

**ORDINANCE NO. 903**  
**(Comprehensive Plan)**

**AN ORDINANCE OF THE CITY OF PARKER, TEXAS, ADOPTING AN  
UPDATED COMPREHENSIVE PLAN FOR THE CITY OF PARKER;  
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE  
DATE.**

**WHEREAS**, the City of Parker ("City") desires to amend and restate the Comprehensive Plan of the City ("Plan") to recognize and respond to the realities of the past and projected growth of the City, the adjacent cities, and the nearby special districts; and

**WHEREAS**, the City of Parker Planning and Zoning Commission reviewed the proposed amended Comprehensive Plan; and

**WHEREAS**, the 2025 Comprehensive Plan is adopted by this Ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence and all other legal requirements have been met.

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

**SECTION 1.** The findings and recitations contained in the preamble of this Ordinance are incorporated herein by reference as true.

**SECTION 2.** The 2025 Comprehensive Plan sets a framework for future planning and decision making for the City of Parker.

**SECTION 3.** The Parker City Council adopts the 2025 Comprehensive Plan and is recommendations and implementation actions, as presented in Exhibit A.

**SECTION 4.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

**SECTION 5.** This ordinance shall become effective immediately upon its passage and approval.

**PASSED AND APPROVED** by the City Council of the City of Parker, Texas, this 21<sup>ST</sup> day of October, 2025.



**APPROVED:**

A handwritten signature in blue ink, which appears to read "Lee Pettie", is written over a horizontal line.

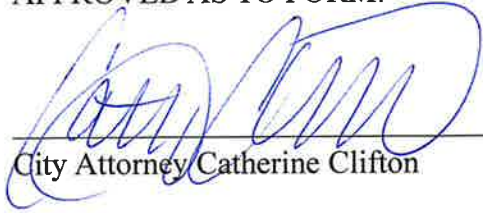
Lee Pettie, Mayor

ATTEST:



Patti Scott Hull, City Secretary

APPROVED AS TO FORM:



City Attorney Catherine Clifton



# **2025 Comprehensive Plan**

# ACKNOWLEDGEMENTS

## Mayor & Council

Lee Pettle, Mayor

Buddy Pilgrim, Mayor Pro Tem

Billy Barron, Councilmember

Roxanne Bogdan, Councilmember

Colleen Halbert, Councilmember

Darrel Sharpe,, Councilmember

## Planning & Zoning Commission

Russell Wright, Place One, Chairperson

Joe Lozano, Place Two, Vice Chairperson

Wei Wei Jeang, Place Three, Secretary

Lucy Estabrook, Place Four. Voting Member

Lynnette Ammar, Place Five, Voting Member

Larkin Crutcher, Alternate One

Jasmat Sutaria, Alternate Two

Rajiv Gaiind, Alternate Three

## COMPREHENSIVE PLAN COMMITTEE

Cindy Meyer, Former Councilmember/Mayor Pro Tem

Randy Kercho, Former Councilmember

Wei Wei Jeang, Planning & Zoning Commission

Lucy Estabrook, Planning & Zoning Commission

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## CHAPTER 1: INTRODUCTION



Parker is a gem among neighboring cities where high-density developments and traffic congestion have dominated their once tranquil neighborhoods.

Parker residents are passionate about their city. Residents love the country atmosphere with large lots and quiet neighborhoods tucked away from the hustle and bustle; while having easy access to nearby shopping, restaurants and entertainment. With its semi-rural setting, Parker offers a high quality of life, low crime rate, and family-friendly neighborhoods ideal for outdoor activities.

Parker is a Type A General Law City. In October 2020, the Home Rule Charter Commission voted to disband, keeping Parker as a General Law City. As such, the mayor is the Chief Executive Officer, where the city is governed through ordinances and resolutions adopted by the city council. While many functions are set by law, others may be established as a matter of custom or policy.

One of our city's most valued qualities is the commitment by our residents to retain our small-town feel. Volunteerism and generosity are more than words in Parker, it's what pulls the community together for the good of all the residents.

Parker's charm makes us a unique city in North Texas. With that in mind, traditions and characteristics are woven into this Plan with the objective of retaining our Uniquely Country atmosphere well into the future.





## CHAPTER 2: PAST AND FUTURE OF PARKER

### HISTORICAL CONTEXT

In the early 1800's, the area that is now Parker was covered with prairie grass. The grass was so high and thick that the first settlers here had to burn their fields two years straight to prepare the land for farming.

John W. Parker was the first known settler. Our city was named for his son, William C. Parker. Other original settlers include the Dillehays, Gregorys, Hogges, and McCrearys.

Parker's first community school was in the home of Comfort McMillen, founder of Corinth Church. As the number of families and children grew, another school became necessary. Desiring a nearby school for their children, James and Margaret Stinson donated land for a school known as "Who'd a thought it" School, which opened in 1880, west of Bois D'Arc Lane.

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



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

In the 1880's, the St. Louis and Southwestern Railroads planned a route through Parker and town lots were subsequently laid out. Later, the railroads decided to lay tracks through Wylie instead of Parker. With this, Parker's prospective business boom faded.

Parker's one and only post office opened in 1888. It was short-lived, closing its doors in November 1900. One store, and a population of 50, was reported in 1910, growing to three businesses and 86 residents by 1940.

In 1948, the Parker School was sold and the schoolhouse was torn down. Most students transferred to Plano to continue their education. Today, the city's school districts are divided between Plano and Allen ISDs. Areas in the Allen ISD include the north section of the Knolls, Parker Ranch 1, 2, 3, 4A, and 4B; Parker Village, Parker Lakes 1, 2, and 3A north of Dumont, and Kings Crossing 1, 2, and 4.

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



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

## PARKER'S VISION STATEMENT

*In Parker, "Uniquely Country" is not just a motto but a way of living. The City of Parker strives to provide a laid-back, country lifestyle that places emphasis on our residential large lot community.*

*Our country roads will take you past open spaces, livestock and equestrian properties, and numerous family-friendly neighborhoods. Limited commercial zoning provides a quiet residential community that is an oasis amidst other high-density cities.*

*Parker's proximity to nearby services and amenities provide the benefit of large city conveniences with the charm of a small-town country lifestyle.*



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



## CHAPTER 3: THE PLAN FRAMEWORK & PROCESS

The objective of this Comprehensive Plan is to capture the shared vision of our City's future, reflecting residents' input and common values. Most importantly, it will provide a road map for future land use, transportation issues, open spaces, our environment, utilities and city services.

This Plan will serve as the framework to facilitate and influence consistent decision-making policies, particularly during growth periods and leadership changes. It will be the blueprint for safeguarding the general welfare of Parker residents.

The information presented in this plan reflects data gathered from 2020 – 2024 unless otherwise noted.

### REGULATORY AUTHORITY

The governing body of a municipality may adopt a comprehensive plan for long-range development and infrastructure needs of the city. A municipality may define the content and design of the plan to suit the city's needs.

The State of Texas, Local Government Code Chapters 211, 212, and 213, gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan.

A municipality may define in its charter or by ordinance, the relationship between a comprehensive plan and development regulations, along with standards for determining the consistency between the plan and development regulations. Land use assumptions adopted in a manner that complies with Chapter 395, Subchapter C, may be incorporated in the comprehensive plan.

This Plan, Ordinance No. 903, supersedes all previous plans.

## VISION – PLAN – ACTION

To achieve Parker’s long-term vision, the Plan identifies key challenges and opportunities. More importantly, it defines clear goals with both long- and short-term objectives. It incorporates historical, physical, social and environmental data.



The purpose is to manage growth wisely, minimize conflicts in land use, and provide efficient delivery of public services over the next 10-year period (2024-2034). It establishes a solid basis for adopting, approving or enacting local ordinances and regulations.

The Comprehensive Plan will be used as a guide for city staff, citizens, decision-makers, Planning & Zoning and the City Council to achieve unified goals while promoting the health, safety and welfare of residents.

## BUILDING ON PAST PLANNING EFFORTS

Incorporation of the City of Parker took place on March 22, 1969. The first zoning and subdivision ordinances were adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

The City adopted a Comprehensive Plan, Ordinance 242A, on January 13, 1987. On June 6, 2000, Comprehensive Zoning Ordinance 483 was adopted. In March 2015, Ordinance 721 amended and restated the Comprehensive Plan by adopting a series of maps including Annexation/Boundary, Zoning, and Thoroughfare.

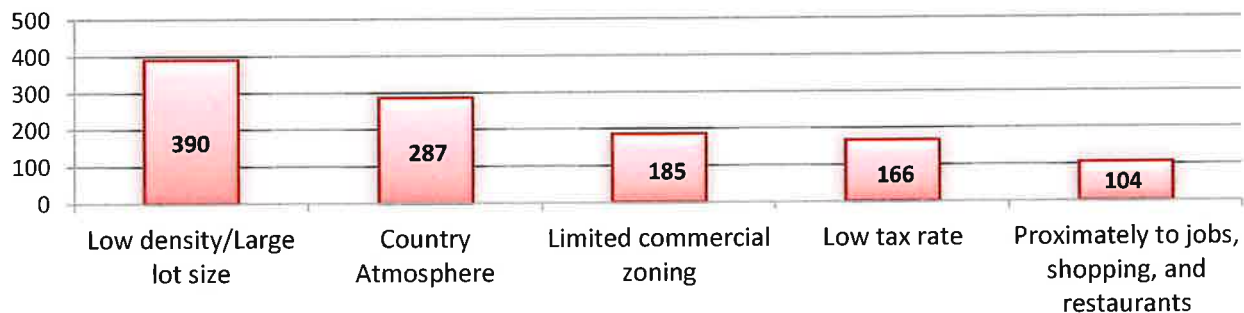
## COMMUNITY ENGAGEMENT

The City conducted an outreach campaign in February 2023 to obtain residents' participation and feedback. The short survey consisted of eleven questions and was promoted through multiple communication channels including the City of Parker website and City email blasts. Additionally, a request for citizen participation appeared on residents' water bills. During the participation period, 429 responders provided input.

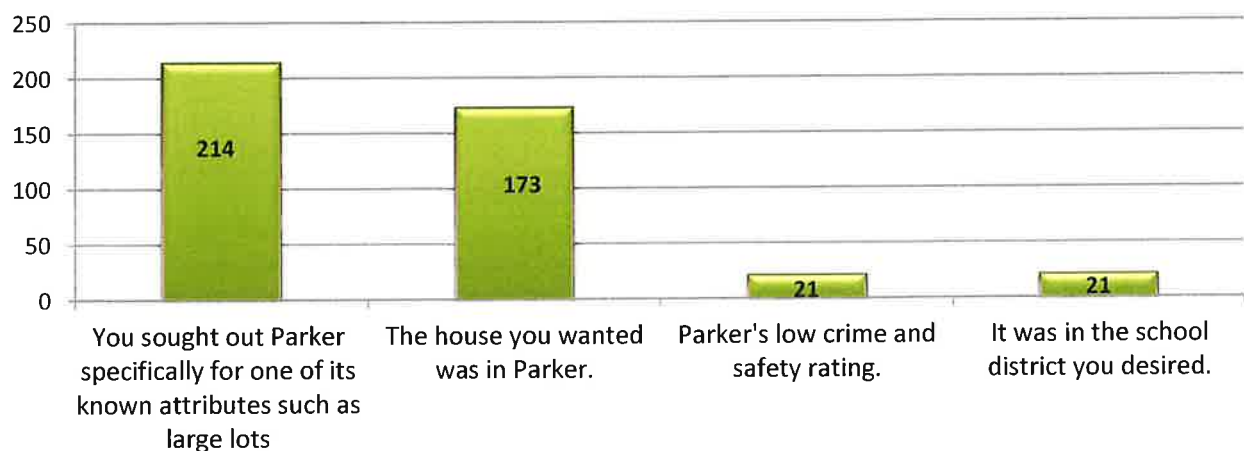
Overwhelmingly, residents indicated low density/large lot size and the country atmosphere to be what they liked most about Parker. They also indicated they sought out Parker specifically, followed by the house they wanted was in Parker.

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

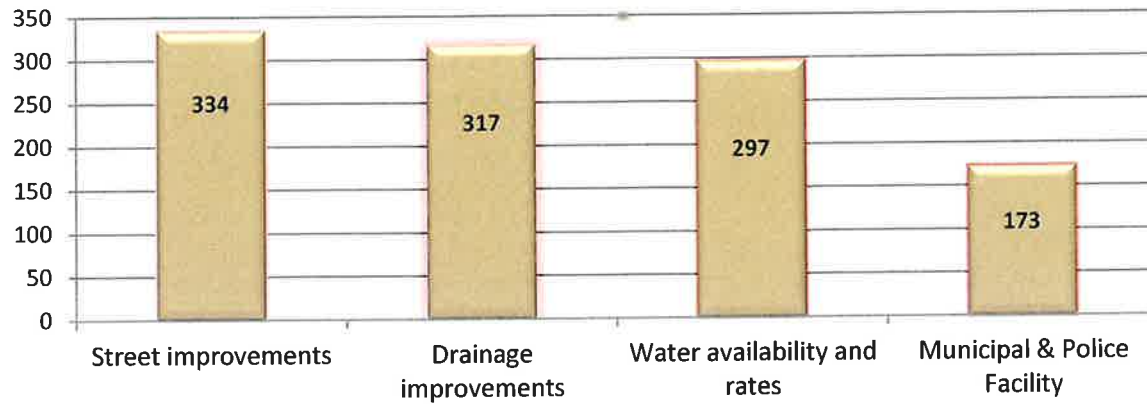
### What do you like most about Parker? (choose your top 3)



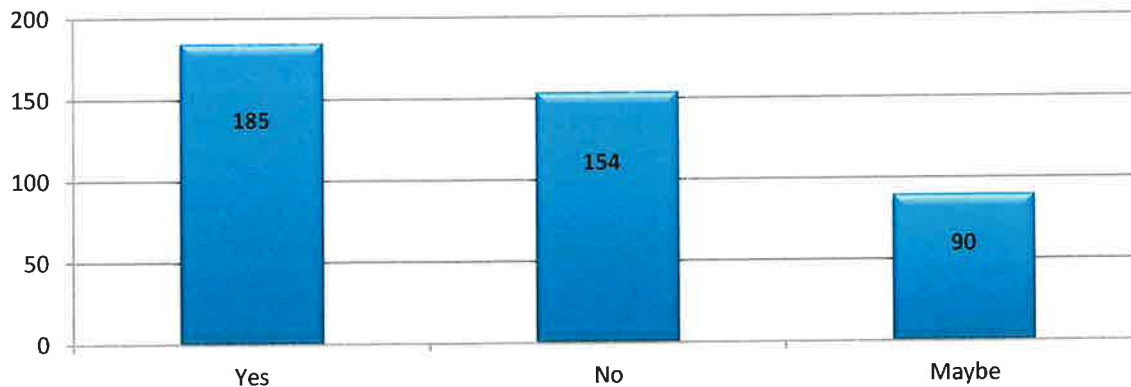
### What was the primary reason you chose Parker? (choose one)



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



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



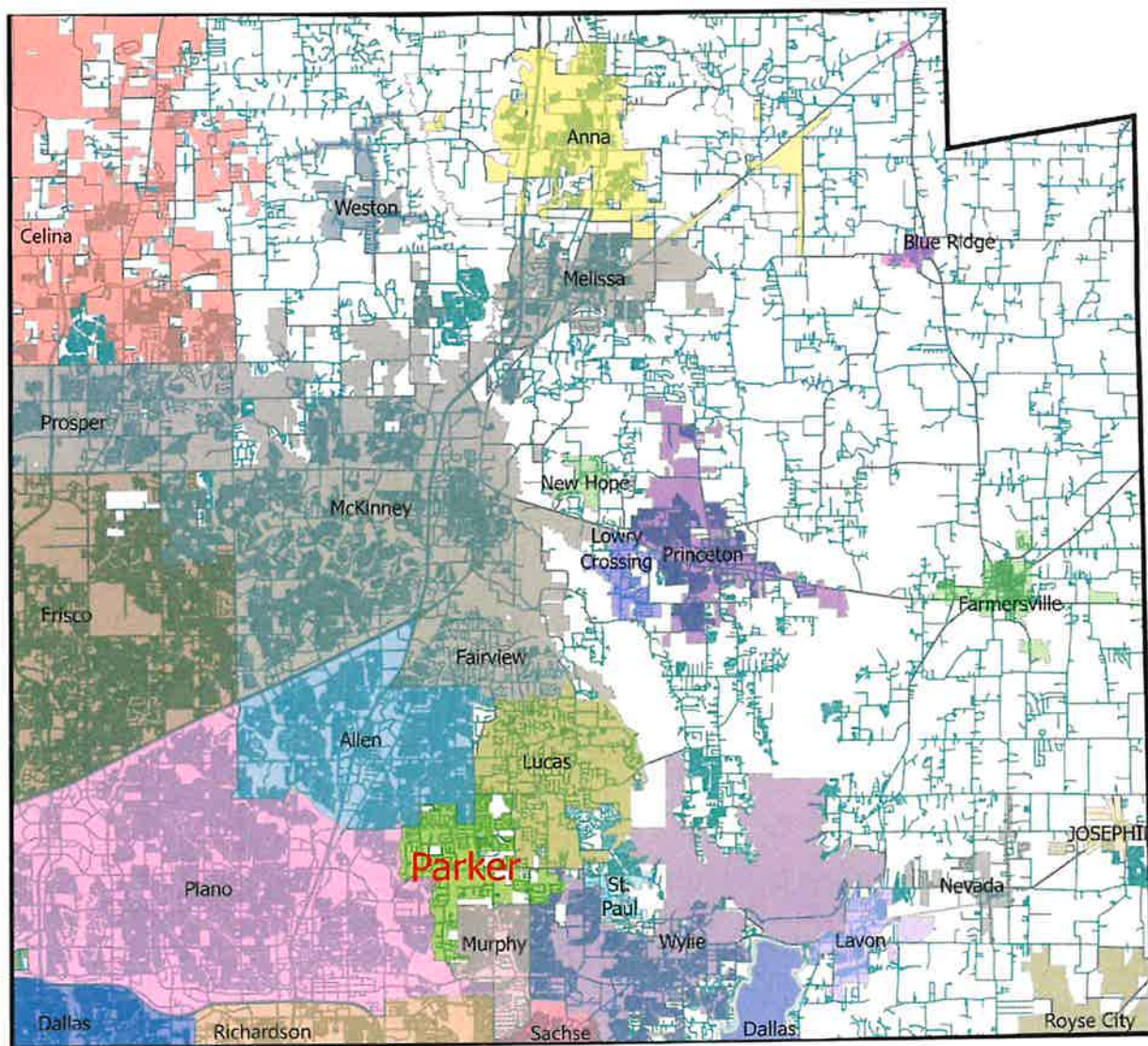


## CHAPTER 4: GEOGRAPHIC & DEMOGRAPHIC INFLUENCES

### THE CITY OF PARKER

Parker is located in south-central Collin County, with Dallas and Rockwall Counties to the South, Grayson County to the North, Denton County to the West, and Hunt County to the East. The City of Parker covers approximately 8.6 square miles (5,504 acres), with an elevation of 604 feet.

Neighboring cities include: Plano, Allen, Lucas, Wylie, and Murphy.



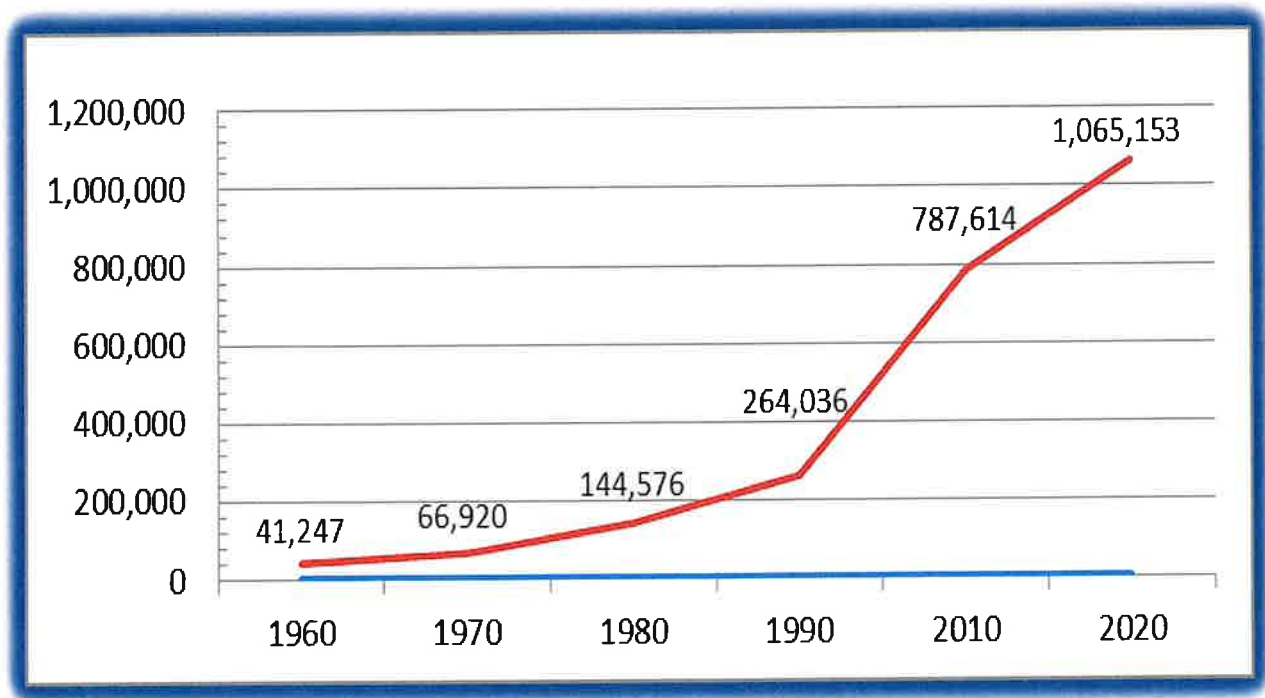


## COLLIN COUNTY

The county has seen tremendous growth since the mid-1990's. During the next three decades, Collin County is projected to be in the top three fastest growing counties in the nation, far out-pacing the Dallas-Fort Worth region in general.

Prior to the year 2000, eastern Collin County had a substantially lower growth rate than the western sections of the county. As build-out in the western sections progressed, it continually pushed growth toward the central and eastern side of the county, where land accessibility and real estate costs were lower. During the last two decades, Parker experienced a growth surge, primarily due to the availability and development of large tracts of land.

Collin County is one of the fastest growing counties with an average annual growth rate of three percent over the last 60 years. As the trend continues, the county's population will exceed 1.5 million residents by 2030.



## COMPARISON OF PARKER TO COLLIN COUNTY

|                                | City of Parker | Collin County |
|--------------------------------|----------------|---------------|
| Population                     | 5,462          | 1,158,696     |
| Average Household Size         | 3.37           | 2.79          |
| Average Wealth Indicator*      | 236            | 137           |
| Owner Occupied Homes           | 94%            | 61.30%        |
| Average Home Value**           | \$1,061,764    | \$434,004     |
| Housing Affordability Index*** | 169            | 124           |

Source: 2020 Census Data

\* Wealth Index is based on number of indicators including: household income, net worth, material possessions and resources published after the 2020 census.

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

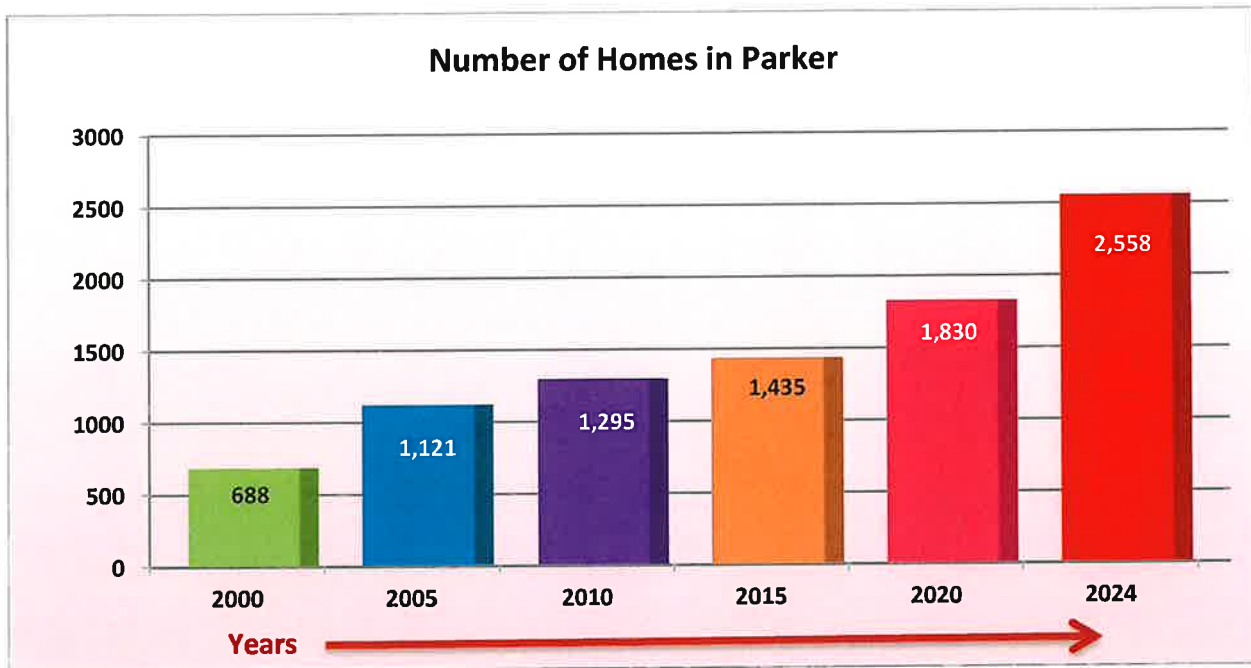
\*\*\* A Housing Affordability Index base of 100 indicates a resident, with a median household income, can qualify to purchase a median priced home.

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

## PARKER'S POPULATION

As of December 2023, Parker's population was 6,165.

As we continue to grow, the demand on our city facilities, city administration, public works, fire, police, roads, drainage, water system, along with park and recreational facilities will increase. Over the next twenty years, Parker may reach build out.



According to the population analysis performed by Parker's city engineer for the Water Impact Fee Report, the City's population could increase to 8,710 over the next 10 years.

## CHAPTER 5: LAND USE

The first subdivision was constructed prior to the incorporation of the city. As a result, the need arose to incorporate the city for the purpose of directing and controlling future growth.

Parker's first zoning and subdivision ordinance was adopted in 1971. In 1973, temporary comprehensive zoning and subdivision ordinances were adopted to define growth areas and procedures for land use administration.

In 1980, new comprehensive zoning and subdivision ordinances were enacted, superseding the previous ordinances of 1970 and 1973.

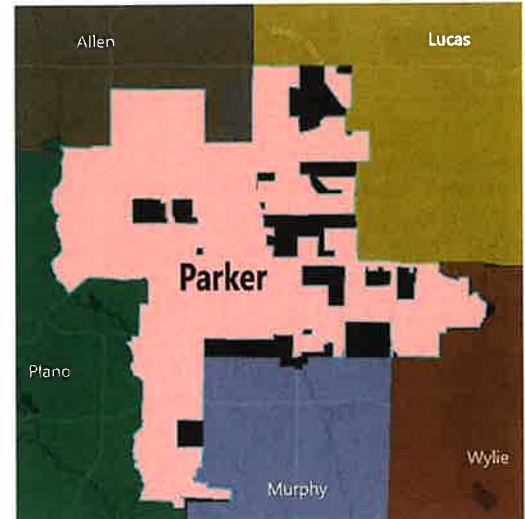
In August 2022, Parker's Code of Ordinances, Chapter 156 Zoning was revised, approved and enacted.

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

### EXTRA TERRITORIAL JURISDICTION

Parker continues to have pockets of ETJ land as indicated in black on the map. Currently, the ETJ covers approximately 1,085 acres of land within the outline of Parker's city boundary. Parker's Extraterritorial Jurisdiction (or unincorporated areas) are contiguous to the corporate boundaries of Parker and located within one mile of those boundaries.

In 2019, the Texas Legislature passed HB 347 enacting a statewide ban preventing Texas cities from annexing property without the owners' consent.



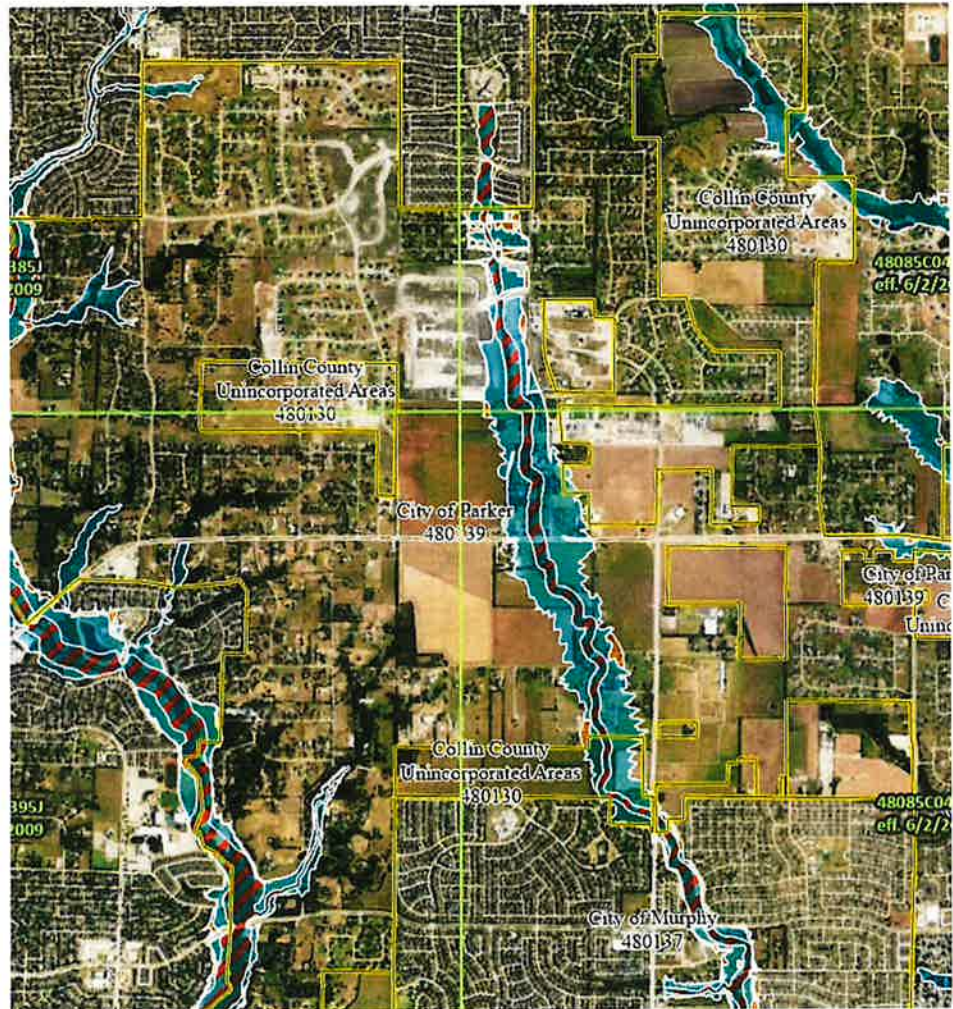


## ENVIRONMENTAL ELEMENTS

**Flood Plains:** Two major flood plains pass through Parker. At the western edge of the city, Cottonwood Creek forms a boundary between Parker and Plano, as it continues into a basin near Pecan Hollow Municipal Golf Course in Plano.

Maxwell Creek enters Parker on the west side of Dillehay (FM2551), crosses FM2551 and continues through the city, exiting near Hogge Road/Murphy city limits. Prior to Parker's Land Use and Subdivision Control Enactment, homes were built within the two flood plain areas. Currently, the city requires developers to perform a comprehensive drainage analysis study prior to plat approval.

New developments that cross flood plains must compensate for potential drainage problems. However, all areas of the city are impacted with drainage problems after heavy rain. Over time, silt buildup may pose problems for homeowners. It is the responsibility of every homeowner to monitor and maintain proper drainage, which impacts both them and their neighbors.



**Soil Types:** Texas is home to over 1300 soil types and 21 different soil regions. Collin County is in soil region #15 referred to as Blackland Prairie and composed of primarily various clay-based soils. Parker is predominately Houston Black Clay which is comprised of alkaline clays and soft chalk.



## CHARACTER OF PARKER NEIGHBORHOODS

Throughout its history, Parker has maintained the small-town feel and charm by encouraging developments to maintain a connection to the community's rural roots.

In a survey of residents, 91% of participants felt low density/large lot size was a top priority. Additionally, 67% indicated Parker's country atmosphere was what they enjoyed the most.

Areas of winding country roads dotted with beautiful estate homes contrast with new subdivisions which replaced farm fields of the past, creating an appeal that is unique to Parker.



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



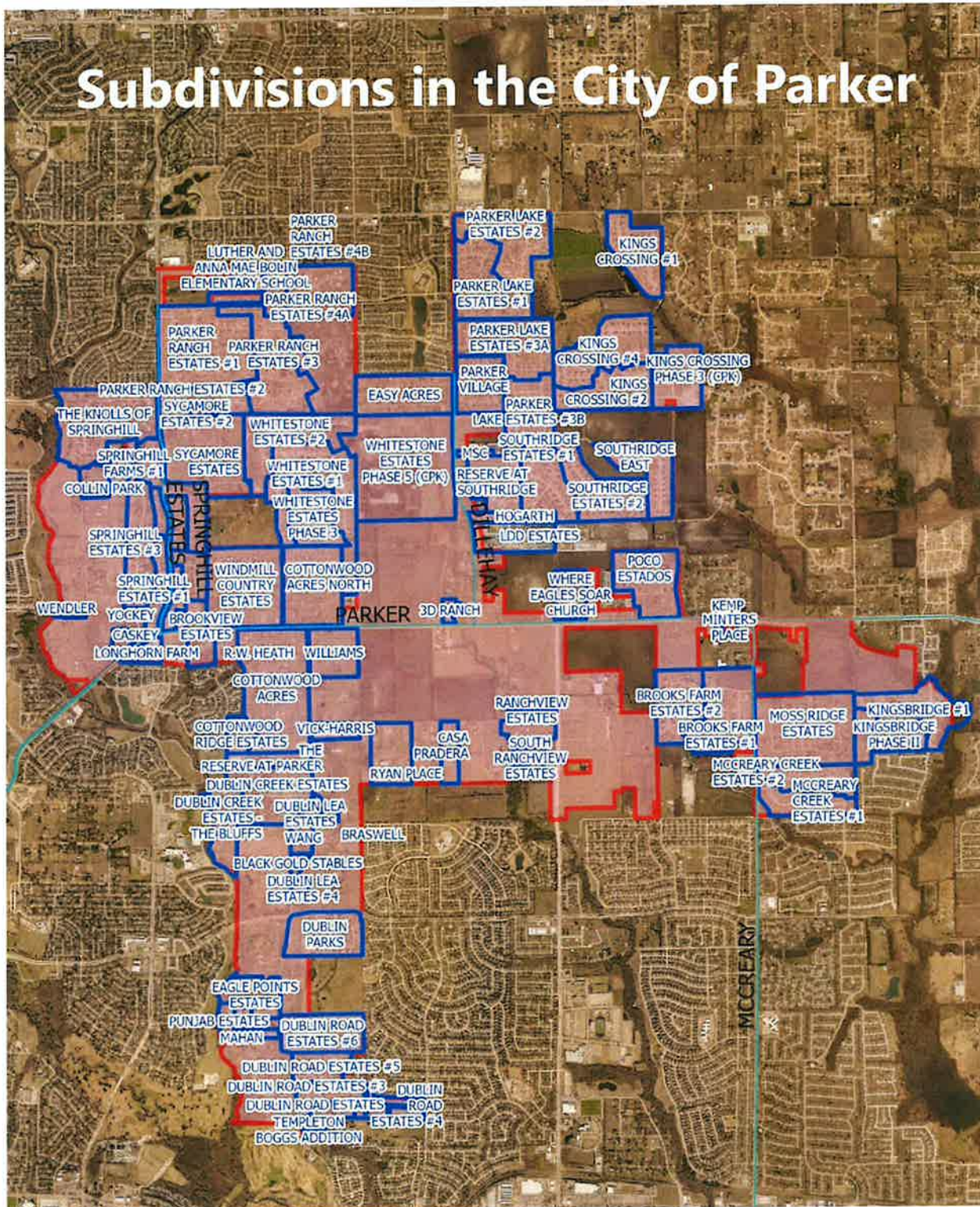
## CURRENT SUBDIVISIONS WITHIN PARKER

Source: Collin County CAD

|  |  |
|--|--|
| 3D Ranch - 5.7 acres (2 lots)                        | Moss Ridge – (51 Lots)                                 |
| Andy's Lane – 9.6 acres (52 sites)                   | McCreary Creek – Phase 1 (38.2 acres)                  |
| Black Gold Stables – 5 acres (2 Lots)                | McCreary Creek – Phase 2 (39 acres) 2012               |
| Braswell – 6 acres ( 1 Lot)                          | Moore – 2.6 acres (1 Lot)                              |
| Brooks Farm Estates 1 -69.2 acres (40 Lots)          | Parker Lakes Estates, Phase 1- 78.7 acres (87 Lots)    |
| Brooks Farm Estates 2 – 51.1 acres (33 Lots)         | Parker Lakes Estates, Phase 2- 70.1 acres (81 Lots)    |
| Brookview Estates – 10.1 (5 Lots)                    | Parker Lakes Estates, Phase 3A- 76.4 acres (63 Lots)   |
| Casa Pradera Addition – 18 acres (2 Lots)            | Parker Lakes Estates, Phase 3B- 56.1 acres (47 Lots)   |
| Caskey Addition – 1.7 acres (1 Lot)                  | Parker Ranch Estates, Phase 1 - 121.78 Acres (67 Lots) |
| Crepe Myrtle Hill - (4 Lots)                         | Parker Ranch Estates, Phase 2 - 38.7 Acres (15 Lots)   |
| Collin Park – (11 Lots)                              | Parker Ranch Estates, Phase 3 - 101.1 Acres (56 Lots)  |
| Cottonwood Acres North - (42 Lots)                   | Parker Ranch Estates, Phase 4A - 55.03Acres (32 Lots)  |
| Cottonwood Acres – (37 Lots)                         | Parker Ranch Estates, Phase 4B - 19.12 (14 Lots)       |
| Cottonwood Ridge – 16.4 acres (5 Lots)               | Parker Ranch Estates, Phase 5 – 84.2 Acres (37 Lots)   |
| Dublin Creek Estates - (17 Lots)                     | Parker Village – 45.2 Acres (35 Lots)                  |
| Dublin Creek “The Bluffs “– 42.2 acres (12 Lots)     | Poco Estados – 63.7 Acres (32 Lots)                    |
| Dublin Lea Estates – 21.7 acres (2 Lots)             | Punjab Estates – 17.5 acres (3 Lots)                   |
| Dublin Lea Estates #4 – 2.8 acres ( 1 Lot)           | Ranchview – (13 Lots)                                  |
| Dublin Road Estates - (5 Lots)                       | Reserve at Parker –20.7 Acres (7 Lots)                 |
| Dublin Road Estates #2 - 16.2 acres (11 Lots)        | Reserve at Southridge – 45.5 Acres (31 Lots)           |
| Dublin Road Estates #3– 21.9 acres (10 Lots)         | Ryan Place – 41.2 Acres (5 Lots)                       |
| Dublin Road Estates #4 - 8.3 acres (8 Lots)          | South Ranchview Estates – 11.4 Acres (4 Lots)          |
| Dublin Road Estates #5 – 28.5 acres (17 Lots)        | Southridge East – 50 Acres (39 Lots)                   |
| Dublin Road Estates #6 (Edgewater) – 53.6 acres (32) | Southridge Estates Phase 1– 57 Acres (41 Lots)         |
| Dublin Parks Estates Addition – (35 Lots)            | Southridge Estates Phase 2 – 66.5 acres (55 Lots)      |
| Eagle Points Estates – 15.2 acres (6 Lots)           | Springhill Estates Phase 1- 60.3 acres (40 Lots)       |
| East Ridge – (41 Lots)                               | Springhill Estates 2 – (23 Lots)                       |
| Easy Acres – 63.6 acres (63 Lots)                    | Springhill Estates 3 – 57.3 Acres (32 Lots)            |
| RW Heath – 14.6 Acres (2 Lots)                       | Springhill Farms #1 -58.2 Acres (23 Lots)              |
| Hogarth – 102.2 Acres (1 Lot)                        | Sycamore – (27 Lots)                                   |
| Knolls of Springhill – 104 acres (70 Lots)           | Sycamore Estates - (19 Lots)                           |
| Kings Crossing Phase 1 - -52.6 acres (38 Lots)       | Templeton Boggs Addition – 5.6 Acres (1 Lot)           |
| Kings Crossing Phase 2 - 56.1 acres (46 Lots)        | Vick-Harris – 9 Acres (2 Lots)                         |
| Kings Crossing Phase 3 - 48.8 acres (38 Lots)        | Wang Addition – 6 Acres (3 Lots)                       |
| Kings Crossing Phase 4 - 71.3 acres (59 Lots)        | Whitestone Estates, Phase 1 - 104.5 Acres (78 Lots)    |
| Kings Crossing Phase 5 – 49.58 acres (36 Lots)       | Whitestone Estates, Phase 2 - 75.6 Acres (37Lots)      |
| Kings Bridge Phase 1 - 59.5 acres (33 Lots)          | Whitestone Estate, Phase 5 -176 Acres (95 Lots)        |
| Kings Bridge Phase 2 - 44.4 acres (28 Lots)          | Williams 160.1 Acres (8 Lots)                          |
| Longhorn Farm – 9.9 acres (2 Lots)Mahan Addition –   | Windmill Country Estates - (43 Lots)                   |
| Mahan Addition – 6.9 acres (2 lots)                  | Yockey – 3.1 Acres (3 Lots)                            |



# Subdivisions in the City of Parker



10/2023

## CHAPTER 6: STRATEGIC GROWTH

### FUTURE DEVELOPMENT CAPACITY

The City of Parker is 8.6 square miles, which is approximately 5,504 acres. Approximately 83% has either been developed or under a development agreement. Currently there are 1,085 (+/-) acres in our Extra Territorial Jurisdiction.

There are several subdivisions in the process of being developed under the agreements of 2007, 2013, and 2016 with the Warner Group. These include phases of Whitestone and Kings Crossing.

The Development Agreement with the Warner Group also includes an undeveloped tract of land (117.39 acres), in the Northeast part of the City's ETJ (Bidell Tract). Annexation of this land will be undertaken only in accordance with a petition submitted by the Bidell Family or the Developer. The 2007 Developer Agreement allows for a minimum of one-acre lots.

All future developments in Parker require a two-acre minimum lot size (Ordinance 820, Chapter 156, zoning amended August 2022). Future land incorporations and developments must reflect our existing land and improvement ordinances.

Aside from property already under contract, Parker's future growth would stem from the 1,085 acres in Parker's ETJ. These remaining tracts, if incorporated into the city, would equate to approximately 400 (+/-) additional two-acre home sites.

### COMMERCIAL DEVELOPMENT

Included in the Developer's Agreement of 2007 with the Warner Group, an eight-acre tract was carved out in King's Crossing (corner of Lewis Road and Lucas Road), designated as commercial, with special restrictions and allowable uses.

The agreement specifies the allowable business types, along with specifics on materials, building style, landscape and buffering. To-date, this commercial parcel has not been developed.

Additionally, there are commercial businesses within Parker's ETJ, but outside of the city limits. Future commercialization of the ETJ is likely as the area population increases along with service demands and land value.



## COMMERCIAL ETJ LAND\*

Within the 1,085 (+/-) acres remaining in Parker's ETJ, there are currently approximately 63 acres with commercial businesses present. These include:

- (3) RV Storage facilities, Parker Road - 20 acres
- (2+) Sports businesses – Dillehay - 3.3 acres
- (2) Fireworks businesses – Parker Road (part of larger tract)
- (1) Overnight Truck Parking - Dillehay - 31.6 acres
- (1) Office/warehouse complex – Dillehay - 3.3 acres
- (1) Stone Company – Dillehay - 4.9 acres

\*2024



## CHAPTER 7: CITY OWNED PROPERTY AND SERVICES

Excluding right of ways, the City of Parker owns a total of 35.58 acres, which includes the property at City Hall, the Preserve (adjacent to City Hall), along with property for a future water tower in the far northwest part of the city.

### CITY HALL

In 1980, the City of Parker constructed a Community Building to provide a place to conduct city business and citizen meetings. At that time, the city employed two full-time staff members, a city administrator, four part-time staff members, a part-time building inspector, one police officer and a court clerk.

In 2000, funded by a Certificate of Obligation, the community building was expanded at both ends to accommodate room for additional staff and enlarged the council chambers. It was estimated that the addition and renovation of the building would adequately serve the city for the next 10-year period.

Today, 24 years later, having outgrown the present facilities years ago, Parker City Hall hasn't changed. There is inadequate room to properly conduct the operation of our city and hire additional staff members necessary to service the citizens of Parker.

The city initiated three architectural designs and two bond proposals (2020 for 9.5MM and 2023 for 8.63MM); where residents declined the opportunity to build a new city building while bond interest rates were as low as 3 percent and 4.3 percent respectively.



## **CITY ADMINISTRATION**

Currently, Parker has nine administrative employees:

- City Administrator
- Assistant City Administrator & City Secretary
- Deputy City Secretary
- Director of Finance /Human Resources
- Administrative Assistant to Director of Finance/Human Resources
- Court Clerk
- Utility Billing & Payments
- Permit Clerk
- Administrative Assistant for Public Works

\*Retained Attorney and City Engineer offices at city hall when necessary.

## **GOALS AND OBJECTIVES AFFECTING CITY GOVERNMENT**

As the city continues to grow, so will the need for additional personnel. Lack of space limits the city's ability to attract and retain personnel needed to provide residents the service levels our community requires now and in the future. It will take a united effort to remedy the situation.

## PARKER FIRE DEPARTMENT

In 1971, the city began with a Fire Marshall primarily for issuing permits and building inspections. In January 1982, the City Council voted to fund the establishment of the City of Parker Volunteer Fire Department. The Parker Volunteer Fire Department officially became functional in May 1983. A fire station was built next to the community building which housed fire trucks along with three pieces of firefighting equipment. Parker had 22 volunteer firefighters serving the city. Several years later, the building was insufficient for all the vehicles, equipment, and personnel. The fire department moved to a larger metal building, pictured to the right. Today, this same structure houses our Public Works Department.



As the city grew, residents approved the funding for a new 15,000 square foot fire station and separate police facilities. The fire station was completed in 2009, however, the police facility was not built.



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

In addition to Parker's own resources, the city has automatic mutual aid agreements with the adjacent municipalities of Lucas, Fairview and Wylie, who will respond to structure fires in any of the cities. Parker Fire Department has mutual aid agreements with all surrounding cities which respond when requested. Response times along with the type of service required are monitored and reported.



The Parker Fire Department has an ISO (Insurance Services Office) ranking of 2. Fire departments are assigned a score between 1 and 10, with 1 being the highest. A well performing fire department ensures community safety and contributes to more affordable insurance rates for residents.

Fire Department vehicles equipped to serve Parker's residential community:

- Velocity-Aerial Ladder Truck – 2018. (Longevity estimate: 25 years of service)
- Pumper Fire Truck – 2002. New replacement approved 2023-24 budget for a new Fire Engine due in 2026. (Longevity estimate: 25 years of service)
- Wildland/Grass Firefighting Truck -1995. New replacement approved 2023-2024 budget. The new brush truck is due for delivery in Summer 2024. (Longevity estimate: 15 years of service)
- Chief's Command & Control SUV- 2014 (Longevity estimate: 15 years of service)
- Pickup Truck – 2010. (Longevity estimate: 10 years of service)

## PARKER POLICE DEPARTMENT

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

In 1986 the City hired our first full-time Police Chief. A police force of one wasn't adequate to meet the growth of the city, and soon after, additional officers were hired. By 2006, the police department had four police vehicles and operated 24/7. Today, the Police Department operates 24/7, with 12 officers and six vehicles.

Originally, Parker's Police Chief had an office at City Hall next to the council chambers. As additional officers were hired, room to operate a larger staff became a necessity. When the new Fire Station was completed, the old fire station was renovated to house Parker's Police Department. The Department remained in that metal building until 2016 when a flood resulting in black mold, forced the department out for health and safety reasons.

In August 2016, a mobile modular building was leased to house the Police Department for an estimated time of 48 months. The lease cost was \$37,251 plus \$2,200 per month. The plan was to give City Council ample time to design and build a new facility for police and city hall. Through 2023, the city has spent in excess of \$200,000 for a leased modular building requiring on-going repairs. In February 2024 the city council voted to purchase the modular building.





## PUBLIC WORKS/WATER DEPARTMENT

Public Works/Water Department, originally a staff of two, worked out of the municipal building until the staff grew and they moved into the Parker's old fire station/old police station. Today, Parker's Public Works and Water Department has a staff of eight.

A new facility for the water department is currently in the planning phase. The structure will be at the new Pump Station on Dillehay and will be designed to house both the water department staff and equipment securely.



Public Works positions who office at City Hall include:

- Director of Public Works
- Storm Water Inspector & Code Enforcement
- Building Inspector

The remaining five water department personnel currently use the old fire/police metal building for office and equipment storage.

## CHAPTER 8: PARKS, TRAILS AND OPEN SPACES

### INTRODUCTION

In 2002, the City of Parker purchased 19 acres of natural habitat adjacent to City Hall which is called “The Preserve.” Almost the entire area lies in the flood plain of Maxwell Creek with the degree of flooding related to rainfall intensity. The area has a natural pond and a wide variety of native vegetation and trees. Parker’s objective in this area is to preserve the natural environment and native ecosystems.

A portion of the property directly to the east of City Hall is used for Parker’s Living Tree Legacy Program. Each tree planted has a dedication marker. Trees are sponsored by residents who wish to commemorate, honor, memorialize or recognize a family-member or resident.



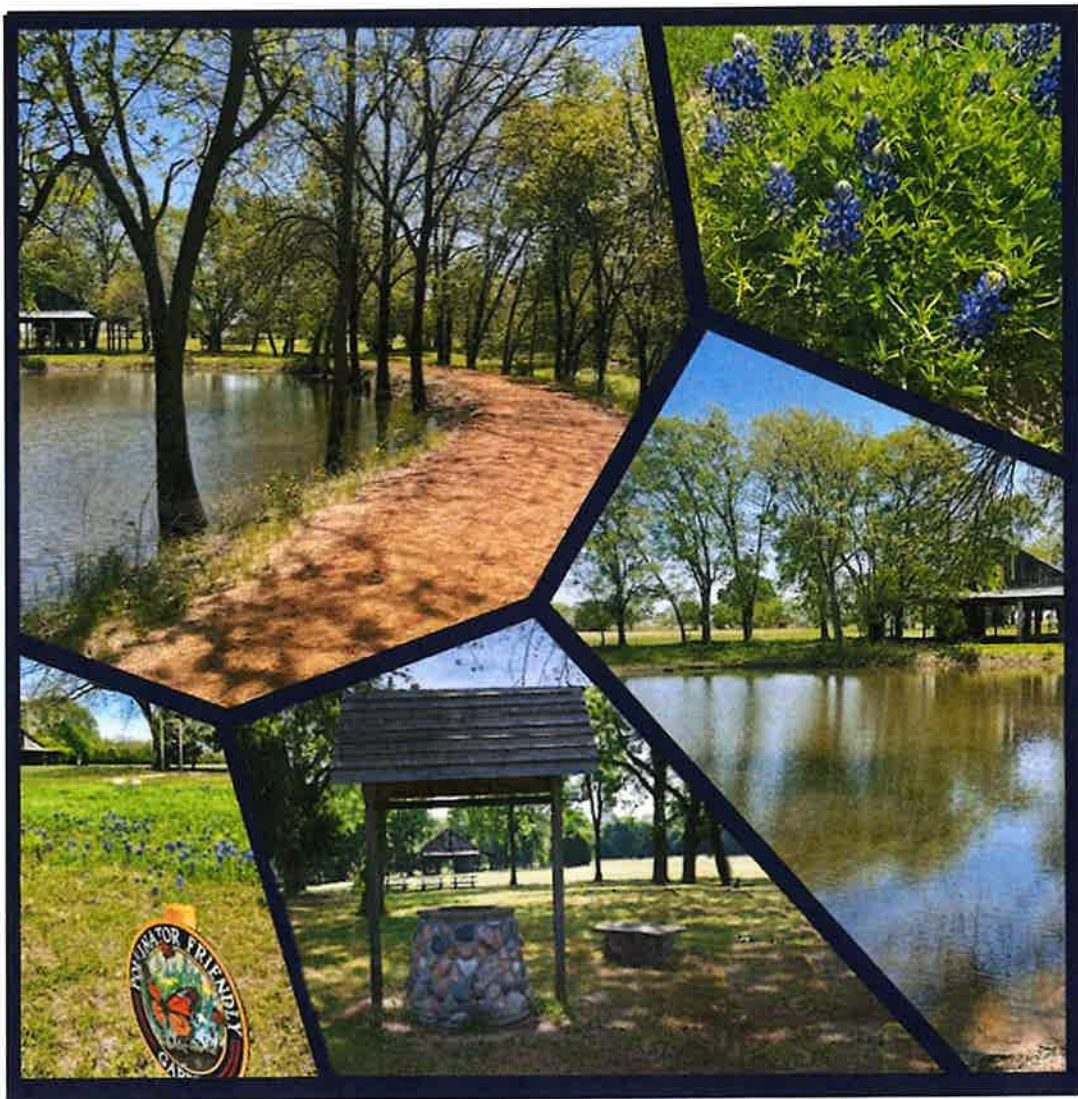
Parker has a relatively low percentage of land dedicated to open spaces. Although late in the game, future development should include sufficient open green spaces for the community.

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

## PARKS, RECREATION AND OPEN SPACES

In 2019, the City of Parker re-commissioned Parks & Recreation. The commission members are appointed into office by the city council. P&R commission members consist of residents willing to take an active role in maintaining and enhancing city property for the enjoyment of Parker residents.

Occasionally the city provides funding for upgrades to The Preserve. Some of the past improvements include a walking path (partially concrete, partially gravel), gazebo repair, garden and wildflower areas, along with necessary repairs to the historic barn.



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



Parks & Recreation Commission coordinates community activities in the area adjacent to City Hall and the Preserve. The area provides space for functions such as Parkerfest -- Parker's annual fall festival, which attracts 500+ residents and families to enjoy music, games, food, and children's activities, along with other events and community gatherings.



Parkerfest 2021

As the success of community engagement/activities continues, the Parks & Recreation Commission is working to expand both the number of events along with expanded content to attract additional attendees.

See Chapter 11 for Goals and Objectives.



## CHAPTER 9: INFRASTRUCTURE/UTILITIES

### WATER SYSTEM

In 1964, a rural water non-profit corporation was conceived by the community of Parker, later to become the Pecan Orchard Water Corporation. The system was installed and started serving 150 customers in December 1966.

As Parker's population increased, the original 300,000-gallon water tower was not able meet the demands of our growing city.



In December 2012, a new one million gallon water tower was installed by the City and the old tower was demolished.

Today, the City's water is contracted with and supplied by North Texas Municipal Water District. Water conservation (or lack of) becomes an issue under the NTMWD's "Take or Pay" requirement in the water district's contract.

Ground storage reservoirs are located at the East Pump Station which includes a 200,000 and a 300,000-gallon reservoir. These serve Parker's East Side delivery point and pump station.

In 2018, in preparation to meet residents' water demand, the Parker City Council approved the construction of a new pump station. A six million dollar bond funded the multi-year project. The new Central Pump Station, located on Dillehay, was completed in 2022. This station was constructed to coincide with an additional water delivery point along with additional ground storage tanks

The American Rescue Plan Act of 2021 provided the city with funds totaling \$1,285,000 with restricted usage. These funds were used to for the Dublin Road water line project.

## FUNDING

The water system is funded by a combination of usage fees and impact fees. The impact fee is charged when a new meter is added to the system. That fee is used for infrastructure projects such as water towers, pump stations, storage tanks and water lines. However, once Parker reaches buildout, the amount of funding from impact fees will greatly diminish.

## WATER SYSTEM EXPANSION

To meet the anticipated growth and demand over the next 10 years, a second water tower will be necessary. The property for the second tower has been secured at the southeast corner of Parker Ranch. The Chaparral elevated storage tank will hold 1M gallons. Upgrades to the water distribution system are detailed in the 10-year Capital Improvement Plan. See [Water Impact Fee Report](#) (2023-2033)

## PUMP STATION FACILITIES

The Dillehay property is scheduled to include a facility to house water personnel and equipment.

## WASTEWATER SYSTEM

From the time Parker became a city, until the year 2000, all residents of the city had household septic systems. To facilitate the planned developments of Parker Lakes and Kings Crossing, the developer paid for access to the North Texas Water District's septic system with lines along Lucas Road. Excluding these two subdivisions, Parker is on household septic systems.

## WATER METERS

In 2014 the city began upgrading resident's old meters that were manually read each month, with smart meters. As of March 5, 2024, 99.2% of homes have smart meters. There are 17 homes with manual read 2-inch meters. Post COVID Badger 2-inch meters have been in limited supply.

Today, residents can view water usage by the month, day, hour or minute and can self-monitor water consumption. This allows homeowners to check for possible leaks and enhance water conservation, in addition to efficient customer billing.

## **NATURAL GAS**

Until the development of Springhill Estates, all homes in the city were electric only. Since that time, most subdivisions have natural gas. Many homeowners in “electric only” homes have added propane for heating and cooking.

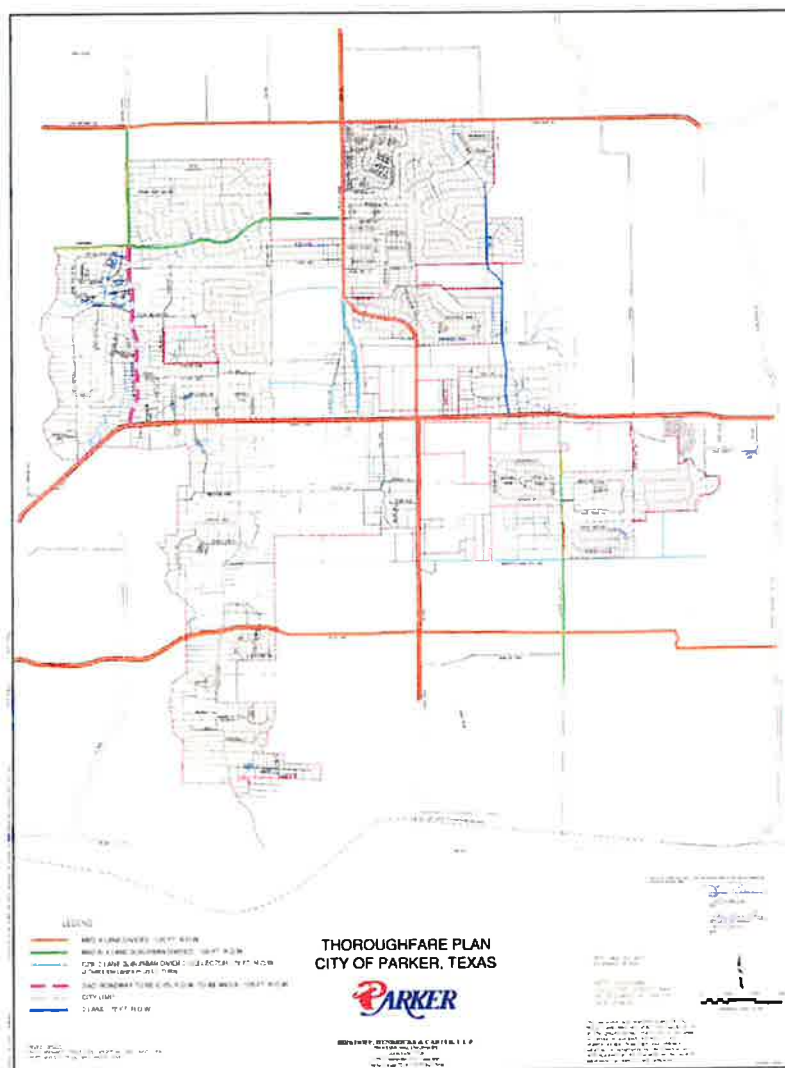
## CHAPTER 10: STREETS & DRAINAGE

### MAJOR THOROUGHFARES

There are two state roads dividing Parker into quadrants: FM 2514 (Parker Road) running East/West and FM 2551 (Hogge Road/Dillehay) running North/South. The remaining roads in Parker are either county, city or private roads. Over the last decade, through-traffic on Parker's two major thoroughfares has increased substantially.

Parker Road (FM 2514), a once winding blacktop road, was replaced in phases, completed in 2018. The current 4-lane divided major artery was designed to expedite east/west commuter traffic through Parker.

In July 2023, TxDOT began work on the northern section of FM 2551 (Dillehay Drive). The 3.4 mile, 2-lane blacktop road, with deep drainage ditches on both sides, will be replaced with a 6-lane divided highway. New road construction will begin at the intersection of Parker Road and Hogge Road, extending to the northern boundary of Parker, then will continue north through Allen and Lucas. Anticipated completion of FM2551 is yet to be determined.





## ROAD MAINTENANCE

Streets are the lifeblood of our community. The primary function of our streets is to safely and efficiently move people and vehicles. Roads also represent the City's largest single-required expenditure. There are many variables that impact roads in varying degrees including: traffic, road material, roadbed construction and drainage. These primary factors determine road stability and length of service.

The type of vehicle traffic also has a significant impact on roads. When the City experiences major growth in an area, access roads are severely impacted due to heavy equipment and vehicles over the construction period. Additionally, the population growth of surrounding areas will increase through-street traffic in Parker. Both situations have a significant effect on Parker's roads.

With the population growth over the last 20 years, Parker's concrete subdivision streets remain in acceptable condition, while older asphalt roads have deteriorated.

Classification of city roadways include:

- Arterial Roads – Non-city roads with multiple lane and high traffic volume;
- Collector Roads – Provide access to subdivisions from Arterial Roads with moderate traffic volume;
- Residential Roads – Typically within subdivisions with low volume and low speed limits.

In 2021, Parker's engineering firm, in conjunction with Parker's Public Works department, conducted an assessment analysis. Data was gathered and ranked for each of the 137 city-owned roads as a guide for maintenance and rehabilitation planning. The objective was to determine the Pavement Condition Index (PCI) rating on a scale of 1 to 100 (100 being the best) and document the severity of distress on pavement surfaces. Depending on road length and construction year, several roads were divided into segments.

Summarizing the city owned/maintained roads: Of the approximately 63 miles of city roads (or segments):

- 76% scored 76 – 100, a rating of "good"
- 14% have a rating of 51-75 considered "fair";
- 10% have a rating under 50 and considered "poor".\*

\*All roads with a rating under 50 are asphalt roads, with a combined length of approx. 15 miles. See street analysis on Page 44.

# STATE, COUNTY, AND PRIVATE ROADS

Within Parker’s boundary, these roads are not maintained by the City.

## State Roads

- FM 2514 - Parker Road - TxDOT
- FM 2551 - Hogge/Dillehay - TxDOT

## County Roads

- CR 983 – Bois D Arc Lane
- CR 252 – Curtis Lane (partial)
- CR 254 – Lewis Lane (partial)
- CR 247 – McWhirter Road

## Private Streets

- Andy’s Lane
- Ann’s Lane
- Crepe Myrtle Hill
- Lindsey Lane
- Mahaney Lane
- Maxwell Creek Ct.
- Regal Way
- Smith Road
- Trail’s End
- Windream Lane

# TRAFFIC SIGNS AND SIGNALS

Within Parker, traffic control is achieved primarily with signage. The city does not own, operate, or monitor any traffic signals to control traffic flow.

TxDOT controls the traffic signals at these intersections:

- Parker Road and Springhill Estates Road
- Parker Road and Dillehay Road
- Parker Road and Hogge Drive
- Parker Road and McCreary Road

## **DRAINAGE**

Parker has natural storm water drainage via bar ditches in residential neighborhoods. As water flows down, the system may include a retention pond prior to entering a creek. When new homes are constructed, the driveway culvert must be larger than the culvert upstream from them.

The system works well when homeowners' bar ditches are properly maintained. Debris, grass clippings or other obstructions hindering the free flow of water are the main culprit of poor water flow. Every few years, it may be necessary for homeowners to remove silt build up in their drainage ditch to prevent flooding for both them and their upstream neighbors.

Proper bar ditch maintenance also affects roads. Inadequate or improper drainage may cause erosion of the road base, leading to road failure.

Prior to approval of any new subdivision within the city, the developer must submit a drainage plan. The plan is reviewed in detail by the City's Engineer and by Planning & Zoning to ensure it complies with Parker requirements and all specifications are met. Once the plan is approved by Planning & Zoning, it goes to the City Council for final approval.

## **GOALS AND OBJECTIVES AFFECTING DRAINAGE**

A proactive approach to educate new residents, along with stricter code enforcement, would improve the overall appeal of older neighborhoods along with drainage functionality.

While the percentage of unmaintained home sites and ditches are minimal, it takes only one to cause a problem which may impact an entire neighborhood. Runoff from ETJ properties is one of the primary causes, and one the City cannot control.

## CHAPTER 11: IMPLEMENTATION PLAN

### GETTING US FROM POINT A TO POINT B

This Capital Improvement Plan details city-wide projects, preliminary budget estimating, and projected timing.

- Location
- Description
- Estimated cost (if known)

The target dates by item (if known) are categorized by the budget year timeframe (2023/2024 through 2028/2029) and summarized.

For more information, see the [Capital Improvement Plan](#).



The City will review and address progress on the Capital Improvement Plan on an on-going basis in an effort to:

- Avoid costly surprise expenses,
- Leverage funding from the outside (private, public, or nonprofit funding),
- Provide updates to residents,
- Keep the City's priorities current and on point.



## **PARK, TRAILS AND OPEN SPACES**

### **Objective:**

Increase awareness and usage of the park for new and existing residents. Promote resident engagement in city functions and strengthen community ties.

### **Goals:**

#### Growth of Parkerfest

- Expand children's games
- Expand vendor section
- Additional entertainment
- Include car show to attract additional attendees



#### Improvement of the Preserve

- Walking path paving
- Additional gardens (can be educational) to attract birds/butterflies
- Signage to point out additional natural features
- Playground equipment
- Restrooms
- Additional parking

#### Community Pavilion/Complex

- City related activities
- Parks and Rec hosted events
- Rentals for community-based groups

#### Acquisition of Green Space and Trails

- Parks and trails in new developments
- Designation of bicycle trails throughout the City of Parker
- Soccer field (or other sporting related activities)

## **WATER DEPARTMENT FACILITIES**

### **Objective:**

Provide a permanent solution for housing water department staff and equipment.

### **Goal:**

Design and build a facility at the Central Pump Station adequate to house water department personnel, equipment, vehicles, and storage.

## PROPOSED ELEVATED WATER TOWER

### Objective:

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

### Goal:

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

## **CITY HALL & POLICE FACILITIES**

### **Objective:**

Provide an efficient permanent solution for housing city staff and the police department.

### **Goal:**

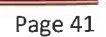
- Provide residents a design for new city administration and police facilities
- Receive residents feedback/buy-in
- Obtain and provide estimates
- Bond election
- Commence work



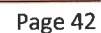
## PLANNING FOR THE FUTURE

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

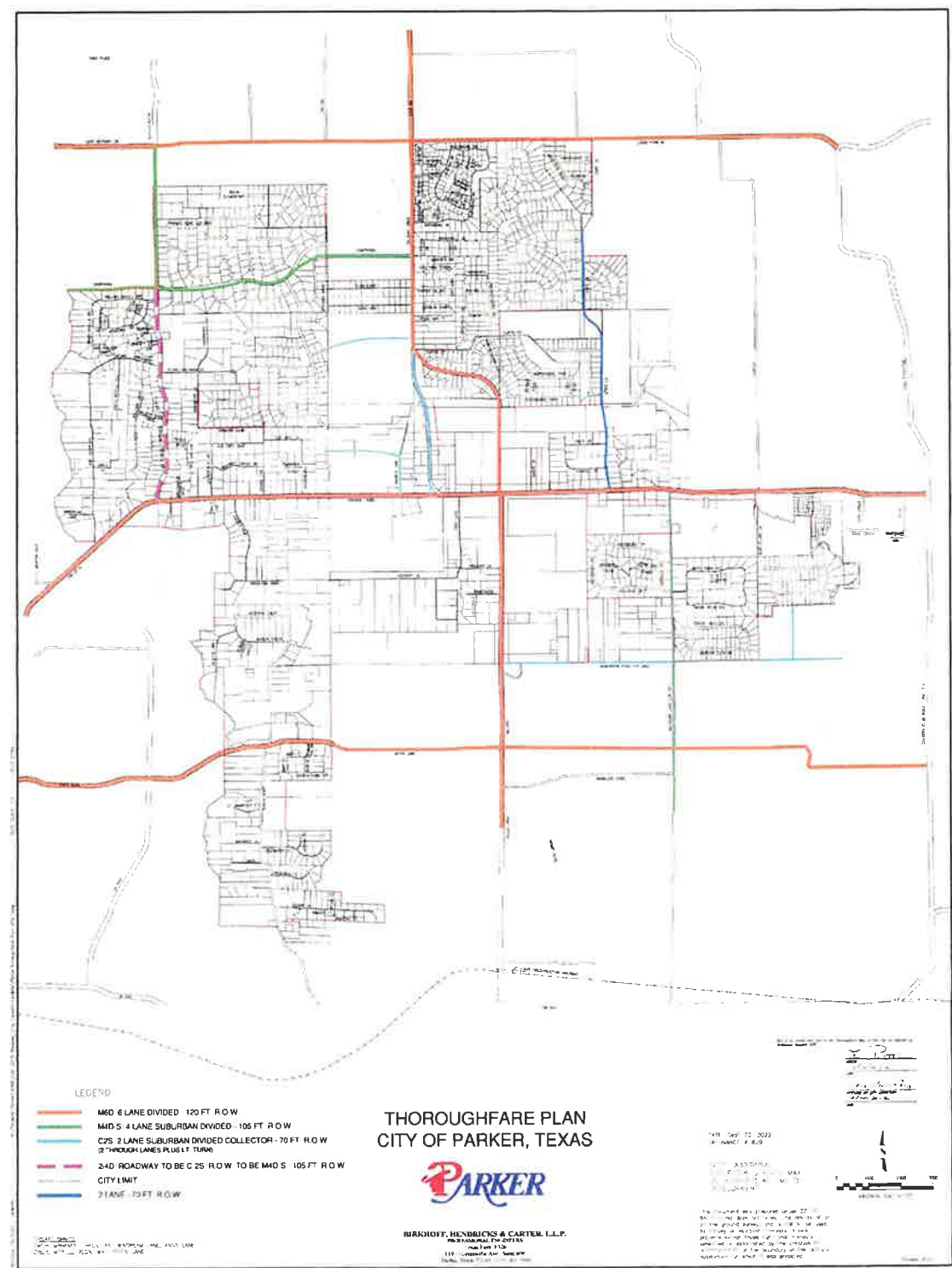
## ANNEXATION/BOUNDARY MAP



## 2025 Comprehensive Plan



THOROUGHFARE MAP





## 2021 PARKER STREET ANALYSIS

| Street Name                                | Residential | Collector | PCI Rating | Length (LF) | Surface Type | Rehab Date |
|--|-------------|-----------|------------|-------------|--------------|------------|
| Amherst Court                              | X           |           | 80         | 1,109       | Concrete     |            |
| Andover Drive                              | X           |           | 75         | 2,282       | Concrete     |            |
| Ascot Court                                | X           |           | 83         | 537         | Concrete     |            |
| Ashford Court                              | X           |           | 90         | 650         | Concrete     |            |
| Audubon Drive                              | X           |           | 85         | 2,320       | Concrete     |            |
| Barrington Drive                           | X           |           | 85         | 1,766       | Concrete     |            |
| Beechwood Court                            | X           |           | 80         | 283         | Concrete     |            |
| Belvedere Drive                            | X           |           | 90         | 581         | Concrete     |            |
| Berwick Lane                               | X           |           | 85         | 1,293       | Concrete     |            |
| Betsy Road (West City Limit to Bridge)     |             |           | 85         | 3,356       | Concrete     |            |
| Bluffs Lane                                | X           |           | 70         | 1,656       | Concrete     |            |
| Bois-d-arc (Parker Road to Bridge)         | X           |           | 70         | 805         | Asphalt      | 2012       |
| Boulder Drive North                        | X           |           | 85         | 2,951       | Concrete     |            |
| Boulder Drive South-                       | X           |           | 80         | 1,080       | Concrete     |            |
| Bozeman Drive                              | X           |           | 60         | 502         | Asphalt      |            |
| Bracknell Drive                            | X           |           | 80         | 1,976       | Concrete     |            |
| Brookwood Drive-Parker to End              | X           |           | 75         | 790         | Asphalt      |            |
| Bryce Drive                                | X           |           | 88         | 1,682       | Concrete     |            |
| Camden Drive-                              | X           |           | 84         | 464         | Concrete     |            |
| Canterbury                                 |             |           |            | 1,479       | Concrete     |            |
| Chaparral Road (Spring Hill to Whitestone) |             | X         | 80         | 6,851       | Concrete     |            |
| Cheshire Lane                              | X           |           | 90         | 1,753       | Concrete     |            |
| Cheswick Court                             | X           |           | 90         | 1,289       | Concrete     |            |
| Cheyenne Drive (to North City Limit)       | X           |           | 83         | 2,659       | Concrete     |            |
| Chilton Court                              | X           |           | 90         | 955         | Concrete     |            |
| Church Lane                                | X           |           | 20         | 2,172       | Asphalt      | 2011       |

| Street Name                                      | Residential | Collector | PCI Rating | Length (LF) | Surface Type | Rehab Date |
|--|-------------|-----------|------------|-------------|--------------|------------|
| Cimarron Circle                                  | X           |           | 60         | 511         | Asphalt      |            |
| Copperhill Circle                                | X           |           | 80         | 391         | Concrete     |            |
| Corinth Chapel                                   | X           |           | 85         | 748         | Concrete     |            |
| Cornwall-Devon                                   | X           |           | 90         | 204         | Concrete     |            |
| Corsham Drive                                    | X           |           | 82         | 478         | Concrete     |            |
| Countryside Drive                                | X           |           | 85         | 1,620       | Concrete     | 2018       |
| Cox Farm Estate                                  | X           |           | 85         | 735         | Concrete     |            |
| Creekside Court                                  |             |           | 75         | 1,264       | Concrete     |            |
| Curtis Lane (East from Dillehay to Southridge)   |             | X         | 40         | 1,783       | Asphalt      |            |
| Curtis Lane South (Laila to Curtis)              | X           |           | 85         | 1,185       | Concrete     | 2019       |
| Curtis Road (Southridge East to Concrete Single) |             | X         | 85         | 5,864       | Concrete     |            |
| Curtis Road (Two lane to one large to Erin)      |             | X         | 90         | 3,470       | Concrete     |            |
| Curtis (Southridge to Single Slab)               |             | X         | 85         |             | Concrete     |            |
| Devon-Whitestone                                 | X           |           | 90         | 1,054       | Concrete     |            |
| Donihoo Lane                                     | X           |           | 35         | 2,037       |              |            |
| Donna Lane (Cheshire to Donihoo)                 | X           |           | 88         | 1,898       | Concrete     |            |
| Donna Lane (Donihoo to Parker Road)              | X           | X         | 75         | 3,976       | Asphalt      | 2018       |
| Dover Drive                                      |             |           |            | 1,102       | Concrete     |            |
| Dublin Creek Circle                              | X           |           | 70         | 392         | Concrete     |            |
| Dublin Creek                                     | X           |           | 70         | 1,984       | Concrete     |            |
| Dublin Park Drive                                | X           |           | 85         | 2,057       | Concrete     |            |
| Dublin Road ( Betsy to Dublin Creek)             |             | X         | 40         | 3,495       | Asphalt      |            |
| Dublin Road (Creek Side to Edgewater)            |             | X         | 30         | 1,583       | Asphalt      |            |
| Dublin Road (Dublin Creek to Parker Road)        |             | X         | 50         | 4,462       | Asphalt      |            |
| Dublin Road (Edgewater to Betsey)                |             | X         | 33         | 3,147       | Asphalt      |            |
| Dublin Road (South City Limit to Creekside)      |             | X         | 60         | 1,225       | Asphalt      |            |
| Dublin Road (to St. Lawrence)                    |             | X         | 30         | 1,177       | Asphalt      |            |

| Street Name                                | Residential | Collector | PCI Rating | Length (LF) | Surface Type | Rehab Date |
|--|-------------|-----------|------------|-------------|--------------|------------|
| Dublin Road (Betsey to Dublin Creek)       |             | X         | 45         | 13,742      | Asphalt      |            |
| Dumont Court                               | X           |           | 81         | 689         | Concrete     |            |
| Dunnaway Crossing                          | X           |           | 84         | 280         | Concrete     |            |
| EastGate Lane                              | X           |           | 85         | 1,008       | Concrete     |            |
| Edgewater Court.                           | X           |           | 80         | 2,517       | Concrete     |            |
| Elaine Drive                               |             | X         | 90         | 725         | Concrete     |            |
| Elisa Lane                                 | X           |           | 60         | 2,608       | Asphalt      | 2014       |
| Englenook Drive                            | X           |           | 83         | 2,630       | Concrete     |            |
| Erin Lane                                  | X           |           | 90         | 1,738       | Concrete     |            |
| Estados Drive                              | X           |           | 85         | 2,152       | Asphalt      |            |
| Estate Lane                                | X           |           | 70         | 3,068       | Concrete     |            |
| Forest Bend Drive                          | X           |           | 83         | 2,502       | Concrete     |            |
| Frenzel Drive                              | X           |           | 85         | 1,297       | Concrete     |            |
| Fulbrook Drive (Barrington to Cheyenne)    | X           |           | 85         | 1,701       | Concrete     |            |
| Fulbrook Drive (Cheyenne to Cul de Sac)    | X           |           | 90         | 426         | Concrete     |            |
| Glen Meadows Drive                         | X           |           | 84         | 2,214       | Concrete     |            |
| Glenmore Drive                             | X           |           | 81         | 813         | Concrete     |            |
| Golden Pond Circle                         | X           |           | 84         | 269         | Concrete     |            |
| Greenhill Court.                           | X           |           | 85         | 766         | Concrete     |            |
| Gregory Lane (from Bridge to End)          | X           |           | 40         | 5448        | Asphalt      |            |
| Gregory Lane (from Gray to 2551 Hogge)     | X           |           | 40         | 1,277       | Asphalt      |            |
| Grey Lane                                  | X           |           | 25         | 2,211       | Concrete     | 2011       |
| Hackberry Lane                             | X           |           | 40         | 3,437       | Asphalt      | 2019       |
| Hathaway Drive (Glenmore Drive to Overton) | X           |           | 85         | 538         | Concrete     |            |
| Hathaway Drive (Overton Drive to End)      | X           |           | 85         | 640         | Concrete     |            |
| Hathaway Drive (Overton Drive to Glenmore) | X           |           | 85         | 1,110       | Concrete     |            |
| Havenhurst Court                           |             |           | 90         | 934         | Concrete     |            |

| Street Name                                   | Residential | Collector | PCI Rating | Length (LF) | Surface Type | Rehab Date |
|---|-------------|-----------|------------|-------------|--------------|------------|
| Holbrook Circle                               | X           |           | 89         | 1,563       | Concrete     |            |
| Jeffery Dr (South City Limit to Windomere)    | X           |           | 90         | 1,206       | Concrete     |            |
| Kara Lane                                     | X           |           | 45         | 2,606       | Asphalt      | 2014       |
| Kensington Court                              | X           |           | 85         | 607         | Concrete     |            |
| Keswick Drive                                 | X           |           | 85         | 645         | Concrete     |            |
| Kingston Court                                | X           |           | 90         | 1,292       | Concrete     |            |
| Kirkdale Drive-                               | X           |           | 84         | 1,332       | Concrete     |            |
| Laila Drive                                   | X           |           | 85         | 1,656       | Concrete     |            |
| Leena Lane                                    | X           |           | 85         | 570         | Concrete     |            |
| Lewis Lane-Lift Station to City Limit         |             | X         | 40         | 9,340       | Asphalt      | 2012       |
| Lost Hollow Court                             | X           |           | 85         | 378         | Concrete     |            |
| Ludlow Lane                                   |             |           | 90         | 714         | Concrete     |            |
| Lynwood Drive                                 | X           |           | 85         | 2,447       | Concrete     |            |
| Margaux Drive                                 | X           |           | 85         | 1,089       | Concrete     |            |
| Mary Court                                    | X           |           | 84         | 1,047       | Concrete     |            |
| McCreary Creek                                |             | X         | 85         | 371         | Concrete     |            |
| McCreary Northbound                           |             |           | 85         | 305         | Concrete     |            |
| McCreary Southbound                           |             |           | 80         | 12,233      |              |            |
| Meadow Glen Drive                             | X           |           | 83         | 2,638       | Concrete     |            |
| Meadow Ridge                                  | X           |           | 85         | 607         | Concrete     |            |
| Middleton Drive Phase I (Lucas to Cul de sac) | X           |           | 90         | 1,738       |              |            |
| Middleton Drive-(to Lewis)                    | X           |           | 90         | 7,913       | Concrete     |            |
| Midnight Court East                           | X           |           | 90         | 1,399       | Concrete     |            |
| Midnight Court West                           | X           |           | 88         | 605         | Concrete     |            |
| Moss Ridge Circle                             | X           |           | 70         | 350         | Concrete     |            |
| Moss Ridge Road                               | X           |           | 55         | 6,195       | Concrete     |            |
| Nancy Drive. (Windomere to City Limit)        | X           |           | 85         | 1,182       | Concrete     |            |



| Street Name   | Residential | Collector | PCI Rating | Length (LF) | Surface Type | Rehab Date |
|---|-------------|-----------|------------|-------------|--------------|------------|
| Nocona Drive  | X           |           | 85         | 1,483       | Concrete     |            |
| Northridge Parkway                                  | X           |           | 83         | 2,858       | Concrete     |            |
| Norwick Drive                                       | X           |           | 85         | 1,312       | Concrete     |            |
| Old Gate Lane (Donna to Cul de sac)                 | X           |           | 73         | 1,467       | Asphalt      |            |
| Overbrook Drive                                     | X           |           | 83         | 3,542       | Concrete     |            |
| Overton Drive                                       | X           |           | 80         | 2,662       | Concrete     |            |
| Parker Village Drive                                | X           |           | 75         | 1,012       | Concrete     |            |
| Parrent Court                                       | X           |           | 70         | 208         | Concrete     |            |
| Pecan Bend  | X           |           | 80         | 597         | Concrete     |            |
| Pecan Orchard Dr (Springhill Estates to Cul de sac) | X           |           | 50         | 2,234       | Asphalt      |            |
| Pecan Orchard Dr (4200 Pecan Orchard to Springhill) | X           |           | 60         | 4507        | Asphalt      |            |
| Pecan Orchard Dr (Sycamore to 4200 Pecan Orchard)   | X           |           | 80         | 6,906       |              |            |
| Pembroke Court                                      | X           |           | 85         | 232         | Concrete     |            |
| Poco Drive  | X           |           | 85         | 1,280       | Asphalt      | 2015       |
| Ramsey Court  | X           |           | 70         | 201         | Concrete     |            |
| Ranchview Court                                     | X           |           | 40         | 1,002       | Asphalt      | 2011       |
| Rathbone Drive-                                     | X           |           | 80         | 4,476       | Concrete     |            |
| Ravensthorpe Drive (Bracknell to Curtis)            | X           |           | 80         | 2,983       | Concrete     |            |
| Ravensthorpe Drive (Curtis South to Cul de sac)     | X           |           | 81         | 5,043       | Concrete     |            |
| Red Oak Circle                                      | X           |           | 80         | 704         | Concrete     |            |
| Reserve Court                                       | X           |           | 70         | 1,655       | Concrete     |            |
| Ricks Court   | X           |           | 70         | 315         | Concrete     |            |
| Ridgemore Drive                                     | X           |           | 85         | 1,612       | Concrete     |            |
| Ridgeview Drive ( Saddle to cul de sac)             | X           |           | 80         | 863         | Concrete     |            |
| Ridgeview Drive (Dublin to Saddle)                  | X           |           | 70         | 2,160       | Asphalt      | 2012       |
| Rolling Knolls Drive                                | X           |           | 85         | 1,911       | Concrete     |            |

| Street Name   | Residential | Collector | PCI Rating | Length (LF) | Surface Type | Rehab Date |
|---|-------------|-----------|------------|-------------|--------------|------------|
| Rosemont Court  | X           |           | 85         | 693         | Concrete     |            |
| Saddle Trail  | X           |           | 70         | 2,632       | Asphalt      | 2012       |
| Salisbury Drive                                       | X           |           | 85         | 2,666       | Concrete     |            |
| Savannah Circle                                       | X           |           | 85         | 243         | Concrete     |            |
| Shady Knolls Drive                                    | X           |           | 85         | 1,318       | Concrete     |            |
| Sheffield Court                                       | X           |           | 85         | 617         | Concrete     |            |
| Silverton Court                                       | X           |           | 80         | 461         | Concrete     |            |
| Southridge Parkway                                    | X           |           | 80         | 4,018       | Concrete     |            |
| Springhill Estates Drive (Asphalt to Pecan Orchard)   |             | X         | 65         | 2,350       | Asphalt      |            |
| Springhill Estates Drive (Chaparral to Asphalt)       |             | X         | 80         | 9,798       | Concrete     | 2016       |
| Springhill Estates Drive (Pecan Orchard to Parker Rd) |             | X         | 75         | 4,268       | Asphalt      |            |
| St. Lawrence Court                                    | X           |           | 95         | 836         | Concrete     |            |
| Stafford Drive  |             |           | 90         | 1,002       | Concrete     |            |
| Stoney Oak Court                                      | X           |           | 85         | 674         | Concrete     |            |
| Sycamore Lane   | X           |           | 55         | 5,319       | Asphalt      |            |
| Tamsworth Court                                       | X           |           | 83         | 693         | Concrete     |            |
| Tennyson Court  | X           |           | 85         | 868         | Concrete     |            |
| Tom Stone Court                                       | X           |           | 90         | 1,271       | Concrete     |            |
| Virginia Place  | X           |           | 80         | 484         | Concrete     |            |
| Vista Ridge Parkway                                   | X           |           | 84         | 595         | Concrete     |            |
| Wagon Wheel Drive                                     | X           |           | 50         | 1,676       | Concrete     |            |
| Warwick Way   | X           |           | 90         | 797         | Concrete     |            |
| Wayland Drive   | X           |           | 84         | 559         | Concrete     |            |
| Wessex Court  | X           |           | 84         | 476         | Concrete     |            |
| Westfield Drive                                       | X           |           | 88         | 6,205       | Concrete     |            |
| Weston Court  | X           |           | 83         | 701         | Concrete     |            |
| Whisper Drive   | X           |           | 90         | 2,707       | Concrete     |            |

| Street Name                                  | Residential | Collector | PCI Rating | Length (LF) | Surface Type | Rehab Date |
|--|-------------|-----------|------------|-------------|--------------|------------|
| Whitestone Drive (Welbridge from Chaparral)a | X           |           | 85         | 5,062       | Concrete     |            |
| Willow Pointe Circle                         | X           |           | 83         | 387         | Concrete     |            |
| Willow Ridge Drive                           | X           |           | 85         | 871         | Concrete     |            |
| Windmill Creek Drive                         | X           |           | 50         | 1,628       | Concrete     |            |
| Windomere Drive                              | X           |           | 85         | 1,866       | Concrete     |            |
| Woodcreek Circle                             | X           |           | 40         | 668         | Asphalt      |            |