 2024 P&Z Agenda).

- On page 27, the applicant added arrows that do not align with the original arrows as drawn by the engineer (i.e., the engineer did not extend the line of drainage to the lake, instead the drainage goes to my property line). I respectfully request that the ordinance address with specificity the building exterior details, lighting, and drainage, considering any adverse or injurious effect to the adjacent neighbors (especially considering the proximity to the floodway).

-If the property is A-O, doesn't section Parker Ordinance 156.31(C) require a 100 foot setback of the property line? If Residential District, then shouldn't the horse boarding be addressed in this Permit or a separate permit?

I have called and texted the Marino's to discuss my concerns and options to address, but as of today, they have not addressed the concerns raised at the P&Z meeting.

Respectfully,
Charity Smith

Patti – As appropriate, can you please share with the P&Z committee members? I was not able to locate their addresses on the City website. Thank you!!

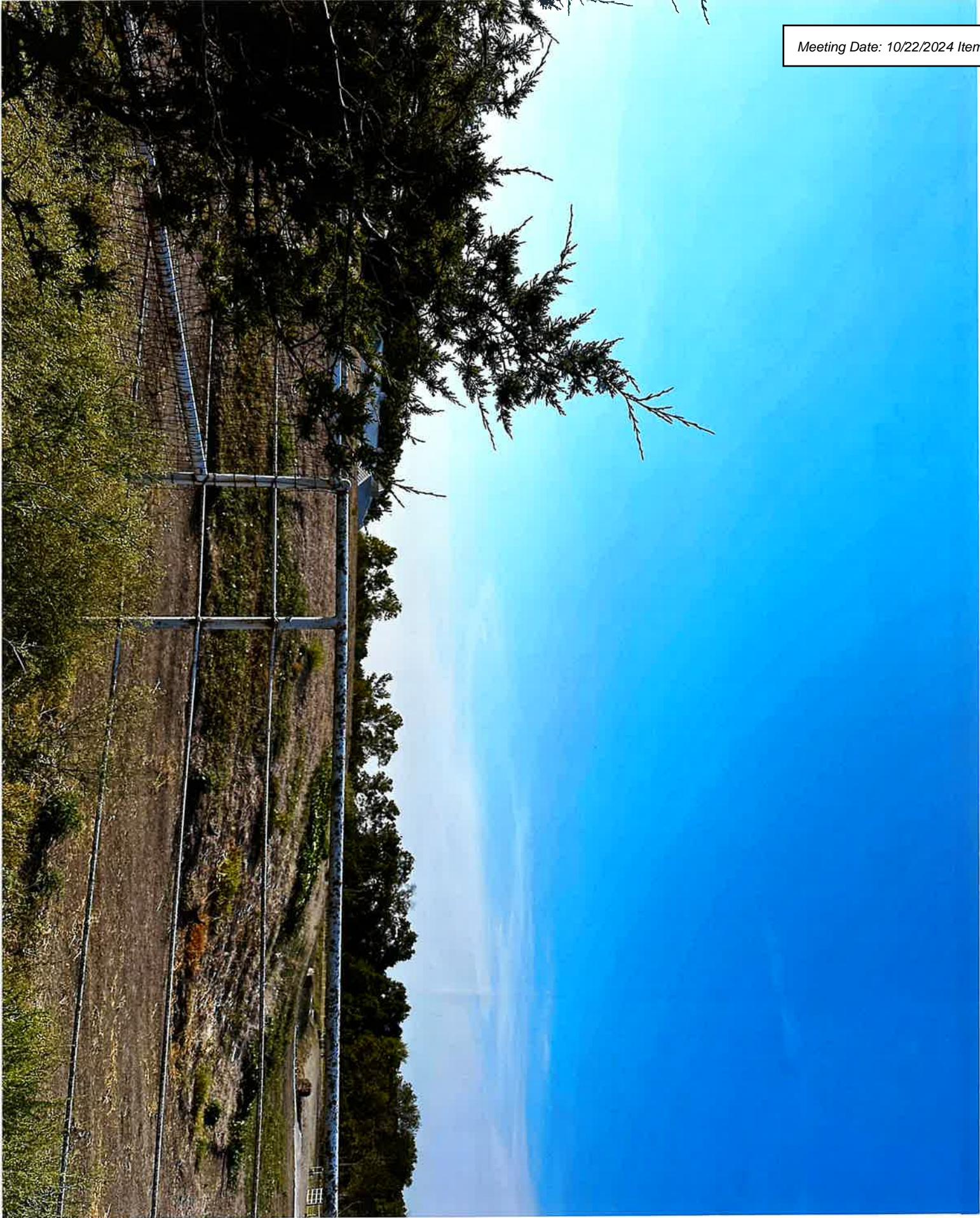
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Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Secretary
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey
Estimated Cost:	Date Prepared:	September 23, 2024
Exhibits:	<u>Proposed Minutes</u>	

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR SEPTEMBER 19, 2024. [SPECIAL MEETING – EXECUTIVE SESSION ONLY]

SUMMARY

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

POSSIBLE ACTION

City Council 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
Mayor:	<i>Lee Pettle</i>	Date:	10/xx/2024



MINUTES
CITY COUNCIL MEETING
SEPTEMBER 19, 2024

CALL TO ORDER – Roll Call and Determination of a Quorum

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

Mayor Lee Pettle called the meeting to order at 1:00 p.m. Mayor Pro Tem Jim Reed and Councilmembers Randy Kercho, Amanda Noe, and Buddy Pilgrim were present. Councilmember Todd Fecht was absent.

Staff Present: Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, and Interim City Attorney Catherine Clifton (left at 4:45 p.m.)

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.

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

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

Mayor Lee Pettle recessed the meeting to Executive Session at 1:01 p.m.

RECONVENE MEETING.

Mayor Lee Pettle reconvened the meeting at 5:02 p.m.

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

No action was taken.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 5:02 p.m.

APPROVED:

Mayor Lee Pettle

ATTESTED:

Approved on the 22nd day
of October, 2024.

Patti Scott Grey, City Secretary



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Secretary
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey
Estimated Cost:	Date Prepared:	October 7, 2024
Exhibits:	<u>Proposed Minutes</u>	

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR OCTOBER 2, 2024. [SPECIAL MEETING]

SUMMARY

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

POSSIBLE ACTION

City Council 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
Mayor:	<i>Lee Pettle</i>	Date:	10/ xx /2024



MINUTES
CITY COUNCIL MEETING
OCTOBER 2, 2024

CALL TO ORDER – Roll Call and Determination of a Quorum

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

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

Asst. City Administrator/City Secretary Patti Scott Grey verified a super quorum of council was present.

Staff Present: Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage (in his office), Interim City Attorney Catherine Clifton, and Police Chief Kenneth Price

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Councilmember Buddy Pilgrim led the pledge.

TEXAS PLEDGE: Councilmember Amanda Noe led the pledge.

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

Brian Kuntschik, 6604 Estados Drive, spoke in regard to Lewis Lane's poor condition, noting anyone driving this road has to dodge potholes or risk vehicle damage. Mr. Kuntschik also said he had concerns with flooding in the Poco Estados neighborhood, asking if the city could look at the culverts to see if they were draining properly, and finally, noting the drainage around the Easterling's home, 6608 Estados Drive, does not drain as it should.

ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest items below:

1. PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, OCTOBER 9, 2024, 5 PM

CANCEL OCTOBER 15, 2024 REGULAR CITY COUNCIL MEETING DUE TO INTERIM CITY ATTORNEY CLIFTON UNAVAILABILITY/RESCHEDULED TO OCTOBER 22, 2024
PARKERFEST - SUNDAY, OCTOBER 20, 2024, 3:00 PM to 6:00 PM

NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 26, 2024, 10 AM – 2 PM

CANCEL NOVEMBER 5, 2024 REGULAR CITY COUNCIL MEETING DUE TO GENERAL ELECTION TO NOVEMBER 12, 2024

REMINDER – NOVEMBER 5, 2024 – GENERAL ELECTION (EV AND ED INFO) –

Early Voting Dates and Times

Monday, October 21, 2024 – Friday, October 25, 2024 8 a.m. – 5 p.m.

Saturday, October 26, 2024 7 a.m. – 7 p.m.

Sunday, October 27, 2024 11 a.m. – 5 p.m.

Monday, October 28, 2024 – Friday, November 1, 2024 7 a.m. – 7 p.m.

Councilmember Kercho encouraged those wanting to volunteer for Parkerfest 2024 to look on the city's website calendar for Sunday, October 20, 2024,

<https://www.parkertexas.us/Calendar.aspx?EID=2994&month=10&year=2024&day=3&calType=0>, for additional information.

INDIVIDUAL CONSIDERATION ITEMS

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-812, CONFIRMING AND RATIFYING APPOINTMENT OF LITIGATION COUNSEL.

MOTION: Mayor Pro Tem Reed moved to approve Resolution No. 2024-812, confirming and ratifying appointment of litigation counsel, Messer Fort, PLLC. Councilmember Noe seconded with Councilmembers Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 4-0.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-813, REGARDING NOMINATION OF A BOARD OF DIRECTOR POSITION FOR THE COLLIN CENTRAL APPRAISAL DISTRICT.

There were no nominations.

Resolution No. 2024-813, regarding nomination(s) of Board of Director(s) position(s) for the Collin Central Appraisal District, failed as there was no motion; therefore, it will not proceed.

ROUTINE ITEMS

4. UPDATE(S):

Lewis Lane

Mayor Pettle said work is in progress between the cities of Lucas and Parker and Collin County, regarding Lewis Lane. The entities hope to determine who is responsible for certain sections of the road and agree on a repair plan. The Mayor indicated work is in progress, but there was more work to be done.

Flooding/Drainage

Councilmember Kercho said he was hosting a meeting with homeowners' associations (HOAs) and subdivision representatives on Thursday, October 10, 2024, at 7:00 PM, to discuss flooding and drainage in the City.

FM2551

Mayor Pette said Texas Department of Transportation (TxDOT) will close a section of Dillehay Drive beginning on October 7, 2024 through October 11, 2024. The detour will be in place from 9pm to 5am each night. Traffic will be detoured down E. Parker Road to Springhill Estates Drive right onto Chaparral Road. Traffic may

then continue back towards Dillehay Drive. Traffic may also continue north on Springhill Estates Drive into the City of Allen. Local traffic will be allowed, and off duty police officers will be stationed at the detour sites. There will be a map on the City website at <https://www.parkertexas.us/>, on the front page under "Current News".

Updates will be provided as they become available.

COMP PLAN

Planning and Zoning (P&Z) Commission held a public hearing on Thursday, September 26, 2024, at 5 p.m. on the proposed Comprehensive Plan (COMP Plan). Additional work is needed on the plan. When P&Z completes revisions, they will forward those recommendation(s) to City Council.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

No update at this time. Nothing has been scheduled presently.

NOISE COMMITTEE

Councilmember Kercho said the Noise Committee has been taking noise measurements all over the City of Parker, mainly during events. The committee has also been researching other cities' noise ordinances. The Committee has a meeting with City of Allen's Police Chief to discuss their noise ordinance recently passed. The noise committee plans to meet on Thursday, October 10, 2024, at 3 pm at City Hall.

PROJECTS IN PROGRESS

ENGINEERING REVIEW COMMITTEE (CONTRACTS):

The Engineering Review Committee consists of Finance/HR Director Grant Savage, Public Works Director Gary Machado, and City Engineer Craig Kerkhoff, PE, CFM, with Birkhoff, Hendrick & Carter, LLP. City Council agreed they would like to have the proposals reviewed, ranked, and an area of expertise noted. Interim City Attorney Clifton requested a copy of the Request for Qualifications (RFQs).

ADDITIONAL UPDATES

ENTERPRISE AGREEMENT

Councilmember Kercho asked when City Council might get an update. Interim City Attorney Clifton said she hoped it would be next week.

CAPITAL IMPROVEMENT PLAN (CIP)

Councilmember Kercho said it was his understanding City Staff was reviewing the CIP and would bring their recommendations to City Council. Mayor Pettle said she thought it would be at the end of the month.

DONATION(S)

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

Mary Anne Seale donated Tiffs Treats valued at \$48 to the Parker Fire Department.

Maryam Boroujerdi and Mohammad Massoudi donated Nothing Bundt Cakes Bundtinis valued at \$28 to City Staff.

Junko Chigani donated 5 pizzas valued at \$60 [2 pizzas for Police Department, 1 pizza Fire Department, 1 pizza for City Hall Staff and 1 pizza for Public Works Department].

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

FUTURE AGENDA ITEMS

6. FUTURE AGENDA ITEMS

Mayor Pettle asked if there were any items to be added to the future agenda.

Councilmember Noe requested that when Planning and Zoning (P&Z) Commission recommends/sends the Comprehensive Plan (COMP Plan) back to City Council, that there be a workshop and P&Z be invited to attend.

Councilmember Noe requested a workshop date for the Personnel Manual.

Hearing no additional requests, the Mayor encouraged everyone to email her any requests. She noted the next regularly scheduled meeting for Tuesday, October 15, 2024, has been canceled, due to the unavailability of Counsel, and a special meeting has been rescheduled to Tuesday, October 22, 2024.

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.

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

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

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, and duties of a City Attorney,

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

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

Mayor Lee Pettle recessed the regular meeting to Executive Session at 8:00 p.m.

RECONVENE MEETING.

Mayor Lee Pettle reconvened the meeting at 9:47 p.m.

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

No action was taken.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 9:48 p.m.

APPROVED:

Mayor Lee Pettle

Approved on the 22nd day
of October, 2024.

ATTESTED:

Patti Scott Grey, City Secretary

PROPOSED



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Council
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared:	October 15, 2024
Exhibits:	<ol style="list-style-type: none"> 1. <u>Proposed Resolution</u> 2. <u>City Engineer Craig M. Kerkoff, P.E. Award Recommendation, dated October 16, 2024</u> 3. <u>Dublin Road Water Line Bid Tabulation</u> 4. <u>Notice</u> 	

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2024-814 AWARDING CONTRACTS FOR THE DUBLIN ROAD WATER LINE PROJECT.

SUMMARY

The Dublin Road Water Line Project was advertised in the Dallas Morning News Thursday, September 19, 2024 and Thursday, September 26, 2024, with the bid opening at 3:00 p.m., Thursday, October 3, 2024. Please see information provided.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Gary Machado</i>	Date:	10/XX/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/XX/2024 via Municode
Mayor:	<i>Lee Pettle</i>	Date:	10/XX/2024

RESOLUTION NO. 2024-814
(Dublin Road Water Line Project Bid Award)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH A&M CONSTRUCTION & UTILITIES, INC., FOR THE DUBLIN ROAD WATER LINE PROJECT; PROVIDING FOR THE EXPENDITURE OF FUNDS THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has solicited, received, and evaluated competitive proposals for the Dublin Road Water Line Project; and

WHEREAS, the City Engineer has received, reviewed, and recommended that the herein described proposals are the most advantageous to the City considering the relative importance of price and other evaluation factors included in the competitive sealed proposals;

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

SECTION 1. The items in the following competitive sealed proposal for materials, equipment, supplies, and services shown in the competitive sealed proposals received by the City are hereby and approved as being the most advantageous to the City considering the relative importance of price and the other evaluation factors included in the competitive sealed proposal.

<u>CONTRACTOR</u>	<u>AMOUNT</u>
A&M Construction & Utilities, Inc.	\$1,539,522.00

SECTION 2. That by acceptance and approval of the above numbered items of the submitted proposals, the City accepts the offer of the persons submitting the proposals for such items and agrees to purchase the materials, equipment, supplies, or services in accordance with the terms, specifications, quantities, and for the specified sums contained in the bid invitations, bid, and related documents.

SECTION 3. That should the City and person submitting approved and accepted items wish to enter into a formal written agreement as a result of the acceptance, approval, and awarding of the proposals, the Mayor, or their designee, is hereby authorized to execute the written contract, provided that the written contract is in accordance with the terms, conditions, specifications, standards, quantities, and specified sums contained in the bid and related documents herein approved and accepted.

SECTION 4. By the acceptance and approval of the above enumerated bids, the City Council hereby authorizes the expenditure of funds therefor in the amount and in accordance with the approved bids.

SECTION 5. By the acceptance approval of the above bid, the City Council hereby authorizes the expenditure of funds therefor in the amount and in accordance with the approved bid.

SECTION 6. This resolution shall take effect immediately upon passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER,
COLLIN COUNTY, TEXAS, THIS 22ND DAY OF OCTOBER 2024.**

APPROVED:
CITY OF PARKER

Lee Pettle, Mayor

ATTEST:

Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

Catherine Clifton, Interim City Attorney

50

Years
(1969 – 2019)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

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.

CRAIG M. KERKHOFF, P.E.

JUSTIN R. IVY, P.E.

COOPER REINBOLD, P.E.

CHASE CRAWFORD, R.P.L.S.

October 16, 2024

Mr. Gary Machado
 Director of Public Works
 City of Parker
 5700 E. Parker Road
 Parker, Texas 75002

Re: Dublin Road Water Line

Dear Mr. Machado:

We have checked the bids received at 3:00 p.m., Thursday, October 3, 2024, for the Dublin Road Water Line project. Eight contractors submitted bids on this project, and we are enclosing one (1) copy of the Bid Summary and itemized Bid Tabulation for the City's reference and files.

A&M Construction & Utilities, Inc, of Rowlett, Texas submitted the lowest base bid in the amount of \$1,539,522.00.

We have previous construction project experience with this contractor who has experience with projects similar to the Dublin Road Water Line, and checked outside references provided by the contractor. Based on the information available to us, we recommend the City accept the base bid from A&M Construction & Utilities, Inc., and award them a construction contract in the amount of \$1,539,522.00.

We are available to discuss this project and our recommendations further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

TABULATION OF BIDS				BID OF		BID OF		BID OF		Meeting Date: 10/22/2024 Item 5.		
Project: CITY OF PARKER 8-INCH DUBLIN WATER LINE				BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas		A&M Construction & Utilities, Inc. 4950 Grisham Dr. Rowlett, TX 75088 Marisela Banda, President 972-412-0255 mbanda@amconstructionutility.com		Excel 4 Construction, LLC P.O. Box 4739 Fort Worth, Texas 76164 Luis Conchas 817-457-3399 Luis.conchas-XL4@yahoo.com		La Banda, LLC 523 Neomi Avenue Dallas, Texas 75217 Arturo Banda 214-549-2147 labandalle@gmail.com		0025 100 Tonello Road, Suite 200 Dallas Texas 75252 Antonio Evangelista 972-330-6767 fourstarexcavating@gmail.com

BASE BID - SEGMENT 1 (SOUTH CITY LIMIT TO BETSY LANE)

Item No.	Quantity	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
1	1	L.S.	Mobilization , Bonds and Insurance	\$73,000.00	\$ 73,000.00	\$36,000.00	\$ 36,000.00	\$75,000.00	\$ 75,000.00	\$65,000.00	\$ 65,000.00
2	6,183	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$77.00	\$ 476,091.00	\$102.00	\$ 630,666.00	\$79.00	\$ 488,457.00	\$114.00	\$ 704,862.00
3	219	L.F.	Furnish & Install 6-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$72.00	\$ 15,768.00	\$97.00	\$ 21,243.00	\$80.00	\$ 17,520.00	\$109.00	\$ 23,871.00
4	157	L.F.	Furnish & Install 4-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$55.00	\$ 8,635.00	\$82.00	\$ 12,874.00	\$60.00	\$ 9,420.00	\$97.00	\$ 15,229.00
5	6	Ea.	Furnish & Install 8-inch Resilient Seated Gate Valve	\$2,850.00	\$ 17,100.00	\$3,100.00	\$ 18,600.00	\$4,400.00	\$ 26,400.00	\$2,800.00	\$ 16,800.00
6	12	Ea.	Furnish & Install 6-Inch Resilient Seated Gate Valve	\$1,600.00	\$ 19,200.00	\$2,100.00	\$ 25,200.00	\$2,900.00	\$ 34,800.00	\$1,900.00	\$ 22,800.00
7	1	Ea.	Furnish & Install 4-Inch Resilient Seated Gate Valve	\$1,400.00	\$ 1,400.00	\$1,700.00	\$ 1,700.00	\$2,000.00	\$ 2,000.00	\$1,600.00	\$ 1,600.00
8	5	Ea.	Cut, Plug & Abandon Exst. Water Line	\$900.00	\$ 4,500.00	\$1,500.00	\$ 7,500.00	\$1,000.00	\$ 5,000.00	\$900.00	\$ 4,500.00
9	3	Ea.	Connect to Existing 6-Inch Water Line	\$4,000.00	\$ 12,000.00	\$6,100.00	\$ 18,300.00	\$3,000.00	\$ 9,000.00	\$9,500.00	\$ 28,500.00
10	2	Ea.	Connect to Existing 8-Inch Water Line	\$4,200.00	\$ 8,400.00	\$6,300.00	\$ 12,600.00	\$3,500.00	\$ 7,000.00	\$9,600.00	\$ 19,200.00
11	12	Ea.	Furnish & Install Standard Fire Hydrant Assembly	\$6,100.00	\$ 73,200.00	\$7,300.00	\$ 87,600.00	\$8,000.00	\$ 96,000.00	\$6,400.00	\$ 76,800.00
12	11	Ea.	Remove & Salvage of Existing Fire Hydrant, including Valve and Piping	\$1,900.00	\$ 20,900.00	\$600.00	\$ 6,600.00	\$500.00	\$ 5,500.00	\$200.00	\$ 2,200.00
13	40	Ea.	Transfer Water Service	\$2,100.00	\$ 84,000.00	\$1,600.00	\$ 64,000.00	\$2,000.00	\$ 80,000.00	\$1,800.00	\$ 72,000.00
14	68	L.F.	Furnish & Install 2-Inch Service Line (DR9)	\$200.00	\$ 13,600.00	\$47.00	\$ 3,196.00	\$75.00	\$ 5,100.00	\$197.00	\$ 13,396.00
15	7	S.Y.	Remove & Replace Concrete Pavement, including Sawcut	\$150.00	\$ 1,050.00	\$276.00	\$ 1,932.00	\$200.00	\$ 1,400.00	\$450.00	\$ 3,150.00
16	7,536	S.Y.	Remove Asphalt Pavement, including Sawcut	\$20.50	\$ 154,488.00	\$21.00	\$ 158,256.00	\$20.00	\$ 150,720.00	\$6.50	\$ 48,984.00
17	68	S.Y.	Removal & Replace Gravel Driveway	\$60.00	\$ 4,080.00	\$36.00	\$ 2,448.00	\$45.00	\$ 3,060.00	\$52.00	\$ 3,536.00
18	7,536	S.Y.	Furnish & Lay Asphalt Pavement including Base	\$52.00	\$ 391,872.00	\$66.00	\$ 497,376.00	\$66.00	\$ 497,376.00	\$71.50	\$ 538,824.00
19	1	L.S.	Furnish Trench Safety System Plan	\$2,600.00	\$ 2,600.00	\$500.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$600.00	\$ 600.00
20	6,152	L.F.	Trench Safety System Implementation	\$1.00	\$ 6,152.00	\$1.00	\$ 6,152.00	\$3.00	\$ 18,456.00	\$1.00	\$ 6,152.00
21	6,836	S.Y.	Furnish & Establish Hydromulch	\$6.00	\$ 41,016.00	\$2.00	\$ 13,672.00	\$5.00	\$ 34,180.00	\$2.50	\$ 17,090.00
22	1	L.S.	Furnish Erosion Control Plan	\$4,500.00	\$ 4,500.00	\$1,000.00	\$ 1,000.00	\$5,000.00	\$ 5,000.00	\$800.00	\$ 800.00
23	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$26,000.00	\$ 26,000.00	\$6,300.00	\$ 6,300.00	\$25,000.00	\$ 25,000.00	\$5,500.00	\$ 5,500.00
24	1	L.S.	Furnish Traffic Control Plan	\$15,000.00	\$ 15,000.00	\$500.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$400.00	\$ 400.00
25	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$65,000.00	\$ 65,000.00	\$58,000.00	\$ 58,000.00	\$20,000.00	\$ 20,000.00	\$3,000.00	\$ 3,000.00
TOTAL BASE BID AMOUNT: (ITEMS 1 THROUGH 25)					\$1,539,552.00		\$ 1,692,215.00		\$ 1,621,389.00		\$ 1,694,794.00

TABULATION OF BIDS				BID OF		BID OF		BID OF		Meeting Date: 10/22/2024 Item 5.			
Project: CITY OF PARKER 8-INCH DUBLIN WATER LINE				Date: October 3, 2024		BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas		J&L Construction, LLC 2220 San Jacinto Blvd., Suite 320 Denton, Texas 76205 Luis Ascencio 940-629-3517 luis@constructionjndl.com		Timco - Services 200 N. Main Street Bristow, OK 74010 Rance Plunkett 918-367-1700 rplunkett@timco-services.com		Western Municipal Construction of Tx, LLC 402 Gulf Avenue Justin, Texas 76247 Michael Hern 940-648-0020 mhern@wmc-i.com	
BASIC BID - SEGMENT 1 (SOUTH CITY LIMIT TO BETSY LANE)													
Item No.	Quantity	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension		
1	1	L.S.	Mobilization , Bonds and Insurance	\$58,358.00	\$ 58,358.00	\$80,000.00	\$ 80,000.00	\$260,000.00	\$ 260,000.00	\$86,000.00	\$ 86,000.00		
2	6,183	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$129.00	\$ 797,607.00	\$115.00	\$ 711,045.00	\$154.00	\$ 952,182.00	\$155.00	\$ 958,365.00		
3	219	L.F.	Furnish & Install 6-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$85.00	\$ 18,615.00	\$95.00	\$ 20,805.00	\$125.00	\$ 27,375.00	\$152.00	\$ 33,288.00		
4	157	L.F.	Furnish & Install 4-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$72.00	\$ 11,304.00	\$65.00	\$ 10,205.00	\$40.00	\$ 6,280.00	\$152.00	\$ 23,864.00		
5	6	Ea.	Furnish & Install 8-inch Resilient Seated Gate Valve	\$4,295.00	\$ 25,770.00	\$4,600.00	\$ 27,600.00	\$2,500.00	\$ 15,000.00	\$2,700.00	\$ 16,200.00		
6	12	Ea.	Furnish & Install 6-Inch Resilient Seated Gate Valve	\$2,833.00	\$ 33,996.00	\$3,500.00	\$ 42,000.00	\$1,800.00	\$ 21,600.00	\$1,800.00	\$ 21,600.00		
7	1	Ea.	Furnish & Install 4-Inch Resilient Seated Gate Valve	\$2,153.00	\$ 2,153.00	\$2,500.00	\$ 2,500.00	\$1,400.00	\$ 1,400.00	\$1,500.00	\$ 1,500.00		
8	5	Ea.	Cut, Plug & Abandon Exst. Water Line	\$2,222.00	\$ 11,110.00	\$1,000.00	\$ 5,000.00	\$3,900.00	\$ 19,500.00	\$1,000.00	\$ 5,000.00		
9	3	Ea.	Connect to Existing 6-Inch Water Line	\$2,948.00	\$ 8,844.00	\$2,800.00	\$ 8,400.00	\$5,700.00	\$ 17,100.00	\$3,000.00	\$ 9,000.00		
10	2	Ea.	Connect to Existing 8-Inch Water Line	\$3,978.00	\$ 7,956.00	\$2,900.00	\$ 5,800.00	\$6,800.00	\$ 13,600.00	\$3,200.00	\$ 6,400.00		
11	12	Ea.	Furnish & Install Standard Fire Hydrant Assembly	\$10,246.00	\$ 122,952.00	\$8,900.00	\$ 106,800.00	\$10,000.00	\$ 120,000.00	\$7,200.00	\$ 86,400.00		
12	11	Ea.	Remove & Salvage of Existing Fire Hydrant, including Valve and Piping	\$920.00	\$ 10,120.00	\$3,000.00	\$ 33,000.00	\$1,100.00	\$ 12,100.00	\$1,000.00	\$ 11,000.00		
13	40	Ea.	Transfer Water Service	\$1,425.00	\$ 57,000.00	\$1,500.00	\$ 60,000.00	\$2,700.00	\$ 108,000.00	\$2,500.00	\$ 100,000.00		
14	68	L.F.	Furnish & Install 2-Inch Service Line (DR9)	\$223.00	\$ 15,164.00	\$80.00	\$ 5,440.00	\$18.00	\$ 1,224.00	\$220.00	\$ 14,960.00		
15	7	S.Y.	Remove & Replace Concrete Pavement, including Sawcut	\$981.00	\$ 6,867.00	\$250.00	\$ 1,750.00	\$130.00	\$ 910.00	\$150.00	\$ 1,050.00		
16	7,536	S.Y.	Remove Asphalt Pavement, including Sawcut	\$8.00	\$ 60,288.00	\$40.00	\$ 301,440.00	\$28.00	\$ 211,008.00	\$15.00	\$ 113,040.00		
17	68	S.Y.	Removal & Replace Gravel Driveway	\$42.00	\$ 2,856.00	\$50.00	\$ 3,400.00	\$53.00	\$ 3,604.00	\$20.00	\$ 1,360.00		
18	7,536	S.Y.	Furnish & Lay Asphalt Pavement including Base	\$56.00	\$ 422,016.00	\$60.00	\$ 452,160.00	\$63.00	\$ 474,768.00	\$36.00	\$ 271,296.00		
19	1	L.S.	Furnish Trench Safety System Plan	\$4,298.00	\$ 4,298.00	\$1,500.00	\$ 1,500.00	\$570.00	\$ 570.00	\$1,000.00	\$ 1,000.00		
20	6,152	L.F.	Trench Safety System Implementation	\$3.00	\$ 18,456.00	\$12.00	\$ 73,824.00	\$5.70	\$ 35,066.40	\$2.00	\$ 12,304.00		
21	6,836	S.Y.	Furnish & Establish Hydromulch	\$4.00	\$ 27,344.00	\$3.00	\$ 20,508.00	\$5.90	\$ 40,332.40	\$2.75	\$ 18,799.00		
22	1	L.S.	Furnish Erosion Control Plan	\$4,231.00	\$ 4,231.00	\$1,500.00	\$ 1,500.00	\$850.00	\$ 850.00	\$1,000.00	\$ 1,000.00		
23	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$16,780.00	\$ 16,780.00	\$10,000.00	\$ 10,000.00	\$37,000.00	\$ 37,000.00	\$13,000.00	\$ 13,000.00		
24	1	L.S.	Furnish Traffic Control Plan	\$3,188.00	\$ 3,188.00	\$1,500.00	\$ 1,500.00	\$850.00	\$ 850.00	\$2,000.00	\$ 2,000.00		
25	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$19,000.00	\$ 19,000.00	\$30,000.00	\$ 30,000.00	\$100,000.00	\$ 100,000.00	\$15,750.00	\$ 15,750.00		
TOTAL BASE BID AMOUNT: (ITEMS 1 THROUGH 25)					\$ 1,766,273.00		\$ 2,016,177.00		\$ 2,480,319.80		\$ 1,824,176.00		

TABULATION OF BIDS				BID OF		BID OF		BID OF		Meeting Date: 10/22/2024 Item 5.	
Project: CITY OF PARKER 8-INCH DUBLIN WATER LINE				Date: October 3, 2024	A&M Construction & Utilities, Inc. 4950 Grisham Dr. Rowlett, TX 75088 Marisela Banda, President 972-412-0255 mbanda@amconstructionutility.com	Excel 4 Construction, LLC P.O. Box 4739 Fort Worth, Texas 76164 Luis Conchas 817-457-3399 Luis.conchas-XL4@yahoo.com	La Banda, LLC 523 Neomi Avenue Dallas, Texas 75217 Arturo Banda 214-549-2147 labandallc@gmail.com	6025 120th Street, Suite 200 Dallas Texas 75252 Antonio Evangelista 972-330-6767 fourstarexcavating@gmail.com			
BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas											

ADDITIVE ALTERNATE NO. 1 - SEGMENT 2 (BETSY TO PARKER ROAD)

Item No.	Quantity	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
101	1	L.S.	Mobilization, Bonds and Insurance	\$67,000.00	\$ 67,000.00	\$12,000.00	\$ 12,000.00	\$80,000.00	\$ 80,000.00	\$52,000.00	\$ 52,000.00
102	5,918	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$77.00	\$ 455,686.00	\$101.00	\$ 597,718.00	\$79.00	\$ 467,522.00	\$116.00	\$ 686,488.00
103	177	L.F.	Furnish & Install 6-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$65.00	\$ 11,505.00	\$89.00	\$ 15,753.00	\$80.00	\$ 14,160.00	\$104.00	\$ 18,408.00
104	13	Ea.	Furnish & Install 8-Inch Resilient Seated Gate Valve	\$2,200.00	\$ 28,600.00	\$3,100.00	\$ 40,300.00	\$4,400.00	\$ 57,200.00	\$2,800.00	\$ 36,400.00
105	12	Ea.	Furnish & Install 6-Inch Resilient Seated Gate Valve	\$1,600.00	\$ 19,200.00	\$2,100.00	\$ 25,200.00	\$2,900.00	\$ 34,800.00	\$1,900.00	\$ 22,800.00
106	5	Ea.	Cut, Plug & Abandon Existing Water Line, including Valve	\$900.00	\$ 4,500.00	\$1,500.00	\$ 7,500.00	\$1,000.00	\$ 5,000.00	\$300.00	\$ 1,500.00
107	1	Ea.	Connect to Existing 4-Inch Water Line	\$6,000.00	\$ 6,000.00	\$6,000.00	\$ 6,000.00	\$2,500.00	\$ 2,500.00	\$9,500.00	\$ 9,500.00
108	1	Ea.	Connect to Existing 6-Inch Water Line	\$6,100.00	\$ 6,100.00	\$6,100.00	\$ 6,100.00	\$3,000.00	\$ 3,000.00	\$9,600.00	\$ 9,600.00
109	3	Ea.	Connect to Existing 8-Inch Water Line	\$5,500.00	\$ 16,500.00	\$6,300.00	\$ 18,900.00	\$3,500.00	\$ 10,500.00	\$9,700.00	\$ 29,100.00
110	12	Ea.	Furnish & Install Standard Fire Hydrant Assembly	\$6,200.00	\$ 74,400.00	\$7,300.00	\$ 87,600.00	\$8,000.00	\$ 96,000.00	\$6,200.00	\$ 74,400.00
111	5	Ea.	Remove & Salvage Existing Fire Hydrant, including Valve and Piping	\$1,900.00	\$ 9,500.00	\$600.00	\$ 3,000.00	\$500.00	\$ 2,500.00	\$200.00	\$ 1,000.00
112	26	Ea.	Transfer Water Service	\$2,100.00	\$ 54,600.00	\$1,600.00	\$ 41,600.00	\$2,000.00	\$ 52,000.00	\$1,800.00	\$ 46,800.00
113	6,930	S.Y.	Remove Asphalt Pavement, including Sawcut	\$20.50	\$ 142,065.00	\$21.00	\$ 145,530.00	\$20.00	\$ 138,600.00	\$6.50	\$ 45,045.00
114	6,930	S.Y.	Furnish & Lay Asphalt Pavement including Base	\$52.00	\$ 360,360.00	\$66.00	\$ 457,380.00	\$88.00	\$ 609,840.00	\$71.50	\$ 495,495.00
115	112	S.Y.	Remove & Replace Concrete Driveway	\$135.00	\$ 15,120.00	\$125.00	\$ 14,000.00	\$75.00	\$ 8,400.00	\$150.00	\$ 16,800.00
116	40	S.Y.	Remove & Replace Gravel Driveway	\$60.00	\$ 2,400.00	\$36.00	\$ 1,440.00	\$45.00	\$ 1,800.00	\$50.00	\$ 2,000.00
117	1	L.S.	Furnish Trench Safety System Plan	\$2,500.00	\$ 2,500.00	\$500.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$600.00	\$ 600.00
118	5,922	L.F.	Trench Safety System Implementation	\$1.00	\$ 5,922.00	\$1.00	\$ 5,922.00	\$3.00	\$ 17,766.00	\$1.00	\$ 5,922.00
119	6,580	S.Y.	Furnish & Establish Hydromulch	\$6.00	\$ 39,480.00	\$2.00	\$ 13,160.00	\$5.00	\$ 32,900.00	\$2.50	\$ 16,450.00
120	1	L.S.	Furnish Erosion Control Plan	\$4,500.00	\$ 4,500.00	\$1,000.00	\$ 1,000.00	\$5,000.00	\$ 5,000.00	\$800.00	\$ 800.00
121	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$20,000.00	\$ 20,000.00	\$6,300.00	\$ 6,300.00	\$25,000.00	\$ 25,000.00	\$5,500.00	\$ 5,500.00
122	1	L.S.	Furnish Traffic Control Plan	\$14,000.00	\$ 14,000.00	\$500.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$400.00	\$ 400.00
123	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$62,000.00	\$ 62,000.00	\$58,000.00	\$ 58,000.00	\$20,000.00	\$ 20,000.00	\$3,000.00	\$ 3,000.00
TOTAL ADDITIVE ALTERNATE NO. 1 BID AMOUNT: (ITEMS 101 THROUGH 123)					\$1,421,938.00		\$ 1,565,403.00		\$ 1,689,488.00		\$ 1,580,008.00

TABULATION OF BIDS				BID OF		BID OF		BID OF		Meeting Date: 10/22/2024 Item 5.	
Project: CITY OF PARKER 8-INCH DUBLIN WATER LINE				BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas		Timco - Services 200 N. Main Street Bristow, OK 74010 Luis Ascencio 940-629-3517 luis@constructionjndl.com		Western Municipal Construction of Tx, LLC 402 Gulf Avenue Justin, Texas 76247 Michael Hern 940-648-0020 mhern@wmc-i.com		F.O.B. Box 101 Celina, Texas 75009 Lewis Dickerson 972-382-2123	
ADDITIONAL ALTERNATE NO. 1 - SEGMENT 2 (BETSY TO PARKER ROAD)											
Item No.	Quantity	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
101	1	L.S.	Mobilization, Bonds and Insurance	\$55,909.00	\$ 55,909.00	\$80,000.00	\$ 80,000.00	\$144,250.00	\$ 144,250.00	\$80,000.00	\$ 80,000.00
102	5,918	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$120.00	\$ 710,160.00	\$115.00	\$ 680,570.00	\$154.00	\$ 911,372.00	\$155.00	\$ 917,290.00
103	177	L.F.	Furnish & Install 6-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$106.00	\$ 18,762.00	\$95.00	\$ 16,815.00	\$125.00	\$ 22,125.00	\$152.00	\$ 26,904.00
104	13	Ea.	Furnish & Install 8-Inch Resilient Seated Gate Valve	\$3,788.00	\$ 49,244.00	\$4,600.00	\$ 59,800.00	\$2,500.00	\$ 32,500.00	\$2,700.00	\$ 35,100.00
105	12	Ea.	Furnish & Install 6-Inch Resilient Seated Gate Valve	\$2,662.00	\$ 31,944.00	\$3,500.00	\$ 42,000.00	\$1,800.00	\$ 21,600.00	\$1,800.00	\$ 21,600.00
106	5	Ea.	Cut, Plug & Abandon Existing Water Line, including Valve	\$1,361.00	\$ 6,805.00	\$1,000.00	\$ 5,000.00	\$3,900.00	\$ 19,500.00	\$1,000.00	\$ 5,000.00
107	1	Ea.	Connect to Existing 4-Inch Water Line	\$2,537.00	\$ 2,537.00	\$2,800.00	\$ 2,800.00	\$4,200.00	\$ 4,200.00	\$3,000.00	\$ 3,000.00
108	1	Ea.	Connect to Existing 6-Inch Water Line	\$3,634.00	\$ 3,634.00	\$2,800.00	\$ 2,800.00	\$4,900.00	\$ 4,900.00	\$3,000.00	\$ 3,000.00
109	3	Ea.	Connect to Existing 8-Inch Water Line	\$3,075.00	\$ 9,225.00	\$2,900.00	\$ 8,700.00	\$4,300.00	\$ 12,900.00	\$3,200.00	\$ 9,600.00
110	12	Ea.	Furnish & Install Standard Fire Hydrant Assembly	\$10,608.00	\$ 127,296.00	\$8,900.00	\$ 106,800.00	\$10,000.00	\$ 120,000.00	\$7,200.00	\$ 86,400.00
111	5	Ea.	Remove & Salvage Existing Fire Hydrant, including Valve and Piping	\$1,218.00	\$ 6,090.00	\$3,000.00	\$ 15,000.00	\$1,100.00	\$ 5,500.00	\$1,000.00	\$ 5,000.00
112	26	Ea.	Transfer Water Service	\$1,976.00	\$ 51,376.00	\$1,500.00	\$ 39,000.00	\$2,700.00	\$ 70,200.00	\$2,500.00	\$ 65,000.00
113	6,930	S.Y.	Remove Asphalt Pavement, including Sawcut	\$11.00	\$ 76,230.00	\$40.00	\$ 277,200.00	\$25.00	\$ 173,250.00	\$1,500.00	\$ 10,395,000.00
114	6,930	S.Y.	Furnish & Lay Asphalt Pavement including Base	\$56.00	\$ 388,080.00	\$60.00	\$ 415,800.00	\$63.00	\$ 436,590.00	\$36.00	\$ 249,480.00
115	112	S.Y.	Remove & Replace Concrete Driveway	\$80.00	\$ 8,960.00	\$200.00	\$ 22,400.00	\$130.00	\$ 14,560.00	\$150.00	\$ 16,800.00
116	40	S.Y.	Remove & Replace Gravel Driveway	\$72.00	\$ 2,880.00	\$50.00	\$ 2,000.00	\$53.00	\$ 2,120.00	\$20.00	\$ 800.00
117	1	L.S.	Furnish Trench Safety System Plan	\$3,765.00	\$ 3,765.00	\$1,500.00	\$ 1,500.00	\$570.00	\$ 570.00	\$1,000.00	\$ 1,000.00
118	5,922	L.F.	Trench Safety System Implementation	\$3.00	\$ 17,766.00	\$12.00	\$ 71,064.00	\$5.70	\$ 33,755.40	\$2.00	\$ 11,844.00
119	6,580	S.Y.	Furnish & Establish Hydromulch	\$4.00	\$ 26,320.00	\$3.00	\$ 19,740.00	\$6.00	\$ 39,480.00	\$2.75	\$ 18,095.00
120	1	L.S.	Furnish Erosion Control Plan	\$3,721.00	\$ 3,721.00	\$1,500.00	\$ 1,500.00	\$850.00	\$ 850.00	\$1,000.00	\$ 1,000.00
121	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$15,076.00	\$ 15,076.00	\$10,000.00	\$ 10,000.00	\$39,000.00	\$ 39,000.00	\$12,000.00	\$ 12,000.00
122	1	L.S.	Furnish Traffic Control Plan	\$3,215.00	\$ 3,215.00	\$1,500.00	\$ 1,500.00	\$850.00	\$ 850.00	\$2,000.00	\$ 2,000.00
123	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$18,376.00	\$ 18,376.00	\$30,000.00	\$ 30,000.00	\$91,000.00	\$ 91,000.00	\$15,000.00	\$ 15,000.00
TOTAL ADDITIONAL ALTERNATE NO. 1 BID AMOUNT: (ITEMS 101 THROUGH 123)				\$ 1,637,371.00		\$ 1,911,989.00		\$ 2,201,072.40		\$ 11,980,913.00	

TABULATION OF BIDS				BID OF		BID OF		BID OF		Meeting Date: 10/22/2024 Item 5.	
Project: CITY OF PARKER 8-INCH DUBLIN WATER LINE		BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas	Date: October 3, 2024	A&M Construction & Utilities, Inc. 4950 Grisham Dr. Rowlett, TX 75088 Marisela Banda, President 972-412-0255 mbanda@amconstructionutility.com	Excel 4 Construction, LLC P.O. Box 4739 Fort Worth, Texas 76164 Luis Conchas 817-457-3399 Luis.conchas-XL@yahoo.com	La Banda, LLC 523 Neomi Avenue Dallas, Texas 75217 Arturo Banda 214-549-2147 labandallc@gmail.com	6025 287 Venoma Road, Suite 200 Dallas Texas 75252 Antonio Evangelista 972-330-6767 fourstarexcavating@gmail.com				

ADDITIVE ALTERNATE NO. 2 - SEGMENT 3 (DUBLIN TO BLUFFS)

Item No.	Quantity	Unit	Description	Unit Bid Price	Extension						
201	1	L.S.	Mobilization , Bonds and Insurance		\$ -	\$12,000.00	\$ 12,000.00	\$20,000.00	\$ 20,000.00	\$13,000.00	\$ 13,000.00
202	2,071	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings		\$ -	\$101.00	\$ 209,171.00	\$75.00	\$ 155,325.00	\$118.00	\$ 244,378.00
203	320	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line Other Than by Open Cut with Fittings		\$ -	\$377.00	\$ 120,640.00	\$500.00	\$ 160,000.00	\$334.00	\$ 106,880.00
204	20	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line Other Than by Open Cut with Steel Encasement and Fittings		\$ -	\$600.00	\$ 12,000.00	\$450.00	\$ 9,000.00	\$829.00	\$ 16,580.00
205	6	L.F.	Furnish & Install 6-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings		\$ -	\$97.00	\$ 582.00	\$100.00	\$ 600.00	\$98.00	\$ 588.00
206	3	Ea.	Furnish & Install 8-Inch Resilient Seated Gate Valve		\$ -	\$3,100.00	\$ 9,300.00	\$4,400.00	\$ 13,200.00	\$2,800.00	\$ 8,400.00
207	1	Ea.	Furnish & Install 6-Inch Resilient Seated Gate Valve		\$ -	\$2,100.00	\$ 2,100.00	\$2,900.00	\$ 2,900.00	\$1,900.00	\$ 1,900.00
208	2	Ea.	Connect to Existing 8-Inch Water Line		\$ -	\$6,300.00	\$ 12,600.00	\$3,500.00	\$ 7,000.00	\$9,600.00	\$ 19,200.00
209	1	Ea.	Furnish & Install Standard Fire Hydrant Assembly		\$ -	\$7,300.00	\$ 7,300.00	\$8,000.00	\$ 8,000.00	\$6,200.00	\$ 6,200.00
210	364	L.F.	Furnish & Install 2-Inch Service Line		\$ -	\$47.00	\$ 17,108.00	\$50.00	\$ 18,200.00	\$190.00	\$ 69,160.00
211	8	S.Y.	Remove & Replace Concrete Pavement, including Sawcut		\$ -	\$276.00	\$ 2,208.00	\$200.00	\$ 1,600.00	\$450.00	\$ 3,600.00
212	0	Ea.	Transfer Water Service		\$ -	\$1,600.00	\$ -	\$0.00	\$ -	\$1,800.00	\$ -
213	1	L.S.	Furnish Trench Safety System Plan		\$ -	\$500.00	\$ 500.00	\$2,000.00	\$ 2,000.00	\$600.00	\$ 600.00
214	2,071	L.F.	Trench Safety System Implementation		\$ -	\$1.00	\$ 2,071.00	\$3.00	\$ 6,213.00	\$1.00	\$ 2,071.00
215	2,301	S.Y.	Furnish & Establish Hydromulch		\$ -	\$2.00	\$ 4,602.00	\$5.00	\$ 11,505.00	\$3.00	\$ 6,903.00
216	1	L.S.	Furnish Erosion Control Plan		\$ -	\$1,000.00	\$ 1,000.00	\$2,500.00	\$ 2,500.00	\$800.00	\$ 800.00
217	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices		\$ -	\$6,300.00	\$ 6,300.00	\$5,000.00	\$ 5,000.00	\$5,500.00	\$ 5,500.00
218	1	L.S.	Furnish Traffic Control Plan		\$ -	\$500.00	\$ 500.00	\$1,000.00	\$ 1,000.00	\$400.00	\$ 400.00
219	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices		\$ -	\$58,000.00	\$ 58,000.00	\$10,000.00	\$ 10,000.00	\$3,000.00	\$ 3,000.00
TOTAL ADDITIVE ALTERNATE NO. 2 BID AMOUNT: (ITEMS 201 THROUGH 219)					\$ -	\$ 477,982.00		\$ 434,043.00		\$ 509,160.00	
TOTAL PROJECT BID AMOUNT: (BASE BID + ADD. ALT. NO. 1 + ADD. ALT. NO. 2)					\$2,961,490.00		\$3,735,600.00		\$3,744,920.00		\$3,783,962.00

Total not added correctly.

Bidder's written out unit prices & numerical numbers do not match - Written out unit prices takes precedence

TABULATION OF BIDS				BID OF		BID OF		BID OF		Meeting Date: 10/22/2024 Item 5.			
Project: CITY OF PARKER 8-INCH DUBLIN WATER LINE				Date: October 3, 2024		BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas		J&L Construction, LLC 2220 San Jacinto Blvd., Suite 320 Denton, Texas 76205 Luis Ascencio 940-629-3517 luis@constructionjandl.com		Timco - Services 200 N. Main Street Bristow, OK 74010 Rance Plunkett 918-367-1700 rplunkett@timco-services.com		Western Municipal Construction of Tx, LLC 402 Gulf Avenue Justin, Texas 76247 Michael Hern 940-648-0020 mhern@wmc-i.com	
ADDITIVE ALTERNATE NO. 2 - SEGMENT 3 (DUBLIN TO BLUFFS)													
Item No.	Quantity	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension		
201	1	L.S.	Mobilization , Bonds and Insurance	\$23,956.00	\$ 23,956.00	\$30,000.00	\$ 30,000.00	\$49,000.00	\$ 49,000.00	\$23,000.00	\$ 23,000.00		
202	2,071	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$141.00	\$ 292,011.00	\$115.00	\$ 238,165.00	\$154.00	\$ 318,934.00	\$135.00	\$ 279,585.00		
203	320	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line Other Than by Open Cut with Fittings	\$224.00	\$ 71,680.00	\$175.00	\$ 56,000.00	\$380.00	\$ 121,600.00	\$200.00	\$ 64,000.00		
204	20	L.F.	Furnish & Install 8-Inch P.V.C. AWWA C900 DR18 Water Line Other Than by Open Cut with Steel Encasement and Fittings	\$190.00	\$ 3,800.00	\$1,600.00	\$ 32,000.00	\$1,100.00	\$ 22,000.00	\$400.00	\$ 8,000.00		
205	6	L.F.	Furnish & Install 6-Inch P.V.C. AWWA C900 DR18 Water Line by Open Cut with Class 'B-1' Embedment and All Fittings	\$98.00	\$ 588.00	\$95.00	\$ 570.00	\$110.00	\$ 660.00	\$152.00	\$ 912.00		
206	3	Ea.	Furnish & Install 8-Inch Resilient Seated Gate Valve	\$2,863.00	\$ 8,589.00	\$4,600.00	\$ 13,800.00	\$2,500.00	\$ 7,500.00	\$200,700.00	\$ 602,100.00		
207	1	Ea.	Furnish & Install 6-Inch Resilient Seated Gate Valve	\$3,141.00	\$ 3,141.00	\$3,500.00	\$ 3,500.00	\$1,800.00	\$ 1,800.00	\$1,800.00	\$ 1,800.00		
208	2	Ea.	Connect to Existing 8-Inch Water Line	\$3,375.00	\$ 6,750.00	\$2,900.00	\$ 5,800.00	\$5,000.00	\$ 10,000.00	\$3,200.00	\$ 6,400.00		
209	1	Ea.	Furnish & Install Standard Fire Hydrant Assembly	\$10,325.00	\$ 10,325.00	\$8,900.00	\$ 8,900.00	\$10,000.00	\$ 10,000.00	\$7,200.00	\$ 7,200.00		
210	364	L.F.	Furnish & Install 2-Inch Service Line	\$50.00	\$ 18,200.00	\$80.00	\$ 29,120.00	\$16.00	\$ 5,824.00	\$220.00	\$ 80,080.00		
211	8	S.Y.	Remove & Replace Concrete Pavement, including Sawcut	\$1,013.00	\$ 8,104.00	\$250.00	\$ 2,000.00	\$130.00	\$ 1,040.00	\$150.00	\$ 1,200.00		
212	0	Ea.	Transfer Water Service	\$0.00	\$ -	\$1,500.00	\$ -	\$0.00	\$ -	\$0.00	\$ -		
213	1	L.S.	Furnish Trench Safety System Plan	\$3,806.00	\$ 3,806.00	\$1,500.00	\$ 1,500.00	\$280.00	\$ 280.00	\$500.00	\$ 500.00		
214	2,071	L.F.	Trench Safety System Implementation	\$4.00	\$ 8,284.00	\$12.00	\$ 24,852.00	\$5.70	\$ 11,804.70	\$2.00	\$ 4,142.00		
215	2,301	S.Y.	Furnish & Establish Hydromulch	\$4.00	\$ 9,204.00	\$3.00	\$ 6,903.00	\$10.00	\$ 23,010.00	\$2.75	\$ 6,327.75		
216	1	L.S.	Furnish Erosion Control Plan	\$1,342.00	\$ 1,342.00	\$1,500.00	\$ 1,500.00	\$430.00	\$ 430.00	\$500.00	\$ 500.00		
217	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$8,950.00	\$ 8,950.00	\$5,000.00	\$ 5,000.00	\$39,000.00	\$ 39,000.00	\$4,500.00	\$ 4,500.00		
218	1	L.S.	Furnish Traffic Control Plan	\$1,342.00	\$ 1,342.00	\$1,500.00	\$ 1,500.00	\$570.00	\$ 570.00	\$500.00	\$ 500.00		
219	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$3,476.00	\$ 3,476.00	\$10,000.00	\$ 10,000.00	\$37,000.00	\$ 37,000.00	\$1,500.00	\$ 1,500.00		
TOTAL ADDITIVE ALTERNATE NO. 2 BID AMOUNT: (ITEMS 201 THROUGH 219)				\$ 483,548.00		\$ 471,110.00		\$ 660,452.70		\$ 1,092,246.75			
TOTAL PROJECT BID AMOUNT: (BASE BID + ADD. ALT. NO. 1 + ADD. ALT. NO. 2)				\$3,887,192.00		\$4,399,276.00		\$5,341,844.90		\$14,897,335.75			

Total not added correctly.

Bidder's written out unit prices & numerical numbers do not match - Written out unit prices takes precedence



Order Number	1214
Today's Date	12 Sep 2024
P.O. Number	DUBLIN WATER LINE-Patti
Sales Rep(s)	David Ferster

Bill-to

CITY OF PARKER

5700 E PARKER RD
PARKER, TX 750026767
Tel: 972 442-6811
Account No: 100732

Advertiser

CITY OF PARKER
5700 E PARKER RD
PARKER, TX 750026767
Tel: 972 442-6811
Account No: 100732

Campaign Summary

Description	DUBLIN WATER LINE
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Cost Summary

Net Amount	\$1,189.52
Estimated Tax	\$0.00
Total	\$1,189.52

Products

Line No.	Product	Description	First Issue Date	Number of Issues	Size / Lines	Amount
3714	The Dallas Morning News	Legal Special Rate - Legal Notices Legal Notices --> Bids Proposals	9/19/2024	2	3x4.229	\$---

CITY OF PARKER, TEXAS
DUBLIN WATER LINE
NOTICE TO BIDDERS

Sealed bids will be received in the office of the Director of Public Works of the City of Parker, 5700 E. Parker Road, Suite 100, Dallas, Texas 75243, on **Wednesday, October 2, 2024**, then publicly opened and read for furnishing all necessary materials, machinery, equipment, superintendence, and labor for Dublin Water Line. The project includes approximately 14,350 linear feet of 8" waterline, valves, and fire hydrants along with all necessary appurtenances.

The successful bidder must furnish Performance Bond and Payment Bond in the amount of one hundred percent (100%) of the total contract price from a Surety Company holding a permit from the State of Texas to act as Surety. Should the total contract price be less than \$25,000.00, no performance bond or payment bond will be required.

All lump sum and unit prices must be stated in both words and figures on the bids provided to the City of Parker. The City of Parker reserves the right to reject any or all bids and to waive formalities in case of ambiguity or lack of clearness in stating prices in the bids. The City of Parker reserves the right to consider the most advantageous construction thereof, or to reject the bid. Unreasonable (or "unbalanced") unit prices will authorize the City of Parker to reject any bid.

Bidders are expected to inspect the site of work and to inform themselves regarding all local conditions.

Bidders are required to furnish a cashier's or certified check issued by a bank satisfactory to the City of Parker, or a Bid Bond (with proper Power of Attorney) from a surety licensed to do business in the State of Texas, payable without recourse to the City of Parker, in an amount not less than five (5) percent of the total amount of the proposal submitted to insure that the successful bidder will enter into a contract and furnish necessary bonds within ten (10) days after notice of award of the contract to him. **This bid security must be included in the bid envelope for the bidder to be considered responsive.** The successful bidder will be required to furnish Performance, Payment and Maintenance Bonds as described in the bidding documents.

Plans and specifications will be electronically posted on Civcost. Plans purchased from Plan Room or third-party websites shall be of the Bidder's sole risk. No guarantee of receipt of Addenda, as clarifications will be made available on the website. Plans and specifications will be examined, without charge, or purchased at the office of the City Engineer, Birkhoff, Hendricks & Carter, L.L.P. located at 11910 Greenville Ave., Suite 600, Dallas, Texas 75243.



Agenda Item

Budget Account Code:		Meeting Date: See above.
Budgeted Amount:		Department/ Requestor: Council
Fund Balance-before expenditure:		Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:		Date Prepared: October 16, 2024
Exhibits:	1. Development Application 2. Fee receipt 3. Final Plat 4. Development Agreement 5. Kings Crossing Phase 5 Final Plat Acceptance Letter/Recorded 6. September 26, 2024 P&Z Draft Minutes	

AGENDA SUBJECT

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

SUMMARY

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

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here	Date:	
Department Head/ Requestor:	<i>Gary Machado</i>	Date:	10/xx/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2024 via Municode
Mayor	<i>Lee Pettle</i>	Date:	10/xx/2024

KINGS CROSSING FIVE, LTD.

August 13, 2024

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

Ref: Kings Crossing Phase 5
Minor Plat Application

Dear Luke:

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

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

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

155.004 (C)

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

155.025, (A) (1) (a)

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

155.030 (E).

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

Please contact me if you have any questions.

Sincerely,



Preston Walhood

Enclosure

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

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



DEVELOPMENT APPLICATION

City of Parker, Texas

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

Plat Approval Requested	Filing Fee	Filing Fee	
<input type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>	<input type="checkbox"/> Final Plat	<u>\$800.00 + \$30/acre</u>
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<input checked="" type="checkbox"/> Minor Plat (5 acres or less)	<u>\$500.00 + \$100/lot = \$700</u>
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>	<input type="checkbox"/> Development Plat	<u>\$300.00 + \$30/acre</u>

Physical Location of Property: North of Middleton Drive, 250' west of Lewis Lane
(Address and General Location – Approximate distance to the nearest existing street corner)

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

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

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

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

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

Applicant/Contact Person: Stephen L Sallman Title: Manager

Company Name: Kings Crossing Five, Ltd

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

Phone: 214-368-0238 Fax: _____ Email Address: ssallman@warnergrou.com and pwalhood@warnergrou.com

Engineering Company: Petit - ECD

Contact Person: Ryan King, PE Title: Engineer

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

Phone: 972-941-8400 Fax: _____ Email Address: ryan@petitt-ecd.com

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

STATE OF TEXAS) (

COUNTY OF COLLIN) (

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

Stephen L Sallman
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 22nd day of July, 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: Twenty eight (28) days prior to the Planning and Zoning Commission Meeting Date. Planning and Zoning Commission meets the second and fourth Thursday of each month.

SUBMISSIONS. Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in delays scheduling the agenda date. Submit twelve (12) FOLDED to 8 1/2" X 11" copies of 24" X 36" prints [1"=100' scale] + electronic version in jpeg, .tiff, or .pdf format. Applicant is to submit a complete copy of this application and drawings to the City Engineer

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

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

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

City Contact Information:

Public Workers Superintendent

City of Parker, Texas

5700 E. Parker Road * Parker, Texas 75002

Phone 972-442-6811 * Fax 972-442-2894 * www.parkertexas.us

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

Signature

Title

OFFICIAL SUBMISSION DATE

Fees Paid \$ _____ Check # _____ From : _____

P&Z Agenda Date: _____ Action: _____ CC Agenda Date: _____ Action: _____

Current Zoning: _____ Ordinance Number: _____ Date Approved: _____

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

Plans routed for review on _____, to: _____

- Public Works Director
- City Engineer
- Building Official
- Fire Department

Public Hearing Required: Yes No

Paper Notice _____ (date)

Written Notice _____ (date)

1025

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOGO DISAPPEARS WHEN HEATED. NO MP

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



32-1432/1110

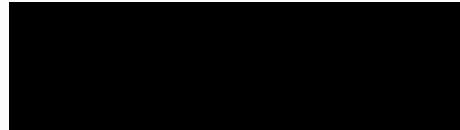
8/13/2024

PAY TO THE
ORDER OF City of Parker

Seven Hundred and 00/100***** \$ **700.00

DOLLARS

Security features. Details on back.



AUTHORIZED SIGNATURE *D*

MEMO

Minor Plat App Fee (2 Lots)



1025

Kings Crossing Five, Ltd.

City of Parker 8/13/2024 700.00

Minor Plat App Fee (2 Lots)
Invoice #081324

Kings Five-Chkg (BOT Minor Plat App Fee (2 Lots) 700.00

**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 21st day of August 2007.



ATTEST:

Carrie L. Smith
Carrie L. Smith, City Secretary

APPROVED:



Jerry Tartaglino, Mayor

Approved to Form:

James E. Shepherd, City Attorney

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is executed this 11th 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

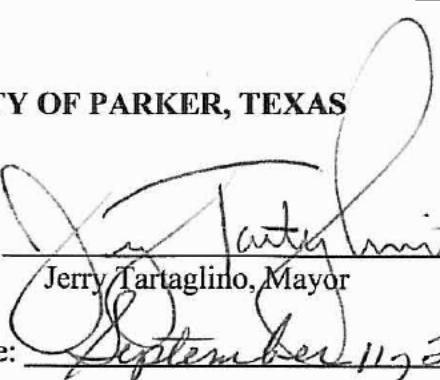
By: Stephen L. Sallman, mgr.
Stephen L. Sallman
Its: President Manager

Date: 9/6/07

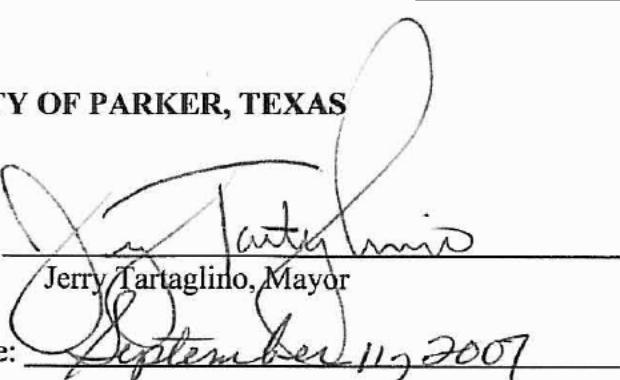


CITY OF PARKER, TEXAS

By:

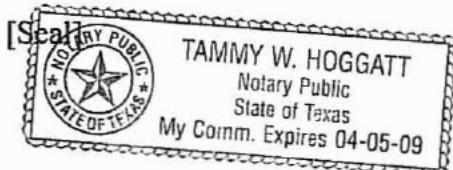

Jerry Tartaglino, Mayor

Date:


September 11, 2007

STATE OF TEXAS)
COUNTY OF Bellaire)

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



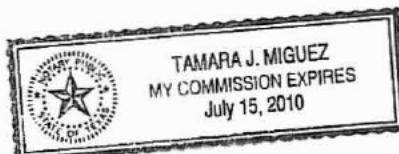
Tammy W. Hoggatt
Notary Public--State of Texas

STATE OF TEXAS)
COUNTY OF Dallas)

This instrument was acknowledged before me on the 10th 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 J. Miguez
Notary Public--State of Texas

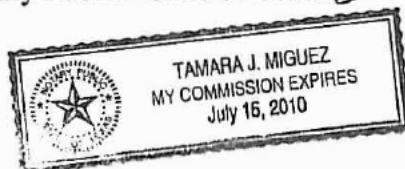


STATE OF TEXAS)
COUNTY OF Dallas)

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

[Seal]

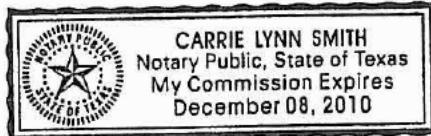
Tamara J. Miguez
Notary Public--State of Texas



STATE OF TEXAS)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the 15th day of September, 2007,
by **JERRY TARTAGLINO**, Mayor of the City of Parker, Texas.

[Seal]



Carrie L. Smith
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 $\frac{1}{2}$ -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"

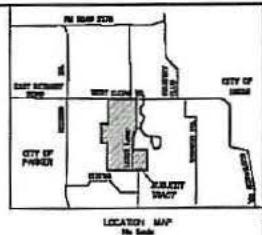
Conceptual Plan

Concept Plan

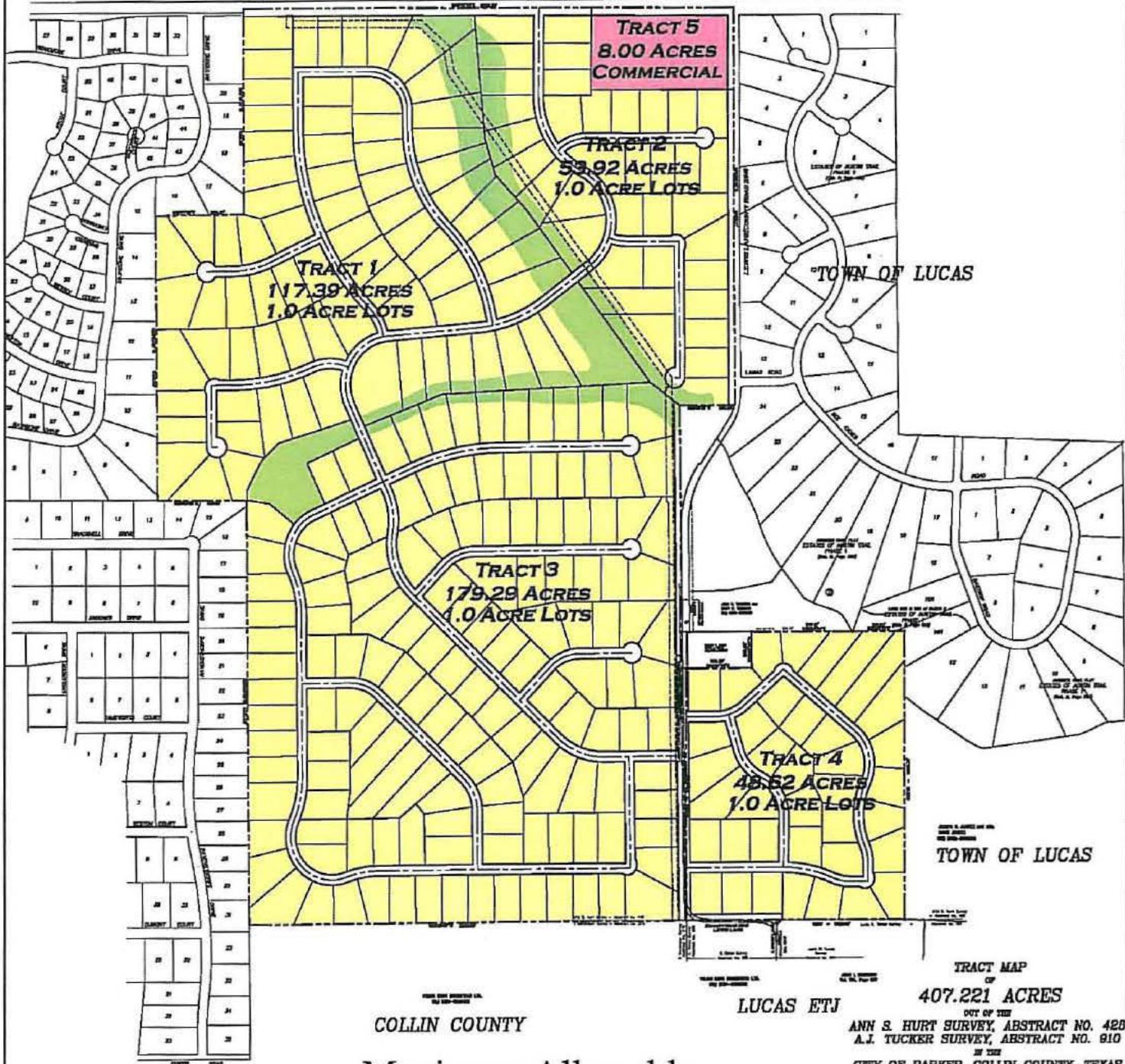


300 150 0 300 600
SCALE: 1" = 300'

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

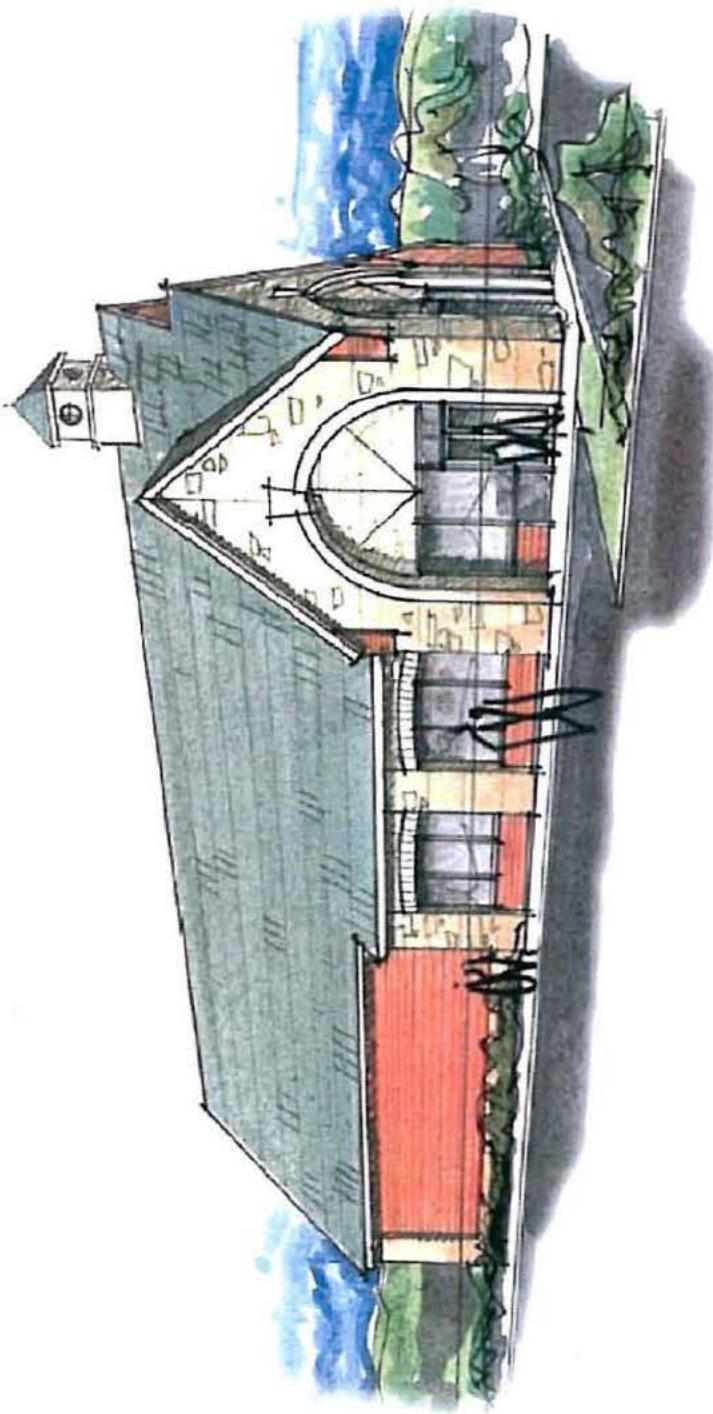
- lots except lots adjacent to Commercial Tract which may be a minimum of 2,500 square feet (air conditioned space).
 - Tracts 1 and 4 – Min. 3,000 square feet (air conditioned space) on all lots.
- Outbuildings – Not to exceed 50% of the first floor air conditioned space of the primary residence. Must 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"

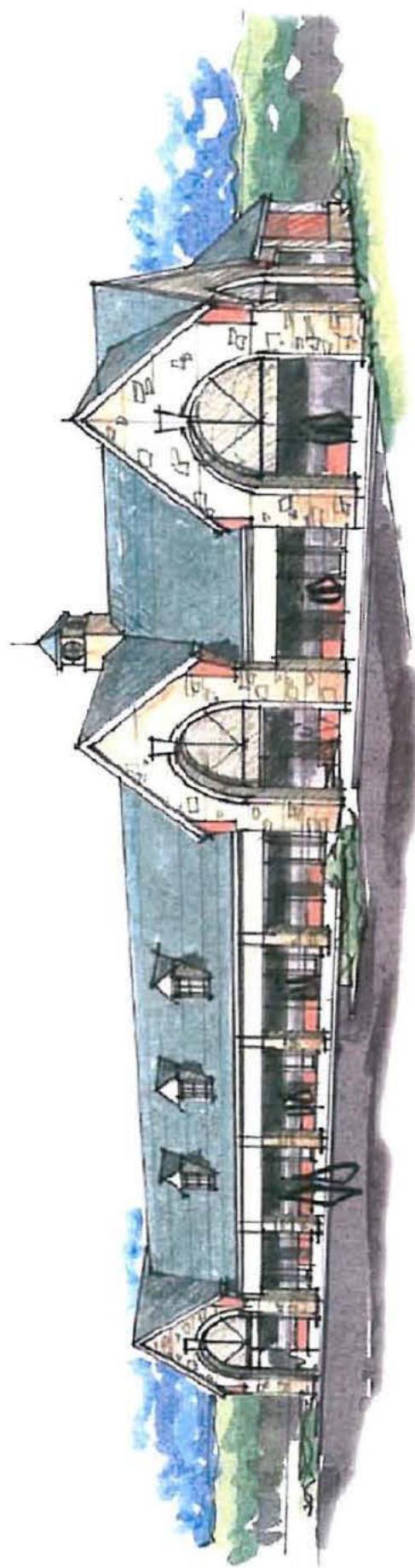
Elevation Examples

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 black ink that reads "Stacey Kemp".



DEVELOPMENT AGREEMENT AMENDMENT #1

THIS IS AMENDMENT #1 to that certain development agreement (the “Agreement”) dated the 11th 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

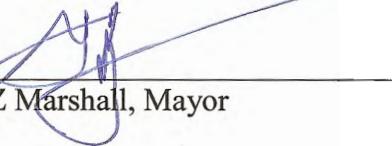
WARNER CAPITAL, LLC,
a Texas limited liability company

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

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 Pettle seconded with Councilmember Stone, Standridge, Levine, Pettle 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 Pettle moved to table the minutes to a future meeting. Councilmember Stone seconded with Councilmembers Stone, Standridge, Levine, Pettle 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, Pettle 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.



2014012200063210 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 11th 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

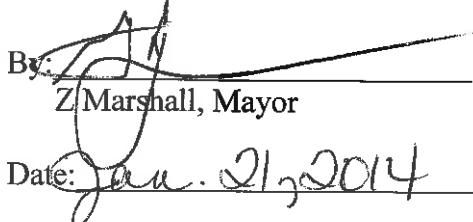
WARNER CAPITAL, LLC,
a Texas limited liability company

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

Date: 1/15/14



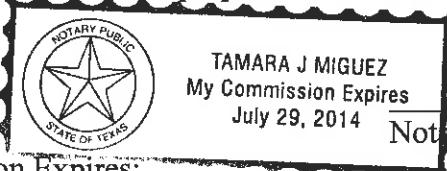
“City”
City of Parker, Texas

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



STATE OF TEXAS
COUNTY OF *Dallas* ~~COLLIN~~

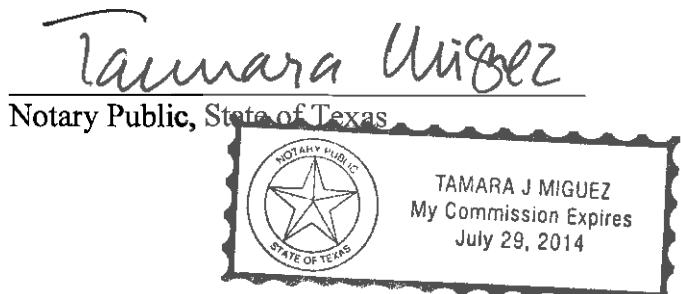
This instrument was acknowledged before me on the 21st day of JAN., 2014,
by Walter G. Bedell, for the purposes stated therein.



My Commission Expires: _____

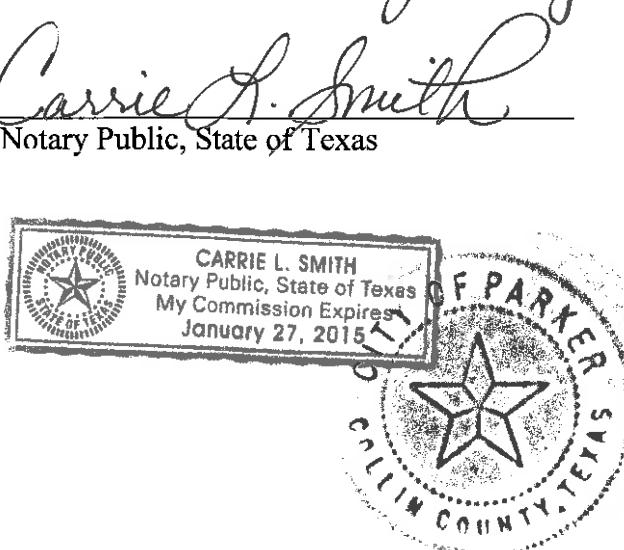
STATE OF TEXAS
COUNTY OF *Dallas* *COLLIN*

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

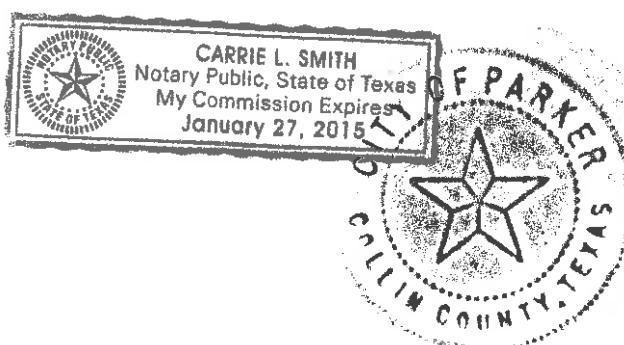


BEFORE ME, the undersigned authority, on this day personally appeared Z Marshall, known to me to be the Mayor of the City of Parker, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, on behalf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

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



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 DLAIRD
20140122000063210



A handwritten signature in black ink, which appears to read "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 15TH DAY OF NOVEMBER, 2022.




Lee Pettle, 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 11th 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 Pettle

Lee Pettle

Mayor

Date: 11/16/2022

ATTEST:

Patti Scott Grey
Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

L M Lansford
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

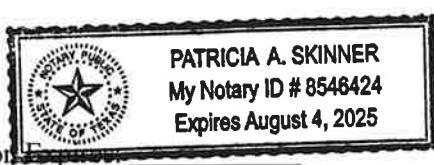
SEAL

My Commission Expires: _____

STATE OF TEXAS§
§
§**COUNTY OF COLLIN**

BEFORE ME, the undersigned authority, on this day personally appeared, **Lee Pettle**, 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.



My Commission Expires: _____

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



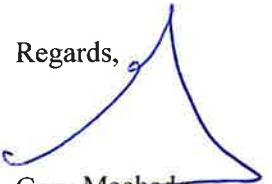
Gary Machado, Public Works Director
5700 E. Parker Rd. Parker, TX 75002
(972) 442-6811 X230 (972) 442-2894 fax
gmachado@parkertexas.us
www.parkertexas.us

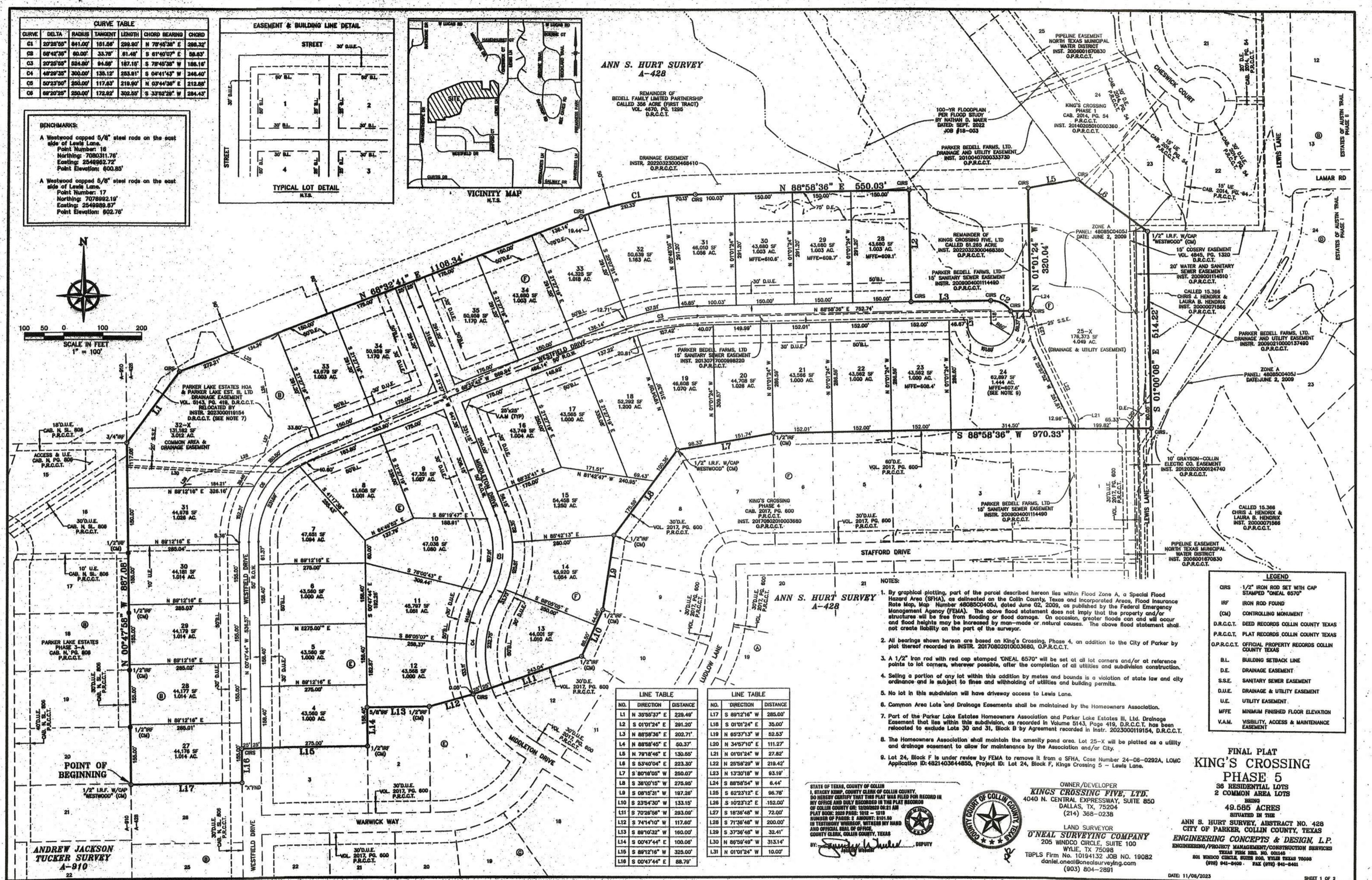
December 20, 2023

Kings Crossing Five, Ltd
4040 N Central Expressway, Suite 850
Dallas, Texas 75204

RE: Kings Crossing – Phase 5

This letter shall serve as confirmation from the City of Parker that the City has accepted the development improvements (streets, water lines, sanitary sewer and storm sewer) serving the Lots in the Kings Crossing – Phase 5 addition which have been substantially completed in accordance with the subdivision plans. Building permits may be obtained from the City for the construction of single-family residential homes on each of the Lots, after proper application and review.

Regards,

Gary Machado
Public Works Director



FILED FOR RECORD IN
COLLIN COUNTY, TEXAS
COLLIN COUNTY CLERK
ON 20 23 December 20
AT 9:21 AM
NUMBER 2023010000566
VOL 2023 PAGE 1012-1013
PLAT RECORDS

THE STATE OF TEXAS I, Stacey Kemp County Clerk,
COUNTY OF COLLIN Court Collin County, Texas
Do hereby certify that the foregoing instrument of writing is
a full, true and correct copy of the instrument as filed for
record in my office the 20 day of December, 20 23
No 2023 1012-1013 2023 010000546
Witness my hand and official seal at my office in McKinney,
Texas, this 20 day of December, 20 23.
Stacey Kemp Collin County Clerk
Collin County, Texas
Deputy



TD.
E 850
NY
19082
DATE: 11/06/2023

FINAL PLAT
KING'S CROSSING
PHASE 5
36 RESIDENTIAL LOTS
2 COMMON AREA LOTS
BEING
49.585 ACRES
SITUATED IN THE
ANN S. HURT SURVEY, ABSTRACT NO. 428
CITY OF PARKER, COLLIN COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001146
201 WINDICO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

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

Proposed



Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: October 15, 2024
Exhibits:	<ol style="list-style-type: none"> 1. <u>Proposed Ordinance</u> 2. <u>Public Hearing Notice(s) – P&Z (2024 0802) City Council (2024 0830) & City Council (2024 1004)</u> 3. <u>Zoning Boundary Change Applications/Backup</u> 4. <u>August 22, 2024 P&Z Draft Minutes</u>

AGENDA SUBJECT

REZONING 1 – [MM SOUTH FORK 241, LLC - APPROXIMATELY 151.316 ACRES]

PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON ORDINANCE NO. 876 REZONING THE MM SOUTH FORK 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

SUMMARY

Please review the information provided.

Any questions, contact Public Works Director Gary Machado at Gmachado@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Gary Machado</i>	Date:	10/17/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/ <i>xx</i> /2024 via Municode
Mayor:	<i>Lee Pettle</i>	Date:	10/ <i>xx</i> /2024

ORDINANCE NO. 876*(MM Southfork 241, LLC #1 Permanent Zoning)*

AN ORDINANCE OF THE CITY OF PARKER, TEXAS, APPROVING A REQUEST FOR PERMANENT ZONING OF SINGLE-FAMILY RESIDENTIAL (SF) ON APPROXIMATELY 151.316 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF); ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, MM Southfork 241, LLC has submitted a request for permanent zoning of approximately 151.316 acres of land to Single-Family Residential (SF), legally described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, the City of Parker Planning and Zoning Commission and the governing body of the City of Parker, in compliance with the laws of the State of Texas and the ordinances of the City of Parker, have given requisite notice by publication and otherwise, and held due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Parker, in considering the application for establishing an initial zoning district for the property and in the exercise of its legislative discretion have determined that the proposed use is in the best interest of the health, safety, morals, and general welfare of the City of Parker, and accordingly concludes that the permanent zoning request for the Property is in the public interest and should be granted as set forth herein;

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

SECTION 1. The findings and recitals in the preamble of this ordinance are incorporated into the body of this ordinance as if set out fully herein.

SECTION 2. The zoning district and use classification for the Property is hereby zoned to Single-Family Residential (SF) District.

SECTION 3. The City's official zoning map is hereby amended to show the established zoning district and classification.

SECTION 4. SEVERABILITY CLAUSE. It is hereby declared the intention of the City Council that if any section, paragraph, sentence, clause, or phrase of this Ordinance is

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

SECTION 5. PENALTY CLAUSE. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of \$2,000.00 for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. PUBLICATION AND EFFECTIVE DATE. In accordance with Section 52.011 of the Local Government Code, the caption this Ordinance shall be published in every issue of the official newspaper of the City for two (2) days within a period of ten (10) days from the passage of this Ordinance. This Ordinance shall become effective the day following its second day of publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS, THIS 22ND DAY OF OCTOBER, 2024.

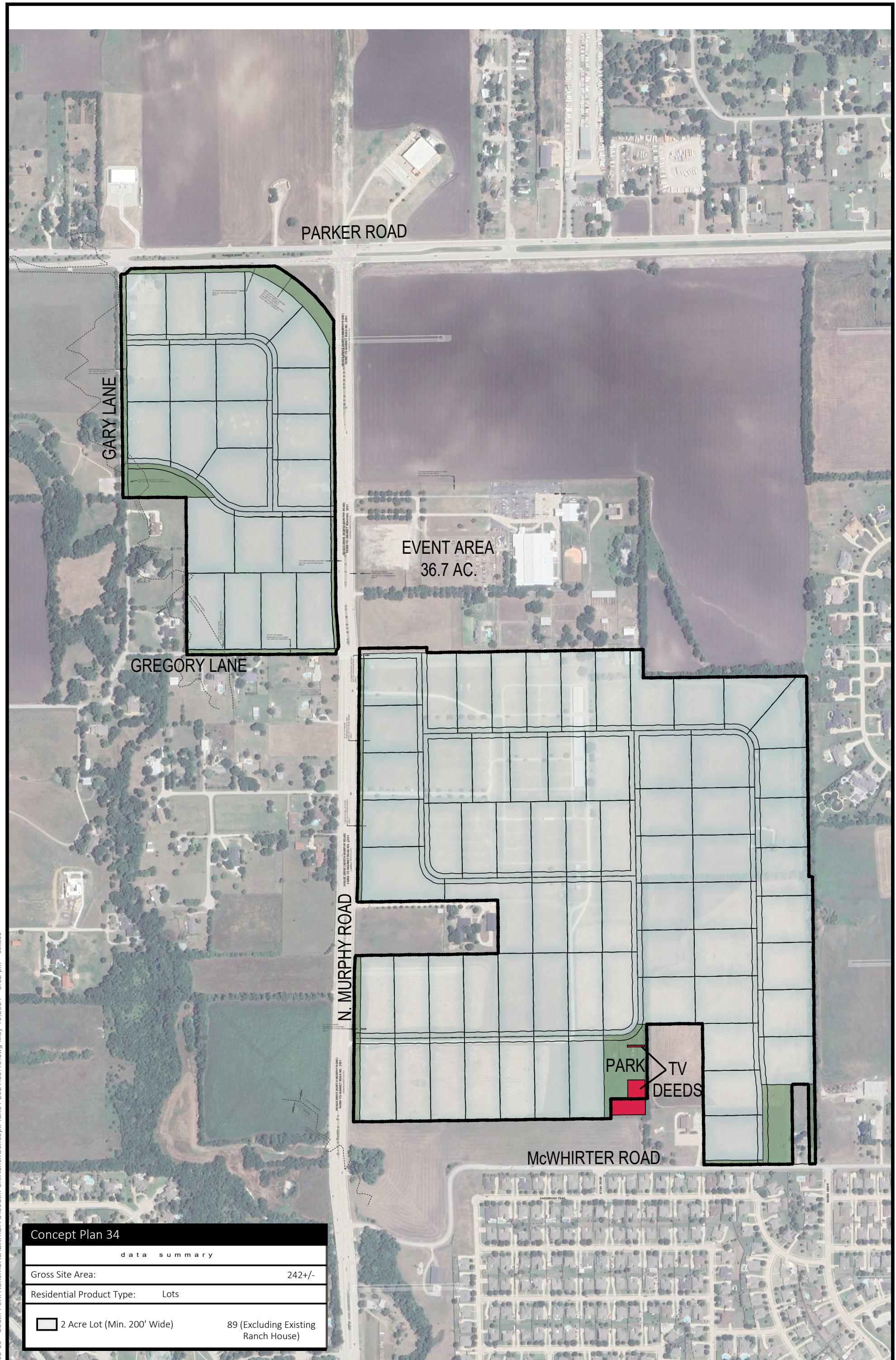
ATTEST:

Patti Scott Grey, City Secretary

Lee Pettle, Mayor

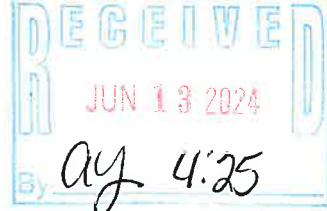
APPROVED AS TO LEGAL FORM:

Catherine Clifton, Interim City Attorney



Zoning Change Request	
MM SouthFork 241, LLC - 151.316 Ac	
Adjacent Property Owners	
Owner Name	Address
Cavanaugh, Mary E.	3508 Hogge Dr Parker, TX 75002
Shirar, Nancy I.	3611 Hogge Dr Parker, Tx 75002
Standridge, Ed F.	3607 Hogge Dr Parker, Tx 75002
Villarreal, Ruben Marrufo & Xochitl, Marrufo	1544 Rustic Trl Allen, Tx 75002
Aria, Abelio H & Iris	3605 Hogge Dr Parker, Tx 75002
The Daugherty Family Living Trust	3603 Hogge Dr Parker, Tx 75002
Evans, Eleanor Noreen & Alicia S Evans	3507 Hogge Dr, Parker Tx 75002
Restore The Grasslands LLC	4801 W Lovers Ln, Dallas Tx 75209
Carpenter Farms LTD	3210 Hogge Dr Parker, Tx 75002
Southfork Country Church	6605 Mcwhirter Rd Parker, Tx 75002
Gervais Paget Ann Revocable Trust	355 Sagebrush Trl Murphy, Tx 75094
Giless, Glenn M & Lisa S	359 Sagebrush Trl Murphy, Tx 75094
Qureshi, Nasir & Shahbano, Shakeel	363 Sagebrush Trl Murphy, Tx 75094
Kari Misagh & Farnaz Farshidan	401 Sagebrush Trl Murphy, Tx 75094
Shahan, Raymond N & Patricia A	405 Sagebrush Trl Murphy, Tx 75094
Hefner Donna	407 Sagebrush Trl Murphy, Tx 75094
Hall Charles Norman	411 Sagebrush Trl Murphy, Tx 75094
Miller Lori An & Miller Patrick Eugene	329 Texas Trl Murphy, Tx 75094
Howard, Gregg & Shelley, Anne	403 Texas Trl Murphy, Tx 75094
Nguyen, Thanh Chanh & Ngoc, Thi Thanh Hoang	1409 Rodeo Dr Murphy, Tx 75094
Romat, David Julian & Crystal, Audrey	1413 Rodeo Dr Murphy, Tx 75094
Patton, Larry Donnell	501 Seminole Trl, Murphy Tx 75094
White, Joan	6699 Mcwhirter Rd Parker, Tx 75002
Fuge, Kristy & Jeremy Fudge	6800 Audobon Dr Parker, Tx 75002
Sutaria Revocable Living Trust	6605 Overbrook Dr Parker, Tx 75002
Iftikhar, Naveed M	6607 Overbrook Dr Parker, Tx 7502
Tashtoush, Nader & Noor, Mohammed Alsmadi	6609 Overbrook Dr Parker, Tx 75002

Bogdan, Kent & Roxanne	6701 Overbrook Dr Parker, Tx 75002
Parker Parker 2008 Collin Land Trust	9201 Warren Pkwy Ste 200 Pmb 408 Frisco, Tx 75035
Duncan, Joe R Etal	16035 Chalfont Cir Dallas, Tx 75248
Nelson, Denise & Todd Miller	6757 Mcwhirter Allen, Tx 75002
The Umphy Corporation	4211 Newton Ave Apt 217 Dallas, Tx 75219



Page 1

EAST
OF
Hoggs

ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting: Permanent Zoning _____
 Re-Zoning (See Note*)
 Annexation _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

Applicant/Company Name: MM South Fork 241, LLC

Company Address: 801 E. Campbell Rd, Ste. 650
 Richardson, TX 75081

Company Phone Number: 214-484-7055

Company Email: MClark@barraza-group.com

Contact Name: Matt Clark

Contact Phone Number: 214-484-7055

Contact Email: MClark@barraza-group.com

2. Description and Location of Property:

- Survey and abstract: Sherwood Herring Survey, Abstract No. 404
- Lot and block: NA
- Total number of acres: 151.316
- Location further described: East of N Murphy Rd and south of Parker Rd

3. Attach 8 copies of the preliminary plat or survey that contains:

- North point, scale, and date
- Name and address of:
 - Applicant
 - Engineer or surveyor responsible for survey of plat
- Survey and abstract with tract designation
- Location of major and/or secondary thoroughfares located with or adjacent to the property
- Location of existing or platted streets within and adjacent to the existing property
- Location of all existing rights of way, utility, and/or drainage easements

Page 2

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. 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.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: Shelley Date: 6/13/2024
Accepted: Anna Jackson Date: 6/13/24

REQUEST FOR ZONING BOUNDARY CHANGE:

You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. CAVANAUGH MARY E
2. SHIRAR NANCY I
3. STANDRIDGE ED F
4. VILLARREAL RUBEN MARRUFO & XOCHITL MARRUFO
5. ARIAS ABELIO H & IRIS
6. THE DAUGHERTY FAMILY LIVING TRUST
7. EVANS ELEANOR NOREEN & ALICIA S EVANS
8. RESTORE THE GRASSLANDS LLC
9. CARPENTER FARMS LTD
10. SOUTHFORK COUNTRY CHURCH
11. GERVAIS PAGET ANN REVOCABLE TRUST
12. GILES GLENN M & LISA S
13. QURESHI NASIR & SHAHBANO SHAKEEL
14. KARI MISAGH & FARNAZ FARSHIDAN
15. SHAHAN RAYMOND N & PATRICIA A

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

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

REQUEST FOR ZONING BOUNDARY CHANGE:

You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. _____
2. HEFNER DONNA
3. HALL CHARLES NORMAN
4. MILLER LORI AN & MILLER PATRICK EUGENE
5. HOWARD GREGG & SHELLEY ANNE
6. NGUYEN THANH CHANH & NGOC THI THANH HOANG
7. ROMAT DAVID JULIAN & CRYSTAL AUDREY
8. PATTON LARRY DONNELL
9. WHITE JOAN
10. FUGE KRISTY & JEREMY FUDGE
11. SUTARIA REVOCABLE LIVING TRUST
12. IFTIKHAR NAVEED M
13. TASHTOUSH NADER & NOOR MOHAMMED ALSMADI
14. BOGDAN KENT & ROXANNE
15. PARKER PARKER 2008 COLLIN LAND TRUST

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

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

**City of Parker
Fee Schedule
2016**

Exhibit A
Ordinance No. 734

	<u>Current Fees</u>
<i>Contractor Registration - Renewed Annually</i>	
Electrical Contractor	\$100.00
Fire Sprinkler Contractor	No Fee
General Contractor	\$100.00
Irrigation Contractor	\$100.00
Backflow Tester	\$100.00
Mechanical Contractor	\$100.00
Plumbing Contractor	No Fee
Pool Contractor	\$100.00
<i>Inspection Fees</i>	
Re-Inspections	\$50.00
Annual Backflow Test - Fire Sprinkler System (commercial)	\$25.00
Annual Fire System Inspection (commercial)	\$50.00
<i>Development Fees</i>	
Abandonment of Real Property	\$500.00
Annexation Petitions	\$400 plus \$5 /acre
Copies -Subdivision Regulations and Zoning Ordinance Book	\$150.00
Plat - Development	\$300 plus \$30/Acre
Plat -Preliminary	\$800 plus \$30/Acre
Plat - Final	\$800 plus \$30/Acre
Plat - Final Plat Filing Fees	100% plus 15% adm costs
Plat -Minor Subdivision (5 acres or less)	\$500 plus \$100/lot
Plat -Re-Plat Application/Amending Plat	\$500 plus \$15/lot
Public Works Inspection/Engineering Plans/Legal Review (50% Water/50% City)	5% of total construction costs
Site Plan	\$300 plus \$25/Acre
<i>Traffic Control Devices:</i>	
Per divided street intersection (signage)	\$300.00
Per linear foot per lane line (painting)	\$0.75
Per street intersection (signage)	\$150.00
Signs for street names (each)	\$200.00
Special Activities District	\$500 plus \$30/Acre*
Zoning - Special Use Permit	\$1,000.00
Special Use Permit Annual Renewal - Cross Creek Ranch, Ord. 273	\$1,000.00
<i>Zoning Change Request, Zoning Change</i>	
Zoning Variance Request	\$500 plus \$10/acre
	\$600.00



214-484-7055 
BCG@Barraza-Group.com 
www.Barraza-Group.com 
 801 East Campbell Road, Suite 650
 Richardson, Texas 75081 

TBPE Firm No. 20683 | TBPLS Firm No. 10194538

June 13, 2024

City of Parker
 Development Services
 5700 E. Parker Rd.
 Parker, Texas 75002

RE: Request for Zoning Change
 South Fork Ranch Development
 City of Parker, Collin County, Texas

Dear Planning and Zoning Members:

Barraza Consulting Group, LLC (BCG) respectfully request your consideration for a zoning change for two tracts of land:

- Tract 1: 151 acres +/- from Special Activities District to Single Family Residential.
- Tract 2: 54 acres +/- from Agriculture – Open Space to Single Family Residential.

The subject property, located south of Parker Road and bisected by N Murphy Road, is directly adjacent to a Single Family Residential District and a Single Family Residential 1.5AC District. This proximity to existing these residential zones supports the compatibility of our proposed development.

Our zoning change request is supported by the following points:

Comprehensive Plan Compliance: Tract 2 (54 acres) aligns with the current comprehensive plan for future land use, ensuring that this proposed development is consistent with the City's long-term planning objectives. Tract 1 (151 acres) is partially in compliance with the comprehensive plan, indicating a reasonable fit with existing and projected land use policies.

Consistency with Adjacent Land Use: The proposed single-family residential zoning is consistent with the adjacent Single Family Residential and Single Family Residential 1.5AC Districts. This continuity will create a harmonious and cohesive community environment.

Regulatory Adherence: The proposed concept depicts a residential community that adheres to the established regulations of the Single Family Residential District, ensuring orderly development and high standards of living for future residents.

We believe that these arguments strongly support our zoning change request and will result in a beneficial development for the community. We greatly appreciate your consideration of this request.

Sincerely,
Barraza Consulting Group, LLC



Matt Clark, P.E.
Vice President of Land Development

Accepted By:

Date

Invoice Date	Invoice Number	Job	Description	Net Amount
Jun 13, 2024	061324A	041000	Re-Zoning - 152 acres East	2,020.00
			Check 100055 Total	2,020.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

MM Southfork 241, LLC
 1800 Valley View Ln., Ste 300
 Farmers Branch, TX 75234

Vista Bank

100055

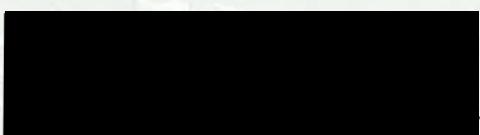
DATE	AMOUNT
06/13/2024	\$2,020.00

Void After 90 Days

Two Thousand Twenty Dollars and Zero cents *****

PAY TO THE
ORDER OF

City Of Parker
 5700 E Parker Road
 Parker, TX 75002





Order Number	2184
Today's Date	1 Oct 2024
P.O. Number	
Sales Rep(s)	David Ferster

Bill-to

CITY OF PARKER
 5700 E PARKER RD
 PARKER, TX 750026767
 Tel: 972 442-6811
 Account No: 100732

Advertiser

CITY OF PARKER
 5700 E PARKER RD
 PARKER, TX 750026767
 Tel: 972 442-6811
 Account No: 100732

Campaign Summary

Description	Public Hearing Notice
-------------	-----------------------

Cost Summary

Net Amount	\$356.00
Estimated Tax	\$0.00
Total	\$356.00

Products

Line No.	Product	Description	First Issue Date	Number of Issues	Size / Lines	Amount
7463	The Dallas Morning News	Legal Special Rate - Legal Notices Legal Notices --> Legal Notices	10/4/2024	1	2x2.594	\$---

NOTICE OF PUBLIC HEARING
 NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL FOR THE CITY OF PARKER WILL HOLD A PUBLIC HEARING ON TUESDAY, OCTOBER 22, 2024 AT 7:00 P.M. AT THE PARKER CITY HALL, 5700 E. PARKER ROAD TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PERMANENT ZONING OF A TRACT OF LAND CONTAINING 151.316 ACRES OF LAND, MORE OR LESS, LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD SOUTH OF PARKER RD.
 THE REQUEST FOR ZONING HAS BEEN SUBMITTED BY MM SOUTH FORK 241, LLC FOR A PROPOSED PERMANENT ZONING OF SINGLE-FAMILY RESIDENTIAL (SF).
 THE PUBLIC HEARING WILL BE FOLLOWED BY DISCUSSION AND POSSIBLE RECOMMENDATION ON THE PROPOSED ZONING BY THE PLANNING AND ZONING COMMISSION REGARDING THE SAME. CONTACT PUBLIC WORKS DIRECTOR GARY MACHADO AT (972) 442-6811 FOR MORE INFORMATION OR TO COMMENT REGARDING THE PROPOSED ZONING AT ANY TIME BEFORE THE PUBLIC HEARING.

Order Confirmation / Invoice

Customer: CITY OF PARKER
Ad Order #: 0001874264
Sales Rep: David Ferster

Customer Account: 100069579
PO Number:
Order Taker: David Ferster

Net Amount:	\$262.50	Tax Amount:	\$0.00	Total Amount:	\$262.50
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$262.50

Ad Order #: 0001874264

Ad Number: 0001874264-01

Color: Ad Size: 2 X 25.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission for the City of Parker will hold a Public Hearing on Thursday, August 22, 2024 at 5:00 P.M. at the Parker City Hall, 5700 E. Parker Road to receive public comment on a request for permanent zoning of a tract of land containing 151.316 acres of land, more or less, located in the Sherwood Herring Survey, Abstract No. 404, East of N Murphy Rd south of Parker Rd.

The request for zoning has been submitted by MM South Fork 241, LLC for a proposed permanent zoning of Single-Family Residential (SF).

The public hearing will be followed by discussion and possible recommendation on the proposed zoning by the Planning and Zoning Commission regarding the same. Contact Public Works Director Gary Machado at (972) 442-6811 for more information or to comment regarding the proposed zoning at any time before the public hearing.

Run Dates	Product	Placement/Classification - Position
Publish Date: 08/02/2024 Stop Date: 08/02/2024	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 08/02/2024 Stop Date: 08/08/2024	DallasNews.com	Legals Bids Notices - LN Legal Notices

Order Confirmation / Invoice

Customer: CITY OF PARKER

Customer Account: 100069579

Ad Order #: 0001875901

PO Number:

Sales Rep: David Ferster

Order Taker: David Ferster

Net Amount: \$339.00

Tax Amount: \$0.00

Total Amount: \$339.00

Payment Method: Check/Money Order

Payment Amount: \$0.00

Amount Due: \$339.00

Ad Order #: 0001875901

Ad Number: 0001875901-01

Color:

Ad Size: 2 X 34.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL FOR THE CITY OF PARKER WILL HOLD A PUBLIC HEARING ON TUESDAY, SEPTEMBER 17, 2024 AT 7:00 P.M. AT THE PARKER CITY HALL, 5700 E. PARKER ROAD TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PERMANENT ZONING OF A TRACT OF LAND CONTAINING 151.316 ACRES OF LAND, MORE OR LESS, LOCATED IN THE SHERWOOD HERRING SURVEY, ABSTRACT NO. 404, EAST OF N MURPHY RD SOUTH OF PARKER RD.

THE REQUEST FOR ZONING HAS BEEN SUBMITTED BY MM SOUTH FORK 241, LLC FOR A PROPOSED PERMANENT ZONING OF SINGLE-FAMILY RESIDENTIAL (SF).

THE PUBLIC HEARING WILL BE FOLLOWED BY DISCUSSION AND POSSIBLE RECOMMENDATION ON THE PROPOSED ZONING BY THE PLANNING AND ZONING COMMISSION REGARDING THE SAME. CONTACT PUBLIC WORKS DIRECTOR GARY MACHADO AT (972) 442-6811 FOR MORE INFORMATION OR TO COMMENT REGARDING THE PROPOSED ZONING AT ANY TIME BEFORE THE PUBLIC HEARING.

Run Dates

 Publish Date: 08/30/2024 Stop Date: 08/30/2024
 Publish Date: 08/30/2024 Stop Date: 09/05/2024

Product

 Dallas Morning News
 DallasNews.com

Placement/Classification - Position

 Legals Bids Notices - LN Legal Notices
 Legals Bids Notices - LN Legal Notices

LEGAL DESCRIPTION - 151.316 ACRES (TRACT 1)

BEING that certain tract of land situated in the Sherwood Herring Survey, Abstract No. 404, in Collin County, Texas, and being part of that certain called 41.00 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5482, Page 9430 (Instrument No. 2003-0161621), of the Deed Records of Collin County, Texas (DRCCT), part of that certain called 117.703 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5505, Page 5635 (Instrument No. 2003-0188651), DRCCT, all of that certain called 6.183 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2746 (Instrument No. 2003-0199768), DRCCT, all of that certain called 12.187 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2731 (Instrument No. 2003-0199765), DRCCT, and all of that certain 11.191 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2726 (Instrument No. 2003-0199764), DRCCT, and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found on the east right-of-way line of Hogge Drive (Farm-to-Market Road No. 2551 - variable width right-of-way), and being the most southerly southwest corner of said 117.703 acre tract;

THENCE North 00°18'04" East, with said east right-of-way line of Hogge Drive, a distance of 841.91 feet to a 5/8-inch iron rod with cap stamped "Sparr" found for corner;

THENCE North 02°37'22" East, continuing with said east right-of-way line of Hogge Drive, said east right-of-way line at this point according to Parcel 26 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062760, DRCCT, a distance of 115.17 feet to a 1-inch iron rod found for corner at the northeast corner of said Parcel 26;

THENCE North 89°13'48" East, with a north line of said 117.703 acre tract, and the south line of that certain called 5.8189 acre tract of land described as Parcel No. 1 in deed to Mary E. Cavanaugh according to deed recorded in Instrument No. 20141030001182980, DRCCT, a distance of 823.54 feet to a 1/2-inch iron rod found for corner;

THENCE North 00°36'38" West, with a west line of said 117.703 acre tract, and the east line of said Parcel No. 1, a distance of 307.61 feet to a 5/8-inch iron rod found for corner;

THENCE South 89°15'56" West, with a south line of said 117.703 acre tract, and the north line of said Parcel No. 1, a distance of 810.23 feet to a 5/8-inch iron rod found for corner, said iron rod being located on the east right-of-way line of Hogge Drive;

THENCE North 01°56'01" East, with said east right-of-way line of Hogge Drive, said east right-of-way line at this point according to Parcel 29 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062770, DRCCT, a distance of 96.61 feet to a 5/8-inch iron rod found for corner at the beginning of a non-tangent curve to the left;

THENCE continuing with said east right-of-way line of Hogge Drive, and with said curve which has a central angle of 01°36'05", a radius of 1060.16 feet, a chord which bears North 00°48'16" East, a chord distance of 29.63 feet, and an arc distance of 29.63 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "Sparr" found for corner;

THENCE North 00°27'46" East, continuing with said east right-of-way line of Hogge Drive, a distance of 267.12 feet to a 5/8-inch iron rod with cap stamped "Sparr" found for corner;

THENCE North 00°29'10" East, continuing with said east right-of-way line of Hogge Drive according to said Parcel 29, and Parcel 34 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062780, DRCCT, a distance of 1033.07 feet to a 5/8-inch iron rod with cap stamped "Sparr" found for corner at the beginning of a tangent curve to the left;

THENCE continuing with said east right-of-way line of Hogge Drive, and with said curve which has a central angle of 01°46'34", a radius of 1060.16 feet, a chord which bears North 00°24'08" West, a chord distance of 32.86 feet, and an arc distance of 32.87 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner, from which a 5/8-inch iron rod with cap stamped "BCG 10194538" found on said east right-of-way line of Hogge Drive bears North 02°46'34" West, a chord distance of 54.98 feet;

THENCE over and across said 41.00 acre Southfork Ranch, L.L.C. tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

North 89°08'39" East, a distance of 387.34 feet;

South 00°51'21" East, a distance of 30.00 feet;

And North 89°08'39" East, a distance of 1244.94 feet, said iron rod being located on the east line of said 41.00 acre Southfork Ranch, L.L.C. tract, from which a 2-inch steel pipe found at the northeast corner of the 41.00 acre Southfork Ranch, L.L.C. tract bears North 00°24'31" West, a distance of 971.11 feet;

THENCE South 00°24'31" East, with the east line of said 41.00 acre Southfork Ranch, L.L.C. tract, a distance of 163.14 feet to a 1/2-inch iron rod found for corner at the southeast corner of said 41.00 acre tract, and being located on the north line of said 117.703 acre Southfork Ranch, L.L.C. tract;

THENCE North 89°27'13" East, with the north line of said 117.703 acre tract, passing at a distance of 24.02 feet a 1/2-inch iron rod with red cap found at the southwest corner of that certain called 53.1511 acre tract of land described in deed to Parker Parker 2008 Collin Land Trust recorded in Instrument No. 20080625000769060, DRCCT, continuing with said north line of the 117.703 acre tract, and with the south line of said 53.1511 acre tract, in all, a total distance of 941.56 feet to a 1-inch iron rod found for corner;

THENCE South 00°35'21" East, with the east line of said 117.703 acre tract, a distance of 1153.28 feet to a 1-inch iron rod found for corner at a southeast corner of said 117.703 acre tract, and being located on the north line of said called 11.191 acre Southfork Ranch, L.L.C. tract;

THENCE North 89°41'22" East, with said north line of the 11.191 acre tract, a distance of 21.40 feet to a 1/2-inch iron rod found for corner at the northeast corner of the 11.191 acre tract;

THENCE South 00°36'10" East, with the east line of said 11.191 acre tract, a distance of 1653.28 feet to a 1/2-inch iron rod found for corner at the most easterly southeast corner of the 11.191 acre tract, and being located on the north right-of-way line of McWhirter Road (County Road No. 247 - variable width right-of-way);

THENCE South 89°11'55" West, with the south line of the 11.191 acre tract, and the north line of County Road No. 247, a distance of 36.04 feet to a 5/8-inch iron rod with cap stamped "RPLS 5587" found for corner at the southeast corner of that certain called 1 acre tract of land described in deed to Joan White recorded in Instrument No. 20140509000460740, DRCCT;

THENCE North 00°36'07" West, with the east line of said Joan White tract, a distance of 458.72 feet to a 5/8-inch iron rod with cap stamped "RPLS 5587" found for corner;

THENCE South 89°22'07" West, with the north line of said Joan White tract, a distance of 94.99 feet to a 5/8-inch iron rod with cap stamped "RPLS 5587" found for corner;

THENCE South 00°35'03" East, with the west line of said Joan White tract, a distance of 458.42 feet to a 5/8-inch iron rod with cap (unreadable) found for corner on said north line of County Road No. 247, from which a 5/8-inch iron rod found bears South 21°55'08" West, a distance of 1.81 feet;

THENCE South 89°22'29" West, with the south line of said 11.191 acre Southfork Ranch, L.L.C. tract, and the north line of County Road No. 247, a distance of 189.87 feet to a 5/8-inch iron rod found for corner at the southwest corner of said 11.191 acre tract, and the southeast corner of said called 12.187 acre tract of land described in deed to Southfork Ranch, L.L.C.;

THENCE South 89°32'03" West, with the south line of said 12.187 acre tract, and the north line of County Road No. 247, a distance of 320.97 feet to a 1/2-inch iron rod found for corner at the southwest corner of said 12.187 acre tract, and the southeast corner of that certain called 6.0 acre tract of land described in deed to Southfork Country Church recorded in Instrument No. 20140124000068380, DRCCT;

THENCE North 00°38'53" West, with the west line of said 12.187 acre tract, and the east line of said Southfork Country Church tract, a distance of 813.14 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the northeast corner of said Southfork Country Church tract, and the southeast corner of said called 6.183 acre tract of land described in deed to Southfork Ranch, L.L.C.;

THENCE South 89°24'20" West, with the north line of said Southfork Country Church tract, and the south line of said 6.183 acre tract, a distance of 321.43 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

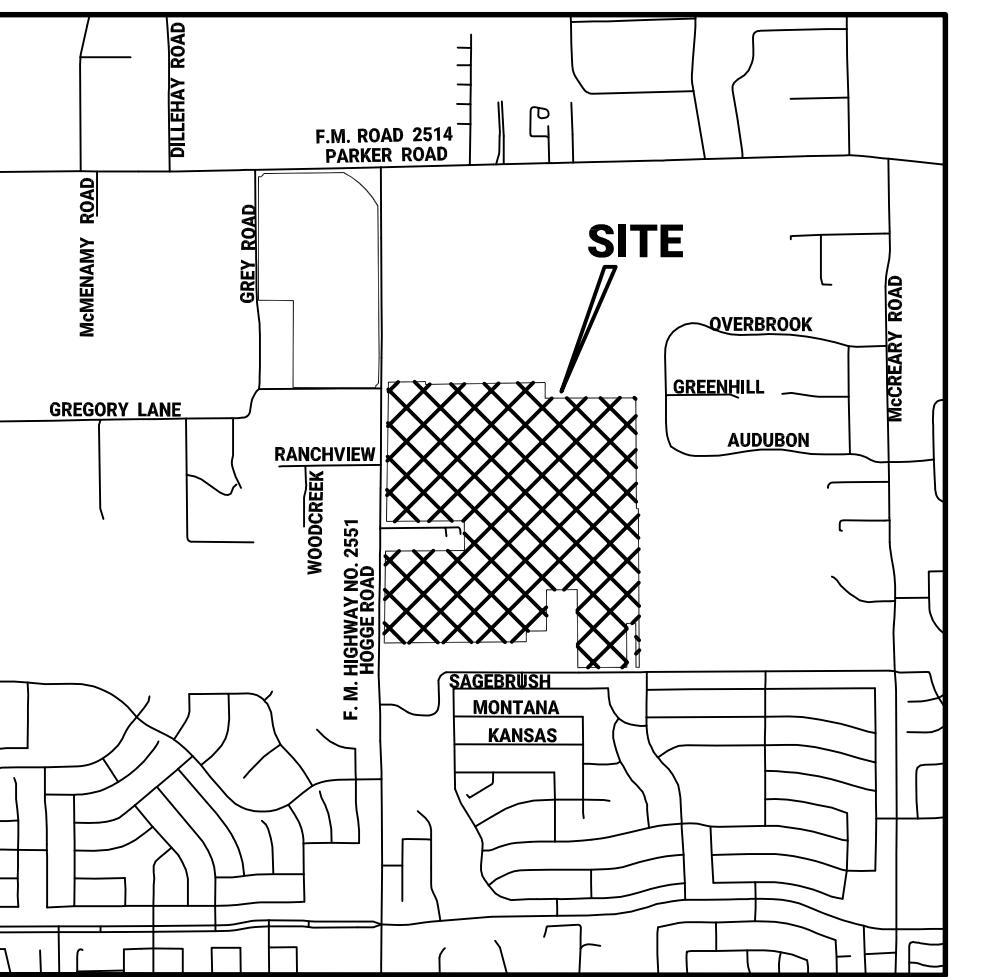
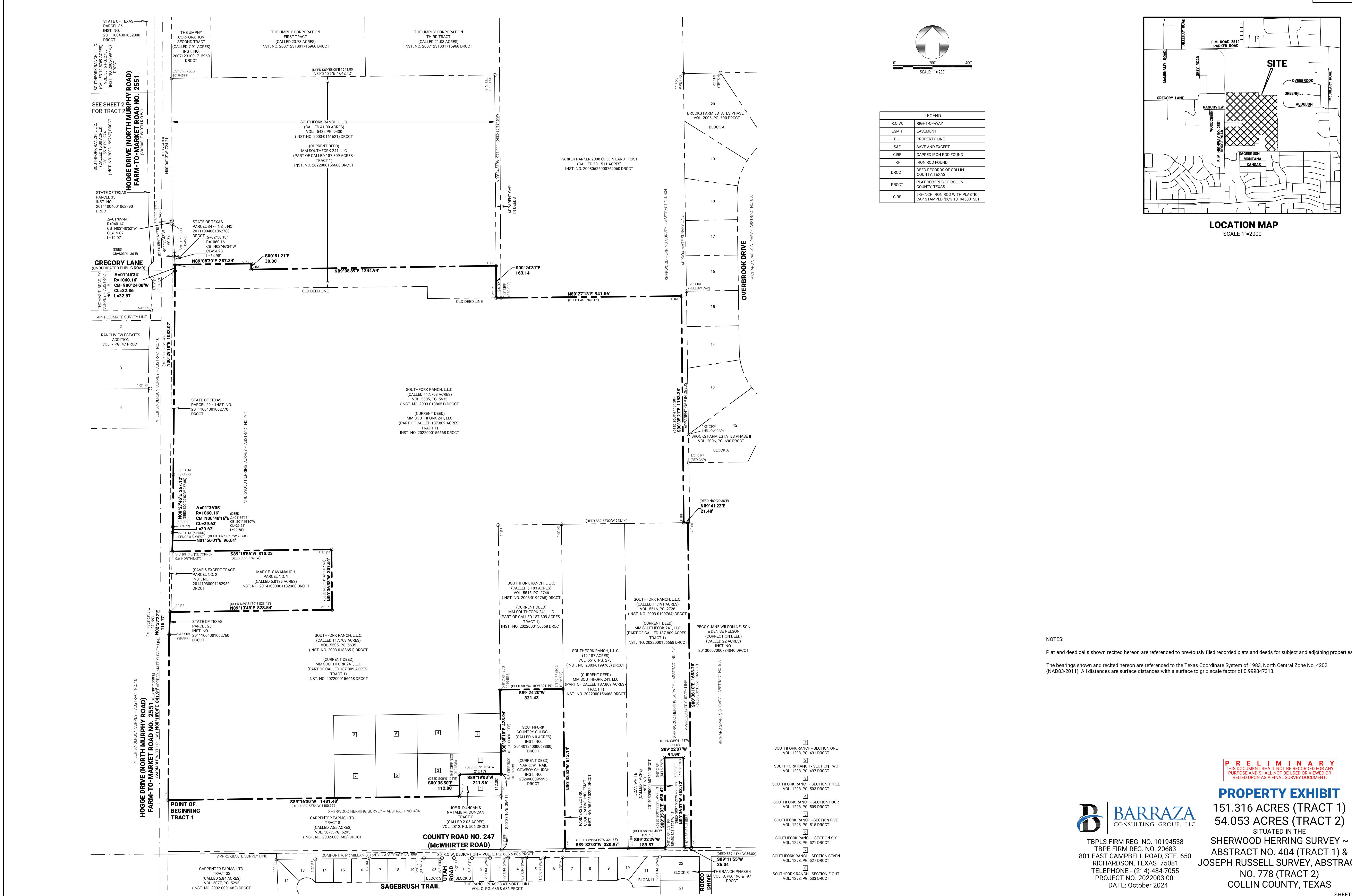
THENCE South 00°38'10" East, with the west line of said Southfork Country Church tract, and an east line of said 117.703 acre Southfork Ranch, L.L.C. tract, a distance of 428.94 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the northeast corner of that certain called 2.05 acre tract of land described as Tract C in deed to Joe R. Duncan, and Natalie M. Duncan recorded in Volume 2812, Page 506, DRCCT;

THENCE South 89°19'08" West, with the north line of said Tract C, a distance of 211.96 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South 00°35'50" East, with the west line of said Tract C, a distance of 112.00 feet to a 1-inch iron rod found for corner at the southwest corner of Tract C, and the most southerly southeast corner of said 117.703 acre Southfork Ranch, L.L.C. tract;

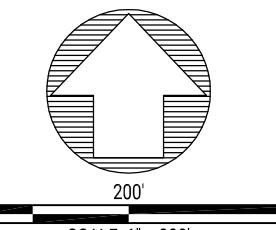
THENCE South 89°16'30" West, with the south line of said 117.703 acre tract, a distance of 1481.48 feet to the POINT OF BEGINNING, containing an area of 151.316 acres of land.

SAVE AND EXCEPT those certain tracts of land previously conveyed to other parties, which are located within Southfork Ranch - Section One, recorded in Volume 1293, Page 491, of the Deed Records of Collin County, Texas (DRCCT), and Southfork Ranch - Section Two, recorded in Volume 1293, Page 497, DRCCT.



LOCATION MAP
SCALE 1"=2000'

LEGEND	
R.O.W.	RIGHT-OF-WAY
ESMT	EASEMENT
P.L.	PROPERTY LINE
S&E	SAVE AND EXCEPT
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
DRCT	DEED RECORDS OF COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CIRS	5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED 'BCG 10194538' SET



0' SCALE 1"=200'

MINUTES

PLANNING AND ZONING COMMISSION MEETING

August 22, 2024

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning & Zoning Commission met on the above date. Chair Wright called the meeting to order at 5:02 PM.

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

APPOINTMENT OF ALTERNATE(S)

No Alternate is needed for the quorum.

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

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

INDIVIDUAL CONSIDERATION ITEMS

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

Public comments commenced at 5:07PM.

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

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

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

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

Public comments closed at 5:22PM

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

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

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

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

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

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

See below.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. FUTURE AGENDA ITEMS

None.

6. ADJOURN

Chair Wright adjourned the meeting at 9:30PM.

Minutes Approved on _____ day of _____, 2024.

Chair Russell Wright

Attest and Prepared by:

Commissioner & Secretary Wei Wei Jeang



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Council
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared:	September 9, 2024
Exhibits:	<ol style="list-style-type: none"> 1. <u>Proposed Ordinance</u> 2. <u>Public Hearing Notice(s) – P&Z (2024 0802) City Council (2024 0830) & City Council (2024 1004)</u> 3. <u>Zoning Boundary Change Applications/Backup</u> 4. <u>August 22, 2024 P&Z Draft Minutes</u> 	

AGENDA SUBJECT

REZONING 2– [MM SOUTH FORK 241, LLC - APPROXIMATELY 54.053 ACRES]

PUBLIC HEARING REGARDING REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

CONSIDERATION AND/OR AN APPROPRIATE ACTION ON ORDINANCE NO. 877 REZONING THE MM SOUTH FORK 241, LLC REQUEST FOR PERMANENT ZONING ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF).

SUMMARY

Please review the information provided.

Any questions, contact Public Works Director Gary Machado at Gmachado@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Gary Machado</i>	Date:	09/12/2024
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	09/XX/2024 via Municode
Mayor:	<i>Lee Pettle</i>	Date:	09/XX/2024

ORDINANCE NO. 877

(MM Southfork 241, LLC #2 Permanent Zoning)

AN ORDINANCE OF THE CITY OF PARKER, TEXAS, APPROVING A REQUEST FOR PERMANENT ZONING OF SINGLE-FAMILY RESIDENTIAL (SF) ON APPROXIMATELY 54.053 ACRES OF LAND IN THE CITY OF PARKER, TEXAS, GENERALLY LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD AND SOUTH OF PARKER RD, COLLIN COUNTY, TEXAS TO SINGLE-FAMILY RESIDENTIAL (SF); ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, MM Southfork 241, LLC has submitted a request for permanent zoning of approximately 54.053 acres of land to Single-Family Residential (SF), legally described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, the City of Parker Planning and Zoning Commission and the governing body of the City of Parker, in compliance with the laws of the State of Texas and the ordinances of the City of Parker, have given requisite notice by publication and otherwise, and held due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Parker, in considering the application for establishing an initial zoning district for the property and in the exercise of its legislative discretion have determined that the proposed use is in the best interest of the health, safety, morals, and general welfare of the City of Parker, and accordingly concludes that the permanent zoning request for the Property is in the public interest and should be granted as set forth herein;

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

SECTION 1. The findings and recitals in the preamble of this ordinance are incorporated into the body of this ordinance as if set out fully herein.

SECTION 2. The zoning district and use classification for the Property is hereby zoned to Single-Family Residential (SF) District.

SECTION 3. The City's official zoning map is hereby amended to show the established zoning district and classification.

SECTION 4. SEVERABILITY CLAUSE. It is hereby declared the intention of the City Council that if any section, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or otherwise illegal by the valid judgment or decree of any court of competent jurisdiction, such event shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this, since the same would have been enacted by the City Council without such unconstitutional or illegal phrase, clause, sentence, paragraph, or section.

SECTION 5. PENALTY CLAUSE. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of \$2,000.00 for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. PUBLICATION AND EFFECTIVE DATE. In accordance with Section 52.011 of the Local Government Code, the caption this Ordinance shall be published in every issue of the official newspaper of the City for two (2) days within a period of ten (10) days from the passage of this Ordinance. This Ordinance shall become effective the day following its second day of publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS, THIS 22ND DAY OF OCTOBER, 2024.

ATTEST:

Patti Scott Grey, City Secretary

Lee Pettle, Mayor

APPROVED AS TO LEGAL FORM:

Catherine Clifton, Interim City Attorney



Page 1

WEST 54.053
OF ACNS
Hogge

ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting: Permanent Zoning _____
 Re-Zoning (See Note*)
 Annexation _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

Applicant/Company Name: MM South Fork 241, LLC

Company Address: 801 E. Campbell Rd, Ste. 650
 Richardson, TX 75081

Company Phone Number: 214-484-7055

Company Email: MClark@barraza-group.com

Contact Name: Matt Clark

Contact Phone Number: 214-484-7055

Contact Email: MClark@barraza-group.com

2. Description and Location of Property:

- Survey and abstract: Joseph Russell Survey, Abstract No. 778
- Lot and block: NA
- Total number of acres: 54.053
- Location further described: West of N Murphy Rd and south of Parker Rd

3. Attach 8 copies of the preliminary plat or survey that contains:

- North point, scale, and date
- Name and address of:
 - Applicant
 - Engineer or surveyor responsible for survey of plat
- Survey and abstract with tract designation
- Location of major and/or secondary thoroughfares located with or adjacent to the property
- Location of existing or platted streets within and adjacent to the existing property
- Location of all existing rights of way, utility, and/or drainage easements

Page 2

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. 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.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: Shelley Date: 6/13/2024
Accepted: Ana Jackson Date: 6/13/2024

REQUEST FOR ZONING BOUNDARY CHANGE:

You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. DUNCAN JOE
2. HAGGARD MARY JO - ESTATE OF
3. GIRDLEY VENTURES - PARKER ROAD LLC
4. DANG JAMES & JULIE THUY TONNU
5. HERST DEBBIE & THELMA GRAY BROWN & SID BROWN
6. PATEL HANSA & NISARG PATEL & DHARMISTHABEN PATEL
7. CITY OF PARKER
8. 10 100 2004 KG REVOCABLE TRUST
9. SAKARIA SUDHIR & KANCHAN SAKARIA
10. WARE MATTHEW & CHERIE
11. LEVY BRAD & CANDY LEVY
12. CLARK SCOTT A & WENDY JILL CLARK
13. SUGRA JOHN A JR & SUGRA DONNA L
14. MULLER JOSE VICTOR
15. SHIRAR NANCY I

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

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

REQUEST FOR ZONING BOUNDARY CHANGE:

You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. UMPHY CORPORATION THE _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

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

**City of Parker
Fee Schedule
2016**

Exhibit A
Ordinance No. 734

	<u>Current Fees</u>
<i>Contractor Registration - Renewed Annually</i>	
Electrical Contractor	\$100.00
Fire Sprinkler Contractor	No Fee
General Contractor	\$100.00
Irrigation Contractor	\$100.00
Backflow Tester	\$100.00
Mechanical Contractor	\$100.00
Plumbing Contractor	No Fee
Pool Contractor	\$100.00
<i>Inspection Fees</i>	
Re-Inspections	\$50.00
Annual Backflow Test - Fire Sprinkler System (commercial)	\$25.00
Annual Fire System Inspection (commercial)	\$50.00
<i>Development Fees</i>	
Abandonment of Real Property	\$500.00
Annexation Petitions	\$400 plus \$5 /acre
Copies -Subdivision Regulations and Zoning Ordinance Book	\$150.00
Plat - Development	\$300 plus \$30/Acre
Plat -Preliminary	\$800 plus \$30/Acre
Plat - Final	\$800 plus \$30/Acre
Plat - Final Plat Filing Fees	100% plus 15% adm costs
Plat -Minor Subdivision (5 acres or less)	\$500 plus \$100/lot
Plat -Re-Plat Application/Amending Plat	\$500 plus \$15/lot
Public Works Inspection/Engineering Plans/Legal Review (50% Water/50% City)	5% of total construction costs
Site Plan	\$300 plus \$25/Acre
<i>Traffic Control Devices:</i>	
Per divided street intersection (signage)	\$300.00
Per linear foot per lane line (painting)	\$0.75
Per street intersection (signage)	\$150.00
Signs for street names (each)	\$200.00
Special Activities District	\$500 plus \$30/Acre*
Zoning - Special Use Permit	\$1,000.00
Special Use Permit Annual Renewal - Cross Creek Ranch, Ord. 273	\$1,000.00
<i>Zoning Change Request, Zoning Change</i>	<i>\$500 plus \$10/acre</i>
<i>Zoning Variance Request</i>	<i>\$600.00</i>



214-484-7055 
BCG@Barraza-Group.com 
www.Barraza-Group.com 
 801 East Campbell Road, Suite 650
 Richardson, Texas 75081 

TBPE Firm No. 20683 | TBPLS Firm No. 10194538

June 13, 2024

City of Parker
 Development Services
 5700 E. Parker Rd.
 Parker, Texas 75002

RE: Request for Zoning Change
 South Fork Ranch Development
 City of Parker, Collin County, Texas

Dear Planning and Zoning Members:

Barraza Consulting Group, LLC (BCG) respectfully request your consideration for a zoning change for two tracts of land:

- Tract 1: 151 acres +/- from Special Activities District to Single Family Residential.
- Tract 2: 54 acres +/- from Agriculture – Open Space to Single Family Residential.

The subject property, located south of Parker Road and bisected by N Murphy Road, is directly adjacent to a Single Family Residential District and a Single Family Residential 1.5AC District. This proximity to existing these residential zones supports the compatibility of our proposed development.

Our zoning change request is supported by the following points:

Comprehensive Plan Compliance: Tract 2 (54 acres) aligns with the current comprehensive plan for future land use, ensuring that this proposed development is consistent with the City's long-term planning objectives. Tract 1 (151 acres) is partially in compliance with the comprehensive plan, indicating a reasonable fit with existing and projected land use policies.

Consistency with Adjacent Land Use: The proposed single-family residential zoning is consistent with the adjacent Single Family Residential and Single Family Residential 1.5AC Districts. This continuity will create a harmonious and cohesive community environment.

Regulatory Adherence: The proposed concept depicts a residential community that adheres to the established regulations of the Single Family Residential District, ensuring orderly development and high standards of living for future residents.

We believe that these arguments strongly support our zoning change request and will result in a beneficial development for the community. We greatly appreciate your consideration of this request.

Sincerely,
Barraza Consulting Group, LLC



Matt Clark, P.E.
Vice President of Land Development

Accepted By:

Date

Invoice Date	Invoice Number	Job	Description	Net Amount
Jun 13, 2024	061324	041000	Re-Zoning	1,050.00
			Check 100054 Total	1,050.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

MM Southfork 241, LLC
 1800 Valley View Ln., Ste 300
 Farmers Branch, TX 75234

Vista Bank

100054

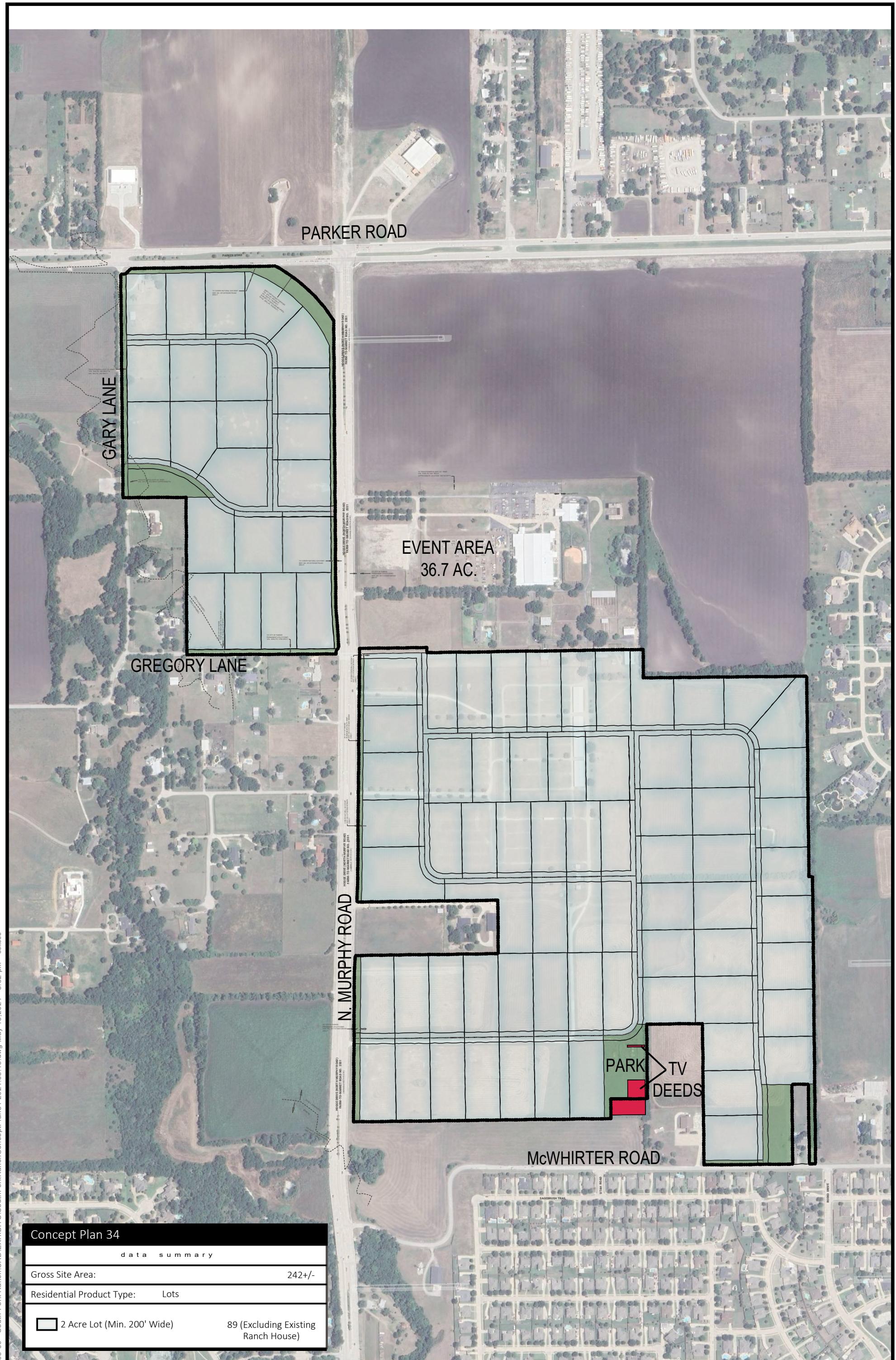
DATE	AMOUNT
06/13/2024	\$1,050.00

Void After 90 Days

One Thousand Fifty Dollars and Zero cents *****

PAY TO THE
ORDER OF

City Of Parker
 5700 E Parker Road
 Parker, TX 75002





Order Number	2186
Today's Date	1 Oct 2024
P.O. Number	
Sales Rep(s)	David Ferster

Bill-to

CITY OF PARKER
 5700 E PARKER RD
 PARKER, TX 750026767
 Tel: 972 442-6811
 Account No: 100732

Advertiser

CITY OF PARKER
 5700 E PARKER RD
 PARKER, TX 750026767
 Tel: 972 442-6811
 Account No: 100732

Campaign Summary

Description	Public Hearing Notice
-------------	-----------------------

Cost Summary

Net Amount	\$347.50
Estimated Tax	\$0.00
Total	\$347.50

Products

Line No.	Product	Description	First Issue Date	Number of Issues	Size / Lines	Amount
7458	The Dallas Morning News	Legal Special Rate - Legal Notices Legal Notices --> Legal Notices	10/4/2024	1	2x2.5	\$---

NOTICE OF PUBLIC HEARING
 NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL FOR THE CITY OF PARKER WILL HOLD A PUBLIC HEARING ON TUESDAY, OCTOBER 22, 2024 AT 7:00 P.M. AT THE PARKER CITY HALL, 5700 E. PARKER ROAD TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PERMANENT ZONING OF A TRACT OF LAND CONTAINING 54.053 ACRES OF LAND, MORE OR LESS, LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD SOUTH OF PARKER RD. THE REQUEST FOR ZONING HAS BEEN SUBMITTED BY MM SOUTH FORT 241, LLC FOR A PROPOSED PERMANENT ZONING OF SINGLE-FAMILY RESIDENTIAL (SF). THE PUBLIC HEARING WILL BE FOLLOWED BY DISCUSSION AND POSSIBLE RECOMMENDATIONS ON THE PROPOSED ZONING BY THE PLANNING AND ZONING COMMISSION REGARDING THE SAME. CONTACT PUBLIC WORKS DIRECTOR GARY MACHADO AT (972) 442-6811 FOR MORE INFORMATION OR TO COMMENT REGARDING THE PROPOSED ZONING AT ANY TIME BEFORE THE PUBLIC HEARING.

Order Confirmation / Invoice

Customer: CITY OF PARKER
Ad Order #: 0001874265
Sales Rep: David Ferster

Customer Account: 100069579
PO Number:
Order Taker: David Ferster

Net Amount:	\$262.50	Tax Amount:	\$0.00	Total Amount:	\$262.50
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$262.50

Ad Order #: 0001874265

Ad Number: 0001874265-01

Color: Ad Size: 2 X 25.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission for the City of Parker will hold a Public Hearing on Thursday, August 22, 2024 at 5:00 P.M. at the Parker City Hall, 5700 E. Parker Road to receive public comment on a request for permanent zoning of a tract of land containing 54.053 acres of land, more or less, located in the Joseph Russell Survey, Abstract No. 778, West of N Murphy Rd south of Parker Rd.

The request for zoning has been submitted by MM South Fork 241, LLC for a proposed permanent zoning of Single-Family Residential (SF).

The public hearing will be followed by discussion and possible recommendations on the proposed zoning by the Planning and Zoning Commission regarding the same. Contact Public Works Director Gary Machado at (972) 442-6811 for more information or to comment regarding the proposed zoning at any time before the public hearing.

Run Dates	Product	Placement/Classification - Position
Publish Date: 08/02/2024 Stop Date: 08/02/2024	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 08/02/2024 Stop Date: 08/08/2024	DallasNews.com	Legals Bids Notices - LN Legal Notices

Order Confirmation / Invoice

Customer: CITY OF PARKER
Ad Order #: 0001875902
Sales Rep: David Ferster

Customer Account: 100069579
PO Number:
Order Taker: David Ferster

Net Amount:	\$339.00	Tax Amount:	\$0.00	Total Amount:	\$339.00
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$339.00

Ad Order #: 0001875902

Ad Number: 0001875902-01

Color: Ad Size: 2 X 34.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL FOR THE CITY OF PARKER WILL HOLD A PUBLIC HEARING ON TUESDAY, SEPTEMBER 17, 2024 AT 7:00 P.M. AT THE PARKER CITY HALL, 5700 E. PARKER ROAD TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PERMANENT ZONING OF A TRACT OF LAND CONTAINING 54.053 ACRES OF LAND, MORE OR LESS, LOCATED IN THE JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778, WEST OF N MURPHY RD SOUTH OF PARKER RD.

THE REQUEST FOR ZONING HAS BEEN SUBMITTED BY MM SOUTH FORK 241, LLC FOR A PROPOSED PERMANENT ZONING OF SINGLE-FAMILY RESIDENTIAL (SF).

THE PUBLIC HEARING WILL BE FOLLOWED BY DISCUSSION AND POSSIBLE RECOMMENDATIONS ON THE PROPOSED ZONING BY THE PLANNING AND ZONING COMMISSION REGARDING THE SAME. CONTACT PUBLIC WORKS DIRECTOR GARY MACHADO AT (972) 442-6811 FOR MORE INFORMATION OR TO COMMENT REGARDING THE PROPOSED ZONING AT ANY TIME BEFORE THE PUBLIC HEARING.

Run Dates	Product	Placement/Classification - Position
Publish Date: 08/30/2024	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 08/30/2024	DallasNews.com	Legals Bids Notices - LN Legal Notices

LEGAL DESCRIPTION - 54.053 ACRES (TRACT 2)

BEING that certain tract of land situated in the Joseph Russell Survey, Abstract No. 778, in Collin County, Texas, and being part of that certain called 17.386 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2751 (Instrument No. 2003-0199769), of the Deed Records of Collin County, Texas (DRCCT), part of that certain called 19.5769 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2756 (Instrument No. 2003-0199770), DRCCT, part of that certain called 15.00 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2741 (Instrument No. 2003-0199767), DRCCT, and all of that certain called 3.5728 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2736 (Instrument No. 2003-0199766), DRCCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found on the west right-of-way line of Hogge Drive (Farm-to-Market Road No. 2551 - variable width right-of-way), and being the northwest corner of a right-of-way Deed to the State of Texas described as Parcel 37, and recorded in Instrument No. 20111004001062810, DRCCT;

THENCE South 00°26'26" East, with said west right-of-way line of Hogge Drive according to said Parcel 37, Parcel 36, as described in Deed to the State of Texas recorded in Instrument No. 20111004001062800, DRCCT, and Parcel 35, as described in Deed to the State of Texas recorded in Instrument No. 20111004001062790, DRCCT, a distance of 1620.41 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the beginning of a tangent curve to the left;

THENCE continuing with said west right-of-way line of Hogge Drive, and with said curve which has a central angle of 03°50'00", a radius of 1060.16 feet, a chord which bears South 02°21'27" East, a chord distance of 70.92 feet, and an arc distance of 70.93 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 04°16'27" East, continuing with said west right-of-way line of Hogge Drive, a distance of 150.83 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the beginning of a tangent curve to the right;

THENCE continuing with said west right-of-way line of Hogge Drive, and with said curve which has a central angle of 02°30'11", a radius of 940.14 feet, a chord which bears South 03°01'21" East, a chord distance of 41.07 feet, and an arc distance of 41.07 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the south corner of said Parcel 35;

THENCE South 39°35'09" West, continuing with said west right-of-way line of Hogge Drive, a distance of 23.94 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 00°20'54" East, continuing with said west right-of-way line of Hogge Drive, a distance of 17.64 feet to an "X" cut in concrete found for corner at the intersection of said west right-of-way line of Hogge Drive, and the called center of Gregory Lane (undedicated public road), said "X" also being the southeast corner of said called 15.00 acre Southfork Ranch, L.L.C. tract;

THENCE South 89°39'06" West, with said center of Gregory Lane, the south line of said 15.00 acre tract, and the south line of said 3.5728 acre Southfork Ranch, L.L.C. tract, a distance of 858.79 feet to a "PK" nail found for corner at the southwest corner of said 3.5278 acre tract, and the southeast corner of that certain tract of land described in deed to Brad Levy and Candy Levy recorded in Instrument No. 20210830001760420, DRCCT;

THENCE North 00°17'06" West, with the west line of said 3.5278 acre tract, the east line of said Levy tract, the east line of that certain 0.58 acre tract of land described in Correction Instrument to Matthew Ware and Cherie Ware recorded in Instrument No. 20140602000548330, DRCCT, and the east line of that certain called 3.00 acre (Save and Except 0.58 acres) tract of land described in Correction Instrument to Sudhir Sakaria and Kanchan Sakaria recorded in Instrument No. 20140325000280790, DRCCT, a distance of 906.42 feet to a 5/8-inch iron rod found for corner;

THENCE South 89°46'23" West, with the north line of said Sakaria tract, and the south line of said called 19.5769 acre Southfork Ranch, L.L.C. tract, passing at a distance of 318.66 feet a 1-inch iron rod found for reference,

continuing in all, a total distance of 363.60 feet to a mag nail found for corner at the southwest corner of said called 19.5769 acre tract, and being located in the approximate center of Gray Lane (undedicated public road);

THENCE North 00°36'55" West, with said approximate center of Gray Lane, and with the west line of said 19.5769 acre tract, a distance of 475.86 feet to a mag nail found for corner at the northeast corner of that certain called 12.893 acre tract of land described in deed to the City of Parker, Texas recorded in Instrument No. 2002-0151887, DRCCT, and the southeast corner of that certain called 6.400 acre tract of land described in deed to Jean-Claude M. Tabet recorded in Instrument No. 20200211000193630, DRCCT;

THENCE North 00°33'18" West, continuing with said approximate center of Gray Lane, and with the west line of said 19.5769 acre tract, the west line of said called 17.386 acre Southfork Ranch, L.L.C. tract, and the east line of the Jean-Claude M. Tabet tract, a distance of 324.64 feet to a mag nail found for corner at the northeast corner of the Jean-Claude M. Tabet tract, and the southeast corner of that certain called 10.734 acre tract of land described in deed to Debbie Herbst, Thelma Gray Brown, and Sid Brown recorded in Instrument No. 20110609000595310, DRCCT;

THENCE North 00°34'28" West, continuing with said approximate center of Gray Lane, and with the west line of said 17.386 acre tract, and the east line of said Herbst and Brown tract, a distance of 485.60 feet to an "X" cut in concrete found for corner located at the intersection of said center of Gray Lane, and the south right-of-way line of Parker Road (variable width right-of-way);

THENCE with said south right-of-way line of Parker Road, the following courses:

North 88°58'57" East, a distance of 27.58 feet to a 1/2-inch iron rod found for corner;

North 44°18'57" East, a distance of 42.76 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

And North 88°52'57" East, said a distance of 832.28 feet to an "X" cut in concrete found for corner, and being the beginning of a non-tangent curve to the right;

THENCE continuing with said south right-of-way line of Parker Road, passing at a chord distance of 25.09 feet an brass TXDOT disk found, continuing with the northeast line of said 17.386 acre Southfork Ranch, L.L.C. tract, and continuing with said curve which has a central angle of 29°27'24", a radius of 906.09 feet, a chord which bears South 46°58'26" East, a chord distance of 460.72 feet, and an arc distance of 465.83 feet to the end of said curve, and the POINT OF BEGINNING, containing an area of 54.053 acres of land.

MINUTES

PLANNING AND ZONING COMMISSION MEETING

August 22, 2024

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning & Zoning Commission met on the above date. Chair Wright called the meeting to order at 5:02 PM.

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

APPOINTMENT OF ALTERNATE(S)

No Alternate is needed for the quorum.

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

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

INDIVIDUAL CONSIDERATION ITEMS

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

Public comments commenced at 5:07PM.

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

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

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

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

Public comments closed at 5:22PM

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

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

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

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

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

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

See below.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. FUTURE AGENDA ITEMS

None.

6. ADJOURN

Chair Wright adjourned the meeting at 9:30PM.

Minutes Approved on _____ day of _____, 2024.

Chair Russell Wright

Attest and Prepared by:

Commissioner & Secretary Wei Wei Jeang



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Grey for Mayor Pettle
Estimated Cost:	Date Prepared:	October 14, 2024
Exhibits:	<u>None</u>	

AGENDA SUBJECT

UPDATE(S):

FM2551

NORTH TEXAS MUNICIPALL WATER DISTRICT (NTMWD)

COMP PLAN

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

PROJECTS IN PROGRESS

ENGINEERING CONTRACTS

NOISE COMMITTEE

MONTHLY/QUARTERLY REPORTS

[September 2024 - Building Permit/Code Report](#)

[September 2024 – Court Report](#)

[September 2024 – Police Report](#)

[September 2024 – Republic Services Inc., dba Allied Waste Services of Plano](#)

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council 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
Mayor:	<i>Lee Pettle</i>	Date:	10/xx/2024



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Council
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Grey for City Administrator Olson
Estimated Cost:	Date Prepared:	October 14, 2024
Exhibits:	None	

AGENDA SUBJECT

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

Parker Women's Club (PWC) donated \$750 (Check #1740 for shoes) to the Police Department.

Estate Lane (for NNO) donated cash/check \$325 with half going to the Police Department (\$162.50) and half going to the Fire Department (\$162.50).

Sam and April Loera donated chips and cookies valued at \$30 to the Police Department.

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

Greg and Julie Regh donated edible arrangements valued at \$25 to the Police Department.

Chip and Linda Justice donated Tiff's Treats valued at \$50 to the Police Department.

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council 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
Mayor:	<i>Lee Pettle</i>	Date:	10/ xx /2024



Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey
Estimated Cost:	Date Prepared: October 14, 2024
Exhibits:	<u>Future Agenda Items</u>

AGENDA SUBJECT

FUTURE AGENDA ITEMS

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council 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
Mayor:	<i>Lee Pettle</i>	Date:	10/XX/2024

FUTURE AGENDA ITEMS

	ITEM DESCRIPTION	CONTACT	Notes - Last Updated
2024			
Feb(Mar), May (July), Aug, Nov	Fire Department Quarterly Report	Sheff/Miller	2nd Qtr 2024 0917 CC Agenda - Done
Feb(Mar), May (July), Aug, Nov	Investment Quarterly Report	Savage	2nd Qtr 2024 0820 - Done Work in Progress - 3rd Qtr 2024 1112
Feb(Mar), May (July), Aug, Nov	Enterprise Update	ICA CC/F-HR GS	Waiting on Update
	Mayor Pettle 2024 1013 Update	Pettle	Mayor Pettle 2024 1013 Update
November 12, 2024	Water moratorium		
November 12, 2024	Water issues (NTMWD, Moratorium exceptions, etc)		
November 12, 2024	ILA St. Paul if not done		
November 12, 2024	Fire Dept personnel (Chief, Asst. Chief)		
November 12, 2024	Records retention policy		
November 12, 2024	Annual records review		
November 12, 2024	Any resolutions ready		
November 12, 2024	Any plats ready		
November 12, 2024	Engineering contractors, if ready		
November 12, 2024	Rescind newsletter resolution		
November 12, 2024			
	ETJ Discussion if ready		Mayor Pettle - 2024 0819 email
	NTMWD of anything ready		Mayor Pettle - 2024 0819 email
	Attorney appointment if ready		Mayor Pettle - 2024 0819 email

FUTURE AGENDA ITEMS

	ITEM DESCRIPTION	CONTACT	Notes - Last Updated
November 12, 2024	Investment Policy	F/HR GS	
November 12, 2024	TMRS	F/HR GS	
January xx, 2025	Fee Schedule	ICA CC, PWD GM, & F/HR D GS	Interim City Attorney Catherine Clifton, Public Works Director Gary Machado, & FIN/HR Director Grant Savage
	Presentation:	Pettle	Per Mayor Pettle 2024 0826 email
TBD	Town Hall		
	Updates:	Pettle	Per Mayor Pettle 2024 1013 email
November 12, 2024	FM2551		
November 12, 2024	NTMWD		
November 12, 2024	Comp plan		Tentative 2024 1024 P&Z
November 12, 2024	TCEQ		
November 12, 2024	Projects in Progress		
November 12, 2024	Engineering contracts		
November 12, 2024	Noise Committee		
November 12, 2024	PIA Spreadsheet		May be done through CivicPlus - website
	Workshops:	Pettle	Per Mayor Pettle 2024 0826 email
TBD	city protocols - Minutes, Agendas, Open Records requests process, etc.		
TBD	Departmental Reports		
TBD	ADA Website/Info Workshop Agenda, etc.	MLP	2024 0830 Mayor Lee Pettle update
	Future Agenda Items	Pettle	Per Mayor Pettle 2024 0826 email
TBD	Southridge gate 2025 Rescind Newsletter committee		
TBD			

FUTURE AGENDA ITEMS

	ITEM DESCRIPTION	CONTACT	Notes - Last Updated
TBD	Procedural Manual		
TBD	Personnel Manual		
TBD	Procedures for Presentations		
TBD	Procedures for agendas		
TBD	Employment :Required time with city for paid training		
TBD	water impact fees (July 2025)		
TBD	CIP updates (April/May 2025)		
TBD	Microphones for Council Chambers, if not done	IT MF	Information Technology Mike Farchie
TBD	Pump station if not done		
TBD	Records retention policy		
TBD	Annual records review		
TBD	Any ILAs needed		
TBD	St Paul ILA/agreement		
TBD	Exceptions/Exemptions to water moratorium	ICA CC	
TBD	Contract review of expiring contracts fy 23-24		
TBD	Exemptions to water moratorium		
TBD	Attorney appointment		