



AGENDA

PLANNING AND ZONING COMMISSION MEETING

JULY 24, 2025 @ 4:00 PM

Notice is hereby given: the Planning and Zoning Commission for the City of Parker will hold a Meeting on Thursday, July 24, 2025, at 4:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. The meeting will be open to the public and live streamed.

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

CALL TO ORDER – Roll Call and Determination of a Quorum

PLEDGE OF ALLEGIANCE

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

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

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

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR OCTOBER 24, 2024.
2. DISCUSS PLANNING AND ZONING (P&Z) COMMISSION MEETING DATES/TIMES FOR RECOMMENDATIONS FOR UPDATE/REVISION.
3. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral]
4. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL FOR THE DEVELOPMENT OF AN ADDITION TO THE ZONING CODE FOR COMMERCIAL/RETAIL ZONING TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR RESEARCH, DEVELOPMENT AND RECOMMENDATIONS. [2025 0415 CC Review Referral]
5. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF ORDINANCE NO. 201, RELATING TO FIREWORKS AND THE PREVENTION OF FIRES, TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral]

6. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral]

ROUTINE ITEMS

FUTURE AGENDA ITEMS

ADJOURN

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

I certify that this Notice of Meeting was posted on or before July 18, 2025, by 5:00 p.m. at the Parker City Hall, and required by Texas Open Meetings Act (TOMA) is also posted to the City of Parker Website at www.parkertexas.us.

Date Notice Removed

Patti Scott Grey
City Secretary

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



Commission Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: June 23, 2025
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR OCTOBER 24, 2024.

SUMMARY

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

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	07/17/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	07/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	07/xx/2025

MINUTES

PLANNING AND ZONING COMMISSION MEETING

October 24, 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 5:34 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			
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)

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.

No public comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR SEPTEMBER 26, 2024.

MOTION: Commissioner Lozano moved to approve the minutes.

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

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

Whitestone Estates Development representatives made a presentation and the Commissioners asked questions about trees and drainage issues.

MOTION: Commissioner Lozano moved to recommend to the City Council approval of the Whitestone Estates Phase 4 preliminary plat.

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

3. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING - PHASE 6 AND 7 PRELIMINARY PLAT.

Kings Crossing Development representatives made a presentation and the Commissioners asked questions about hydrology and drainage issues, and about prevention of silt accumulation in the creek during construction. The representatives were asked by Commissioner Ammar to summarize the flood study done in January. They confirmed that this development will be on a sewer system.

MOTION: Commissioner Estabrook moved to recommend to the City Council approval of the Kings Crossing Phases 6 and 7 preliminary plat.

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

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

Commissioners discussed the numerous revisions present in the packet and which version to send to the City Council for their consideration and review. Chair Wright suggested that he will identify the latest version and forwarding that version as the Comp Plan Consolidated Revision to the City's Administrator, who will make sure that the City Council works from that version. Commissioner Ammar stated that the citizen's (Terry Lynch) comments be a part of the packet.

MOTION: Commissioner Lozano moved to submit the Consolidated Revision of the Comp Plan with Terry Lynch's comments to the City Council.

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

5. FUTURE AGENDA ITEMS

None.

6. ADJOURN

Chair Wright adjourned the meeting at 6:20 PM.

Minutes Approved on 24th day of July, 2024.

Chair Russell Wright

Attest and Prepared by:

Commissioner & Secretary Wei Wei Jeang



Agenda Item

Budget Account Code:		Meeting Date: See above.
Budgeted Amount:		Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:		Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:		Date Prepared: June 27, 2025
Exhibits:	1. Exhibit(s) go/goes here. Ord. No. 557, passed and approved July 13, 2004 (checking for additional info)	

AGENDA SUBJECT

DISCUSS PLANNING AND ZONING (P&Z) COMMISSION MEETING DATES/TIMES FOR RECOMMENDATIONS FOR UPDATE/REVISION.

SUMMARY

Please review the information provided. [Any additional summary goes here.](#)

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	07/17/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	07/08/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	07/ xx /2025

ORDINANCE NO. 557

AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING THE CITY ORDINANCES REGARDING THE PLANNING AND ZONING COMMISSION OF THE CITY OF PARKER, INCLUDING, BUT NOT LIMITED TO, ORDINANCES NUMBER 135, 145, 228, AND 465; AMENDING, CONSOLIDATING, AND REVOKING THE PROVISIONS OF SUCH PRIOR ORDINANCES AS SET FORTH BELOW; AND PROVIDING AN EFFECTIVE DATE, AND PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, the City of Parker has determined that codification of its ordinances will help eliminate repetitive or conflicting provisions of the City's ordinances, and

WHEREAS, some portions of the City's ordinances with regard to the Planning and Zoning Commission are either in conflict, or in need of modification;

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

SECTION 1. Enactment. All or any portion of the ordinances of the City of Parker, Texas, in conflict with the terms and provisions of this Ordinance are revoked, effective the date of passage of this Ordinance. Ordinances 135, 145, 228 and 465 are revoked on the effective date of this Ordinance.

SECTION 2. Places. The Planning and Zoning Commission for the City of Parker shall consist of five members appointed by a majority of the City Council. Each member shall serve in a place designated by the Council. Places 1, 3, and 5 shall have two year terms commencing June 1st of odd numbered years. Places 2 and 4 shall have two year terms expiring in even numbered years on June 1st. Upon the passage of this Ordinance, the Council may designate, or redesignate, current members, and/or any members to be appointed, into each Place, with the appropriate provisions as to the fulfillment of any unexpired terms. Unless otherwise designated by the City Council, the Commission member serving in a designated Place upon the passage of this Ordinance continues in that Place through June of the even, or odd, year for that Place. All members of the Commission continue to serve until their successors are appointed and qualified; save and except when a member resigns, in writing. Such resignation shall be effective the date of its receipt by the City Secretary.

SECTION 3. Alternates. A majority of the City Council may appoint one, two, or three alternates to the Planning and Zoning Commission. The terms of the alternates will be one year terms, unless specifically set at the time of the appointment of the alternate as a two year term. An alternate may be reappointed at the discretion of the Council. Regardless of the term assigned to the alternate, the City Council may remove an alternate with or without cause at any time. Terms of alternates commence June 1st. All alternates continue to serve until their

successors are appointed and qualified; save and except when a member resigns in writing. Alternate members shall be classified as members for all purposes other than regular voting.

SECTION 4. Officers. The City Council shall select members of the Planning and Zoning Commission to serve as chairman, vice chairman, and secretary. An assistant secretary, who need not be a member of the commission, may also be appointed. Each member of the Planning and Zoning Commission shall be a resident citizen of the City of Parker, and shall possess all qualifications necessary to register to vote in a municipal election of the City.

SECTION 5. Quorum. Any three members (including alternate members) shall constitute a quorum for the transaction of business. The affirmative vote of a majority of those attending any meeting at which there is a quorum present shall be necessary to pass any motion, recommendation or resolution of the Commission.

SECTION 6. Duties generally.

(A) The Commission shall, from time to time, either at its discretion or as requested by the City Council, submit its reports, plans and recommendations for the orderly growth, development and welfare of the city in accordance with Article 211.007 of the Tex. Local Govt. Code.

(B) The Commission shall also perform other duties as may be prescribed by the Council, ordinance or state law, as follows:

(1) To recommend the boundaries of the various districts and appropriate regulations to be enforced therein under the Comprehensive Zoning Ordinance, the ordinances of the City or the laws of the State, to the City Council and to recommend approval or denial of zoning changes and regulations under this subchapter, the ordinances of the City or the laws of the State;

(2) To hear, recommend or determine any matter relating to zoning, planning or subdivision control as may be specified or required under the Comprehensive Zoning Ordinance, the ordinances of the City, or the laws of the State;

(3) To exercise such duties and powers as may be now or hereafter conferred by the Comprehensive Zoning Ordinance, the ordinances of the City, or applicable laws of the State;

(4) To determine the classification of any use, new or otherwise not listed or identified within the Comprehensive Zoning Ordinance for the purpose of establishing the appropriate zoning district into which such use should be placed, the applicability of the parking standards, or any other regulations of the Comprehensive Zoning Ordinance may be applied to such use.

SECTION 7. Advisory Opinions. All actions by the Parker Planning and Zoning Commission are advisory in nature to the City Council. The City Council does specifically reserve and require that final approval of preliminary and final plats require City Council action. The City Council may, in any zoning or plat review, specifically delegate final approval of any specific action on specific zoning and/or plat applications, such as landscape, drainage, trail, thoroughfare, or other specific plans, to the planning and zoning commission.

SECTION 8. Removal from office; vacancies. Any member of the Commission may be removed from office for any cause deemed by the City Council to be sufficient for removal of said member. If a vacancy should exist in the Commission membership due to removal from office, resignation, death, refusal or inability to serve, the City Council shall appoint a new member to fill the vacancy for the unexpired term.

SECTION 9. Attendance. Three consecutive absences that are not excused by the Commission, or the absence of a regular member from more than 25 percent of the meetings in any six-month period, shall cause the Commission to review the attendance record of the member and make a recommendation to the City Council on the need, or lack of need, to appoint a replacement member.

SECTION 10. Meetings.

(A) All meetings of the Commission shall be open to the public, subject to the Texas open Meetings Act, Chapter 551 of the Tx. Govt. Code. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep record of its examinations and other official actions, all of which shall be filed in the office of the planning department and shall be a public record. The City Secretary shall be the custodian and possessor of the record and minutes of the Commission.

(B) Meetings of the Commission may be held as often as necessary to conduct the business coming before the Commission at the call of the Chairperson and at such other times as the Commission may determine.

SECTION 11. Severability Clause. If any word, phrase, paragraph, section or portion of this ordinance is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining portions of the ordinance shall not be affected thereby, and each such illegal, invalid or unenforceable word, phrase, paragraph, section or portion shall not affect the ordinance as a whole.

SECTION 12. Effective Date. This Ordinance shall take effect immediately from and after its passage, as the law in such case provides.

DULY PASSED by the City Council of the City of Parker, Texas, on the _____ day of July, 2004.

APPROVED:

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

James E. Shepherd, City Attorney

DULY PASSED by the City Council of the City of Parker, Texas, on the 13 day of
July, 2004.

APPROVED:



Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:

James E. Shepherd, City Attorney





Agenda Item

Budget Account Code:		Meeting Date: See above.
Budgeted Amount:		Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:		Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:		Date Prepared: June 23, 2025
Exhibits:	1. Exhibit(s) go/goes here.	

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral]

SUMMARY

Please review the information provided. [Any additional summary goes here.](#)

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	07/17/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	07/ xx /2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	07/ xx /2025



Agenda Item

Budget Account Code:		Meeting Date: See above.
Budgeted Amount:		Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:		Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:		Date Prepared: June 23, 2025
Exhibits:	1. https://codelibrary.amlegal.com/codes/parker/latest/parker_tx/0-0-3683	

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL FOR THE DEVELOPMENT OF AN ADDITION TO THE ZONING CODE FOR COMMERCIAL/RETAIL ZONING TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR RESEARCH, DEVELOPMENT AND RECOMMENDATIONS. [2025 0415 CC Review Referral]

SUMMARY

Please review the information provided. **Any additional summary goes here.**

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	07/17/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	07/ xx /2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	07/ xx /2025



Agenda Item

Budget Account Code:		Meeting Date: See above.
Budgeted Amount:		Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:		Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:		Date Prepared: June 23, 2025
Exhibits:	1. Exhibit(s) go/goes here. 2. Ordinance 201 (1976 Fireworks) 3. Ordinance 244 (1981 Fireworks) 4. Ordinance 413 (Southfork – highlighted fireworks)	

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF **ORDINANCE NO. 201**, RELATING TO FIREWORKS AND THE PREVENTION OF FIRES, TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral]

SUMMARY

Please review the information provided. **Any additional summary goes here.**

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	07/17/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	07/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	07/xx/2025

ORDINANCE NO. 201

AN ORDINANCE OF THE CITY OF PARKER, TEXAS,
ESTABLISHING AND PROVIDING REGULATIONS FOR
THE CONTROL AND PREVENTION OF FIRES AND
FIREWORKS WITHIN THE CITY OF PARKER, TEXAS;
PROVIDING FOR A FINE NOT TO EXCEED ONE HUN-
DRED (\$100.00) DOLLARS FOR EACH OFFENSE;
AND DECLARING AN EMERGENCY.

WHEREAS, Article 1068(10) of Vernon's Civil Statutes of the State of Texas, annotated, provides that the governing body of the City shall have the power to establish such regulations for the control, prevention and extinguishment of fires as such governing body may deem expedient; and

WHEREAS, the City Council of the City of Parker, Texas, acting as a legislative body, is of the opinion that an immediate need exists to provide and establish regulations for the control and prevention of fires and fireworks within the City of Parker, Texas, to provide for and promote the health, safety, and welfare of the citizens of the City of Parker;

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

SECTION 1. Regulations Controlling the Location and Nature of Permitted Fires and Fireworks; all other Locations and Uses Not Here Set out Being Expressly Prohibited.

A. Permitted Fires

- 1) It shall be unlawful for any person to burn rubbish, trash, waste, leaves, grass, lumber or any other combustible material in or on any street or alley or on any lot within 250 feet of any structure in the City.
- 2) It shall be lawful to burn the afore-mentioned material in containers approved by the Fire Marshal or other person designated by the City Council so long as the container is located at least 50 feet from any structure.

- 3) The foregoing requirements shall not apply to "social" fires (barbecues, campfires, etc.) so long as such fires are small and are at all times attended and supervised by a responsible party.
- 4) It shall be unlawful to use or allow to be used or exploded, any fireworks within the City of Parker, Texas, within 250 feet of any structure.

B. Precautionary Measures

- 1) "Containers" as used above, shall be designed in such a manner as to be completely covered and containing a top to prevent sparks or flames from escaping from such container.
- 2) All permitted fires shall, at all times, be attended by a responsible party who shall have fire extinguishing equipment readily available at all times.

SECTION 2. Enforcement.

The Fire Marshal or any appointed representative, may prohibit any permitted fires and use of fireworks which they deem to be hazardous to public safety or health.

SECTION 3. Burning and Fireworks Permits.

Any person desiring a burning or fireworks permit, which shall act as a variance to Section 1 above, shall apply to the City Secretary or appointed representative for said permit. The City Secretary or appointed representative shall have the authority to issue or to deny the requested permit based upon:

- (a) A showing of necessity for the variance; and
- (b) A showing that the burning or the fireworks will present no safety hazard to the community.

SECTION 4. Penalties.

Any person who violates any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be assessed a fine not to exceed One Hundred (\$100.00) Dollars.

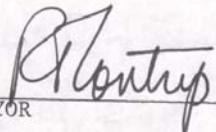
SECTION 5. Emergency.

The fact that there exists a need for fire prevention rules and regulations to protect the health, safety,

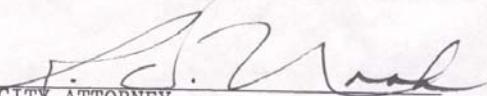
and welfare of the citizens of the City of Parker creates an emergency requiring that this Ordinance become effective immediately upon its passage and publication, and it is accordingly so ordained.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF PARKER,
TEXAS, ON THIS THE 4 DAY OF May, 1976.

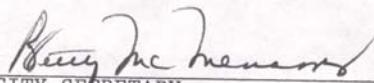
APPROVED:


MAYOR

APPROVED AS TO FORM:


CITY ATTORNEY

ATTEST AND DULY ENROLLED:


CITY SECRETARY

ORDINANCE NO. 244

AN ORDINANCE OF THE CITY OF PARKER, TEXAS PROHIBITING FIREWORKS; DEFINING THE TERM FIREWORKS; DECLARING FIREWORKS TO BE A PUBLIC NUISANCE AND AUTHORIZING THEIR SEIZURE AND DESTRUCTION WHERE FOUND IN VIOLATION OF THIS ORDINANCE; AUTHORIZING THE PROSECUTION OF SUITS FOR INJUNCTIVE RELIEF IN AID OF THIS ORDINANCE; PROVIDING PENALTIES OF NOT LESS THAN \$25.00 NOR MORE THAN \$200.00 FOR VIOLATION OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE APPLICABLE AND IN FORCE WITHIN THE CORPORATE LIMITS OF THE CITY OF PARKER; PROVIDING THAT IT SHALL NOT BE NECESSARY TO NEGATIVE EXCEPTIONS IN PROSECUTIONS UNDER THIS ORDINANCE; PROVIDING A REPEALING CLAUSE, PROVIDING A SEVERABILITY CLAUSE.

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

Section 1. Definitions: The term "Fireworks" as used in this ordinance shall mean and include any firecrackers, cannon crackers, sky-rockets, torpedoes, Roman Candles, sparklers, squibs, fire balloons, star shell, gerbs or any other substance in whatever combination by any designated name intended for use in obtaining visible or audible pyrotechnic display and shall include all articles or substances within the commonly accepted meaning of fireworks whether herein specially designated and defined or not.

The term "person" shall mean and include any natural person, association of persons, partnerships, corporations, agent or officer of corporation and shall also include all warehousemen, common and private carriers, bailees, trustees, receivers, executors and administrators.

Section 2. Fireworks Prohibited: It shall be unlawful in the City of Parker, Texas for any person to manufacture, assemble, store, transport, receive, keep, sell, offer or have in his possession with intent to sell, use, discharge, cause to be discharged, ignite, detonate, fire or otherwise set in action any fireworks of any description.

Section 3. Fireworks a Public Nuisance: The presence of any fireworks within the jurisdiction of the City of Parker, in violation of this ordinance is hereby declared to be a common and public nuisance. The Fire Marshal or other appointed representative is directed and required to seize, and cause to be safely destroyed any fireworks found within the jurisdiction in violation of this ordinance and any police officer of the City of Parker or any other duly constituted peace officer is empowered to stop the transportation of and detain any fireworks found being transported illegally, and to seize and destroy any fireworks found stored illegally in any building in the City of Parker, Texas. Not notwithstanding any penal provision of this article, the City Attorney is authorized to file suit on behalf of the City of Parker or the Fire Marshal or other appointed representative, or both for injunctive relief as may be necessary to prevent unlawful storage, transportation, keeping or use of fireworks within the jurisdiction of the City of Parker and to aid the Fire Marshal or appointed representative in the discharge of his duties and to particularly prevent any person from interfering with the seizure and destruction of such fireworks, but it shall not be necessary to obtain any such injunctive relief as a prerequisite to such seizure and destruction. The Fire Marshal or other appointed representative is hereby authorized to enter any building where unlawful presence of fireworks is suspected in order to inspect the same for the presence of such fireworks.

Section 4. Penalties: Any person who shall manufacture, assemble, store, transport, receive, keep, sell, offer for sale or have in his possession with intent to sell any fireworks shall be fined not less than Twenty Five Dollars (\$25.00) nor more than Two Hundred Dollars (\$200.00) for each offense. If the fireworks be separately wrapped or packaged, the doing or omitting to do any act prohibited by this ordinance shall be a separate offense as to each such separately wrapped or separately packed fireworks. Each day that a violation of this ordinance shall continue with respect to any package of fireworks shall constitute a separate offense. Any person who shall use, discharge, cause to be discharged, ignite, detonate, fire or otherwise set in action any fireworks shall be fined

not less than Twenty Five Dollars (\$25.00) nor more than Two Hundred Dollars (\$200.00). Any parent or guardian of any minor child below the age of fourteen (14) who permits or allows such minor child to use, discharge, ignite, detonate, fire or otherwise set in action any fireworks shall be fined not less than Twenty Five Dollars (\$25.00) nor more than Two Hundred Dollars (\$200.00).

Section 5. Territorial Applicability: This ordinance shall be applicable and in force throughout the territory of the City of Parker within its corporate limits.

Section 6. Not Necessary to Negative Exceptions: In any prosecution for any violation of this ordinance, it shall not be necessary for the prosecution to negative any provision or exception but the same may be raised by the defendant by way of defense.

Section 7. Repealing Clause: All provisions of any ordinance in conflict herewith are hereby repealed so far only as said ordinance effects only that portion herein; but the repeal of such ordinance shall not abate any pending prosecution for violation of such ordinance nor shall the same prevent a prosecution from being commenced for any violation of such ordinance which violation occurred prior to the repeal of the ordinance.

Section 8. Severability Clause: If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid (or for any reason unenforceable), the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances cannot be affected thereby, it being the intent of the City Council of the City of Parker in adopting this ordinance that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision, or regulation, and to this end, all provisions of this ordinance are declared to be severable.

PASSED AND APPROVED THIS 9th DAY OF JUNE, 1981
by the City Council of the City of Parker, Texas.


R. T. Lantrip, Mayor

ATTEST:


Betty McMenamy, City Secretary

ORDINANCE NO. 413

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

feet of accessory buildings.

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

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

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

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

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

e. No uses other than those above listed, as authorized by the attached Concept Plan and defined herein, shall be allowed on the property.

f. Building setbacks within the district are as follows:

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

g. Design requirements within the district are as follows:

- a. Facade Treatments and Colors shall conform to the following, subject to any exceptions which may be approved by City Council for the concept plan:
 - (1) All buildings must be constructed in uniform rural style. No modern or post-modern styles will be permitted. New construction shall be consistent with any existing buildings in the district.
 - (2) Colors of building materials must be neutrals, white or earth tones such as are consistent with adjacent buildings.
 - (3) Painted metal building materials, stucco, stone, concrete, wood, or brick may be allowed.
 - (4) Concrete block surfaces, or synthetic stucco finishes (e.g., EIFS) shall not be permitted.

h. Sign requirements within the district are as follows:

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

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

i. The 40% open space requirement of this zoning classification applies on the property subject to this ordinance to the entirety of the property zoned by this ordinance.

2. Prior to any new construction, or exterior remodeling or additions to any existing structure which exceed 10% of either the structure's size or assessed value for tax purposes, for any of the uses authorized by the attached Concept Plan, the property owner or the owner's designated representative shall submit a site plan in accordance with the requirements contained in Section 5.D.8 of the Comprehensive Zoning Ordinance, Ordinance No. 242A, as amended.

3. Prior to any new construction, or exterior remodeling or additions to any existing structure which exceed 10% of either the structure's size or assessed value for tax purposes, for any of the uses authorized by the attached Concept Plan, the property owner or the owners' designated representative shall submit a parking plan which shall include the following information: parking areas and lots, aisles and spaces, handicap spaces, fire and traffic lanes, crosswalks, sidewalks and other facilities for pedestrian circulation, and loading areas with typical dimensions and surface types. Existing parking on the property is permitted under this ordinance. New parking, if any, should be shown on the parking plan required by this section. New parking placed on the property by the owner which is not hard surfaced (concrete or asphalt), need not be striped unless required by state or federal law, or pursuant to fire safety regulations.

4. Outdoor events on the property shall not continue or extend past midnight on Sunday, Monday, Tuesday, Wednesday and Thursday nights and past 1:00 a.m. on Friday and Saturday nights.

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

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

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

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

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

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

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

APPROVED:

Paul Shultz
MAYOR

APPROVED AS TO FORM:

James E. Shultz
CITY ATTORNEY

ATTEST:

Merle D. Nease
CITY SECRETARY

Meeting Date: 07/24/2025 Item 5.

EXHIBIT "A"

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

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

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

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

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

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

Meeting Date: 07/24/2025 Item 5.

EXHIBIT "A"

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

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

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

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

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

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

Meeting Date: 07/24/2025 Item 5.

EXHIBIT "A"

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

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

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

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

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

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

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

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

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

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

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EXHIBIT "A"

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

TRACT A:

BEGINNING on the east line of F.M. Highway No. 2551 at an iron rod found marking the north line of aforementioned premises described and conveyed by deed recorded in Volume 748, Page 590;
 THENCE with said north line, South 89° 58' 00" East, 1,641.80 feet to an iron rod found marking the northeast corner of said premises;
 THENCE with the east line of said premises, South 0° 12' 15" West, a distance of 1,134.25 feet to an iron rod found for corner;
 THENCE parallel with the north line of the premises, North 89° 58' 00" West, a distance of 350.00 feet to an iron rod set for corner;
 THENCE North 0° 02' 00" East, a distance of 61.33 feet to an iron rod set for corner;
 THENCE parallel with the north line of said premises, North 89° 58' 00" West, a distance of 1,297.16 feet to an iron rod set on the east line of F.M. Highway No. 2551;
 THENCE with the east line of said highway, North 0° 30' 00" East, a distance of 1,072.96 feet to the place of beginning and containing 1,785.960 square feet or 41.000 acres.

TRACT B:

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

Meeting Date: 07/24/2025 Item 5.

THENCE South 89° 30' 00" West, a distance of 212.15 feet to an iron rod found for corner;
 THENCE South 0° 30' 00" East, a distance of 420.00 feet to an iron rod found on the south line of aforementioned parcel 4;
 THENCE with said south line, South 89° 30' 00" West, a distance of 1,492.52 feet to an iron rod found on the east line of F.M. Highway No. 2551;
 THENCE with the east line of said highway, North 1° 10' 30" East, a distance of 957.25 feet to an iron rod found marking the southwest corner of aforementioned parcel 5;
 THENCE with the south line of parcel 5, North 89° 51' 50" East, a distance of 823.61 feet to an iron rod found marking the southwest corner of parcel 5;
 THENCE North 0° 00' 00" East, a distance of 307.60 feet to an iron rod found marking the northeast corner of parcel 5;
 THENCE with the north line of parcel 5, South 89° 53' 00" West, a distance of 822.30 feet to an iron rod found on the east line of aforementioned F.M. Highway No. 2551;
 THENCE with the east line, North 1° 10' 30" East, a distance of 1,268.60 feet to the place of beginning and containing 5,059.662 square feet or 116.154 acres.

TRACT C:

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

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

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

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

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

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

LESS, SAVE and EXCEPT the following:

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

CONCEPT PLAN LEGEND

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

MAXIMUMS FOR PERMITTED USES

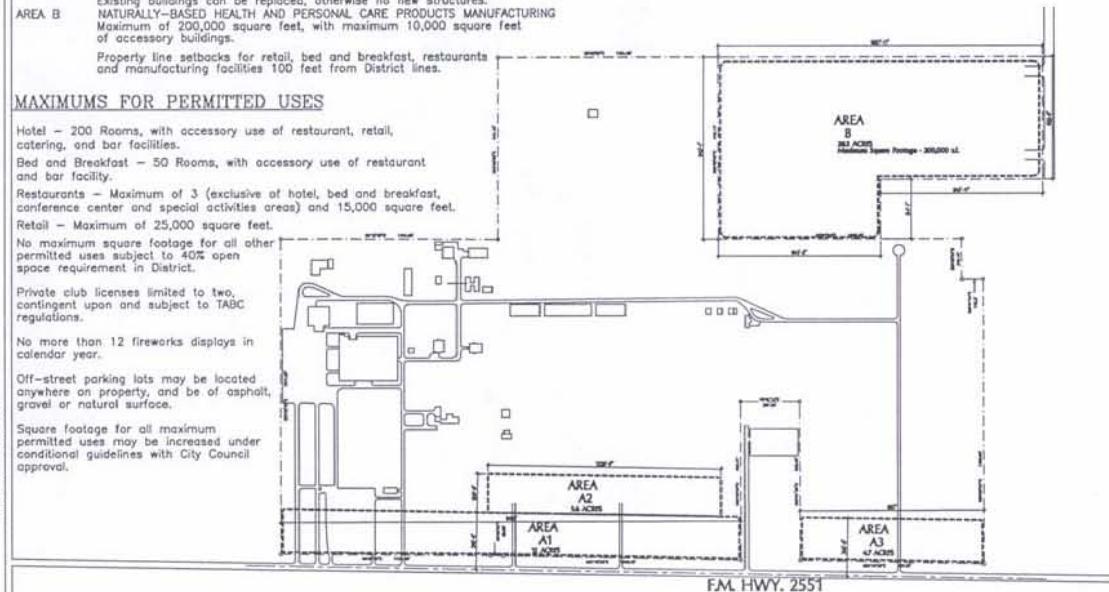
Hotel - 200 Rooms, with accessory use of restaurant, retail, catering, end bar facilities.
Bed and Breakfast - 50 Rooms, with accessory use of restaurant and bar facility.
Restaurants - Maximum of 3 (exclusive of hotel, bed and breakfast, conference center and special activities areas) and 15,000 square feet.
Retail - Maximum of 25,000 square feet.
No restaurants, food courts, or food facilities for all other permitted uses allowed to 40% open space requirements jo. District [] [] []

Private club licenses limited to two, contingent upon and subject to TABC regulations.

No more than 12 fireworks displays in calendar year.

Off-street parking lots may be located anywhere on property, and be of asphalt, gravel or natural surface.

Square footage for all maximum permitted uses may be increased under conditional guidelines with City Council approval.



CONCEPT PLAN

300447 4 1007 1007 4

BRINKLEY
SARGENT
ARCHITECTS

SOUTHFORK RANCH REZONING

REX & RUTH MAUCHAN

2010
CONCEPT
PLAN

BRINKLEY
SARGENT
ARCHITECTS

ATL1



Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	P&Z Commission
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared:	June 23, 2025
Exhibits:	<p>Exhibit(s) go/goes here.</p> <p><u>CHAPTER 153: SIGN CONTROL</u> (Hyperlink – Ctrl +click) <u>§ 153.01 PURPOSE.</u> <u>§ 153.02 APPLICATION JURISDICTION.</u> <u>§ 153.03 DEFINITIONS.</u> <u>§ 153.04 PROHIBITED SIGNS.</u> <u>§ 153.05 AUTHORIZED SIGNS.</u> <u>§ 153.06 NONCONFORMING SIGNS.</u> <u>§ 153.07 STRUCTURAL REQUIREMENTS.</u></p>	

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral]

SUMMARY

Please review the information provided. **Any additional summary goes here.**

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	07/17/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	07/ xx /2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	07/ xx /2025