



**AGENDA**  
**CITY COUNCIL MEETING**  
**November 17, 2015 @ 6:00 P.M.**

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, November 17, 2015 at 6:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002.

**CALL TO ORDER – Roll Call and Determination of a Quorum**

**PLEDGE OF ALLEGIANCE**

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

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

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

**INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2015-496 MAKING APPOINTMENTS TO THE PLANNING AND ZONING COMMISSION. [FLANIGAN]
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2015-497 MAKING APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENTS. [FLANIGAN]
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING RESPONSES TO REQUEST FOR PROPOSALS FOR MUNICIPAL SOLID WASTE SERVICES. [FLANIGAN]
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WATER AND ROADS IMPACT FEES [SHEPHERD]

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A RESOLUTION AS RELATES TO ROAD ALIGNMENT ADJACENT TO THE DONIHOO FARM DEVELOPMENT AND THE PLANO INDEPENDENT SCHOOL DISTRICT PROPERTY. [FLANIGAN]

6. FIRE DEPARTMENT UPDATE —CHIEF SHEFF

#### ROUTINE ITEMS

7. FUTURE AGENDA ITEMS

8. ADJOURN

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

I certify that this Notice of Meeting was posted on or before November 13, 2015 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us).

\_\_\_\_\_  
Date Notice Removed

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

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



## Council Agenda Item

Budget Account Code:	Meeting Date: November 17, 2015
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: Patti Scott Grey
Estimated Cost:	Date Prepared: November 12, 2015
Exhibits:	1. Proposed Resolution

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2015-496 MAKING APPOINTMENTS TO THE PLANNING AND ZONING COMMISSION. [FLANIGAN]

### SUMMARY

The following Commissioners expressed their desire to continue to serve on the Planning and Zoning Commission in their current positions:

Member	Position	Term Expiration
Russell Wright	Place One; Chairperson	Nov.-15
Joe Lozano	Place Two; Vice Chairperson	Nov.-16
Cleburne Raney	Place four; Voting	Nov.-16
Jasmat Sutaria	Place five; Voting	Nov.-15
Wei Wei Jeang	Alternate One	Nov.-15
Anthony Cassavechia	Alternate Two	Nov.-15
David Leamy	Alternate Three	Nov.-15

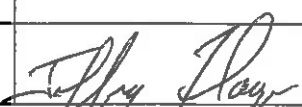
The following Commissioner expressed a desire to step down:

Leonard Stanislav	Place Three; Secretary	Nov.-15
-------------------	------------------------	---------

The City Secretary received a P&Z Board or Commission Application for J.R. Douglas (attached).

### POSSIBLE ACTION

- Approve, Table or Deny

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:	J. Shepherd by email	Date:	Friday, 11/13/2015 10:11 AM
City Administrator:		Date:	11/13/15

**RESOLUTION NO. 2015-496**  
**(2015 P&Z Appointments)**

**A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY,  
TEXAS, APPOINTING MEMBERS AND ALTERNATE MEMBERS TO  
SERVE ON THE PLANNING AND ZONING COMMISSION**

**WHEREAS;** Members and Alternates of the Planning and Zoning serve in staggered two year terms, commencing on December 1<sup>st</sup> and ending on November 30<sup>th</sup>, as set forth below:

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

**SECTION 1. Appointment of Voting Members with terms expiring November 30, 2017.**

The following are hereby appointed to serve on the Planning and Zoning Commission as voting members for a term of two years, expiring November 30 of 2017.

Place 1	Russell Wright
Place 3	
Place 5	Jasmat Sutaria

**SECTION 2. Voting Members with terms expiring November 30, 2016**

The following were previously appointed to serve on the Planning and Zoning Commission as voting members for a two year term, expiring November 30, 2016.

Place 2	Joe Lozano
Place 4	Cleburne Raney

**SECTION 3. Alternate Members with terms expiring November 30, 2017.**

The following are hereby appointed to serve on the Planning and Zoning Commission as Alternate Members for a two year term, expiring November 30, 2017.

Alternate 1	Wei Wei Jeang
Alternate 2	Tony Cassavechia
Alternate 3	David Leamy

**SECTION 4. Appointment of Officers**

The officers of the Planning and Zoning Commission shall include a Chairperson, Vice-chairperson, and Secretary for a term of two-years, expiring on the same date as the member's term, unless otherwise designated by council.

Chairperson \_\_\_\_\_  
Vice Chairperson \_\_\_\_\_  
Secretary \_\_\_\_\_

**SECTION 5. Effective Date.**

This resolution shall be effective upon its passage.

**PASSED AND APPROVED** by the City Council of the City of Parker, Collin County, Texas on this the \_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:  
CITY OF PARKER

\_\_\_\_\_  
Z Marshall, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



RECEIVED  
AUG 06 2015  
CITY OF PARKER

## BOARD OR COMMISSION APPLICATION

All applications are date stamped at the time submitted. Applications received prior to September 1 of each year will be considered first for board/commission vacancies at that time. Should there be additional vacancies, applications received after September 1 will be considered. Applications will be kept on file with the City Secretary for a period of 12 months.

Please read Resolution <sup>433</sup>2013-423 beginning on page 4 of this application carefully regarding the appointment process.

All questions are to be directed to City Secretary Carrie Smith at 972-442-6811 or by email at [csmith@parkertexas.us](mailto:csmith@parkertexas.us).

Please complete thoroughly and print legibly in ink or type.

Please write a "1" and "2" by your top two preferred Boards:

<input checked="" type="checkbox"/> Planning and Zoning Commission	<input type="checkbox"/> Zoning Board of Adjustments	<input type="checkbox"/> Parks and Recreation Commission
--	--	--

Please answer the following questions:

Name: SR Douglas Phone: 214-336-3891

Home Address: 5001 Hackberry Lane Spouse's Name (Optional): Kerry

Email Address: SR.Douglas@yahoo.com Best Method to Contact You: Phone

Resident of Parker for 25 Years Are you a registered voter?: Yes

Residency requirements: 12 months residing in the City of Parker.

Are you related to any City employee and/or City Councilmember? ☐ YES ☒ NO

If yes please provide name and position:

Occupation: Land Developer

Education: College

Work Experience Applicable to the City Boards or Commissions to which you are applying:

I work with several cities and go before Planning and Zoning Commissions and City Councils several times a month.

Special Knowledge or Experience Applicable to the City Boards/Commissions to which you are applying:

With my business I understand how important it is to have great leadership on a P/Z Board

Previous Volunteer Experience (Religious, Civic, Youth, etc.):

Have you attended any meetings of the board/commission for which you have applied? Yes

Please tell us briefly why you wish to serve as a volunteer and how your past business and/or work experience qualifies you:

I hope to work together with the Commission and bring my experience to the Commission to help the City of Parker continue being the best place to live.

A resume may be attached if you wish to provide more information.

In the event that I am placed as a volunteer with the City of Parker, I understand that I will be required to comply with all the City's rules, policies and regulations. I fully understand that if my services are no longer needed, or my performance is not acceptable, for any reason, the City of Parker has the right to terminate my appointment at any time, with or without notice.

Signature: [Signature]

Date: 8/5/15

Please return to City of Parker, City Secretary, 5700 E. Parker Road, Parker, Texas 75002, Fax 972-442-2894 or Email [csmith@parkertexas.us](mailto:csmith@parkertexas.us).

NOTE: INFORMATION ON THIS application is subject to the Texas Public Information Act

For more information on the Texas Public Information Act, please visit the Texas Attorney General's website at <http://www.sos.state.tx.us/tipa/>





## Council Agenda Item

Budget Account Code:	Meeting Date: November 17, 2015
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: Patti Scott Grey
Estimated Cost:	Date Prepared: November 13, 2015
Exhibits:	1. Proposed Resolution

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2015-497  
MAKING APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENTS.  
[FLANIGAN]

### SUMMARY

The following Zoning and Board of Adjustments (ZBA) members expressed their desire to continue to serve on the ZBA in their current positions:

Member	Position	Term Expiration
Jack Albritton	Place One; Chairperson	Nov.-15
Hal Camp	Place Two; Voting	Nov.-14
Andrew Ellison	Place Three; Voting	Nov.-15
Don Dickson	Place Four; Voting	Nov.-14
Brian Deaver	Alternate One	Nov.-14
Vacant	Alternate Two	Nov.-14

The following Commissioner expressed a desire to step down:

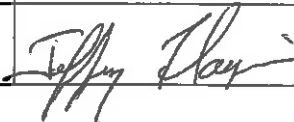
Keith Pettie	Place Five; Voting	Nov.-15
--------------	--------------------	---------

The City Secretary received a ZBA Board or Commission Applications (attached) for the following:

- James Clay
- Phil Steiman

### POSSIBLE ACTION

- Approve, Table or Deny

Inter - Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:	J. Shepherd by email	Date:	Wed. 11/11/2015 3:51 PM
City Administrator:		Date:	11/13/15

**RESOLUTION NO. 2015-\_\_\_\_\_**  
*(2015 Zoning Board of Adjustment Appointments)*

**A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY,  
TEXAS, APPOINTING MEMBERS AND ALTERNATE MEMBERS TO  
SERVE ON THE ZONING BOARD OF ADJUSTMENT**

**WHEREAS**, Members and Alternate Members of the Zoning Board of Adjustment serve in staggered two year terms, commencing December 1<sup>st</sup> and ending on November 30<sup>th</sup> as set forth below:

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

**SECTION 1. Appointment of Voting Members with terms expiring November 1, 2016**

The following are hereby appointed to serve on the Zoning Board of Adjustment as voting members for the remainder of a two year term, expiring November 30, 2016 or until their successors are appointed and qualified.

Place 2	Hal Camp
Place 4	Don Dickson

**SECTION 2. Appointment of Voting Members with terms expiring November 30, 2017**

The following are hereby appointed to serve on the Zoning Board of Adjustments as voting members for a term of two years, expiring November 30, 2017 or until their successors are appointed and qualified.

Place 1	Jack Albritton
Place 3	Andrew Ellison
Place 5	Brian Deaver

**SECTION 3. Appointment of Alternate Members with terms expiring November 30, 2016**

The following are hereby appointed to serve on the Zoning Board of Adjustment as alternate members for the unexpired portion of a two year term, expiring November 30, 2016 or until their successors are appointed and qualified.

Alternate 1	James Clay
Alternate 2	Phil Steinman

**SECTION 4. Appointment of Officers**

The officers of the Zoning Board of Adjustment shall include a Chairperson and Vice-chairperson, for a term of two-years, expiring on the same date as the member's term, unless otherwise designated by council.

Chairperson \_\_\_\_\_  
Vice Chairperson \_\_\_\_\_

**SECTION 5 Effective Date.**

This resolution shall be effective upon its passage.

**PASSED AND APPROVED** by the City Council of the City of Parker, Collin County, Texas on this the \_\_\_\_\_ day of November, 2015.

APPROVED:

\_\_\_\_\_  
Z Marshall, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



RECEIVED

OCT 17 2014

CITY OF PARKER

## BOARD OR COMMISSION APPLICATION

All applications are date stamped at the time submitted. Applications received prior to September 1 of each year will be considered first for board/commission vacancies at that time. Should there be additional vacancies, applications received after September 1 will be considered. Applications will be kept on file with the City Secretary for a period of 12 months.

Please read Resolution 2013-423 beginning on page 4 of this application carefully regarding the appointment process.

All questions are to be directed to City Secretary Carrie Smith at 972-442-6811 or by email at [csmith@parkertexas.us](mailto:csmith@parkertexas.us).

Please complete thoroughly and print legibly in ink or type.

Please write a "1" and "2" by your top two preferred Boards:

Planning and Zoning Commission	1	Zoning Board of Adjustments	Parks and Recreation Commission
--------------------------------	---	-----------------------------	---------------------------------

2 CITY COUNCIL

Please answer the following questions:

Name: JAMES CLAY Phone: 972-578-6602

Home Address: \_\_\_\_\_ Spouse's Name (Optional): \_\_\_\_\_

2007 DUBLIN RD.

Email Address: dr.clay@verizon.net Best Method to Contact You: PHONE

Resident of Parker for 18 Years Are you a registered voter?: YES

Residency requirements: 12 months residing in the City of Parker.

Are you related to any City employee and/or City Councilmember? ☐ YES ☒ NO

If yes please provide name and position: \_\_\_\_\_

Occupation: RETIRED VETERINARIAN; OIL & GAS EXPLORATION

Education: TEXAS A&M - BS. VETERINARY SCIENCE; DVM. VETERINARY

Work Experience Applicable to the City Boards or Commissions to which you are applying: DOCTOR OF MEDICINE

I HAVE SERVED ON PARKER CITY COUNCIL, ZBA, ZONING

COMMISSION. HAVE NYCOG CATE FOR OPEN MEETINGS ACT;

CERTIFIED CITY PLANNING; PLANNING ZONING; CITY COUNCIL

Special Knowledge or Experience Applicable to the City Boards/Commissions to which you are applying:

SEE ABOVE. SERVED ON PVED RECRUITMENT AND RETENTION  
COMMITTEE.

Previous Volunteer Experience (Religious, Civic, Youth, etc.):

ONE OF  
FOUNDERS OF COLLIN COUNTY VET. MED. ASSOCIATION, SERVED  
AS SECRETARY, TREASURER, VP, PRES.; TEXAS VET. MED.  
ASSOC. DISTRICT DIRECTOR; DALLAS COUNTY VMA ETHICS COMMITTEE.  
DALLAS OPERA GUILD.

Have you attended any meetings of the board/commission for which you have applied? YES

Please tell us briefly why you wish to serve as a volunteer and how your past business and/or work experience qualifies you:

I ENJOY SERVING. I HELPED CREATE THE CURRENT COMPRE-  
HENSIVE LAND USE PLAN/ZONING ORDINANCES. I  
UNDERSTAND CONTRACTS AND LEGAL DOCUMENTS.

I CAN QUICKLY FILL A VACANCY ON ZBA OR COUNCIL,  
AND HAVE A GOOD UNDERSTANDING OF WHAT TO DO.

I AM GENERAL PARTNER OF DALLAS PETRO-ENERGIES, LTD.  
V.P. OF H.A. CLAY RANCH ESTATE, LLC; PAST PRES. CCUMH.

A resume may be attached if you wish to provide more information.

In the event that I am placed as a volunteer with the City of Parker, I understand that I will be required to comply with all the City's rules, policies and regulations. I fully understand that if my services are no longer needed, or my performance is not acceptable, for any reason, the City of Parker has the right to terminate my appointment at any time, with or without notice.

Signature: James Clay Date: 15 Oct. 2014

Please return to City of Parker, City Secretary, 5700 E. Parker Road, Parker, Texas 75002, Fax 972-442-2894 or Email [csmith@parkertexas.us](mailto:csmith@parkertexas.us)

NOTE: Information on this application is subject to the Texas Public Information Act.

Individuals appointed to serve on a board/commission/committee will be required to complete two hours of training relative to the Texas Open Meetings Act and Public Information Act.



RECEIVED  
OCT 05 2015  
CITY OF PARKER

## BOARD OR COMMISSION APPLICATION

All applications are date stamped at the time submitted. Applications will be kept on file with the City Secretary for a period of 12 months.

Please read Resolution 2013-<sup>423</sup> beginning on page 4 of this application carefully regarding the appointment process.

All questions are to be directed to City Secretary Patti Scott Grey at 972-442-6811 or by email at [pgrey@parkertexas.us](mailto:pgrey@parkertexas.us).

Please complete thoroughly and print legibly in ink or type.

Please write a "1" and "2" by your top two preferred Boards:

<input type="checkbox"/>	Planning and Zoning Commission	<input type="checkbox"/>	Zoning Board of Adjustments	<input type="checkbox"/>	/
--------------------------	--------------------------------	--------------------------	-----------------------------	--------------------------	---

Please answer the following questions:

Name: Phil STEINMAN Phone: 972 429 4725

Home Address: 7305 Forest Bend Dr Spouse's Name (Optional):

Email Address: MSGTWDC.02@Verizon.NET Best Method to Contact You:

Resident of Parker for 5 Years Are you a registered voter?: YUP

Residency requirements: 12 months residing in the City of Parker.

Are you related to any City employee and/or City Councilmember? O YES ☒ NO

If yes please provide name and position: \_\_\_\_\_

Occupation: Retired

Education: 16+ years

Work Experience Applicable to the City Boards or Commissions to which you are applying:

SALES MARKETING, Mgmt. 20+ yrs Reading & Writing Legal Documents

Special Knowledge or Experience Applicable to the City Boards/Commissions to which you are applying:

City of Victor NY PER ISSUES 3 yrs, Workers Development ISSUES

Residential & City

City of Fort Worth TX, WORLD MCKINNEY AIRPORT ISSUES

City of Parker HOA Developer ISSUES

Previous Volunteer Experience:

<sup>6yr</sup> ~~American Red Cross~~ <sup>3yr</sup> ~~First Aid Training & Trng.~~ ~~Natural Sci. Rehab.~~  
~~CERT, Adult Education 3yr & Others~~

Have you attended any meetings of the board/commission for which you have applied? YES

Please tell us briefly why you wish to serve as a volunteer and how your past business and/or work experience qualifies you:

Experience is the best teacher. While it would seem  
improbable, I filed a civil judgment on two separate  
actions against two political entities for proposed  
zoning violations. Sometimes it is necessary when  
all else fails to take extreme measures. G. B. D

Phil Stearn

A resume may be attached if you wish to provide more information.

In the event that I am placed as a volunteer with the City of Parker, I understand that I will be required to comply with all the City's rules, policies and regulations. I fully understand that if my services are no longer needed, or my performance is not acceptable, for any reason, the City of Parker has the right to terminate my appointment at any time, with or without notice.

Signature: Phil Stearn

Date: 10/2/15

Please return to City of Parker, City Secretary, 5700 E. Parker Road, Parker, Texas 75002, Fax 972-442-2894 or Email [pgrey@parkertexas.us](mailto:pgrey@parkertexas.us).

NOTE: Information on this application is subject to the Texas Public Information Act.

Individuals appointed to serve on a board/commission/committee will be required to complete two hours of training relative to the Texas Open Meetings Act and Public Information Act.





## Council Agenda Item

Budget Account Code:	Meeting Date: November 17, 2015
Budgeted Amount:	Department/ Requestor: City Administrator
Fund Balance-before expenditure:	Prepared by: Jeff Flanigan
Estimated Cost:	Date Prepared: November 13, 2015
Exhibits:	1. Exhibit

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING RESPONSES  
TO REQUEST FOR PROPOSALS FOR MUNICIPAL SOLID WASTE SERVICES.  
[FLANIGAN]

### SUMMARY

### POSSIBLE ACTION

- Approve, Table or Deny

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeffrey Flanigan</i>	Date:	11/13/15

# City of Parker Rate Comparison

	August 1,2014 RATE1 2 GRB/IRE	November 1,2015 RATE1 2GRB/1RE
STANDARD TWO (2) 95 GAL POLYCARTS. 1x PER WEEK COLLECTION	\$11.11	\$11.11
BULK TRASH BI-MONTHLY PICKUP (With a 10 yd limit per service - over 10 yd add \$95)	\$2.53	\$1.98
RECYCLE POLYCART (1)	\$3.74	\$3.74
EXTRA RECYCLE	\$0.00	\$0.00
ADMINISTRATION FEE	\$1.00	\$1.59
BASE CHARGE	\$18.38	\$17.83
EXTRA CART \$7.70 EACH		
SUBTOTAL	\$18.38	\$17.83
SALES TAX 7.25%	\$1.33	\$1.29
TOTAL	\$19.71	\$19.71



## Council Agenda Item

Budget Account Code:	Meeting Date: November 17, 2015
Budgeted Amount:	Department/ Requestor: City Attorney
Fund Balance-before expenditure:	Prepared by: Jim Shepard
Estimated Cost:	Date Prepared: November 12, 2015
Exhibits:	1.

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WATER AND ROADS  
IMPACT FEES [SHEPHERD]

### SUMMARY

City Attorney Jim Shepard will email information prior to meeting.

### POSSIBLE ACTION

- Approve, Table or Deny

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:	J. Shepard by email	Date:	
City Administrator:	<i>[Signature]</i>	Date:	11/13/15



## Council Agenda Item

Budget Account Code:	Meeting Date: November 17, 2015
Budgeted Amount:	Department/ Requestor: City Administrator
Fund Balance-before expenditure:	Prepared by: Jeff Flanigan
Estimated Cost:	Date Prepared: November 13, 2015
Exhibits:	1. Proposed Resolution

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A RESOLUTION AS RELATES TO ROAD ALIGNMENT ADJACENT TO THE DONIHOO FARM DEVELOPMENT AND THE PLANO INDEPENDENT SCHOOL DISTRICT PROPERTY. [FLANIGAN]

### SUMMARY

### POSSIBLE ACTION

- Approve, Table or Deny

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date:	11/13/15

**DONIHOO FARMS LTD, LTD.**  
4925 Greenville Ave., Suite 1020  
Dallas, Texas 75206  
(214) 368-0238:Office  
(214) 368-0812:Fax

October 19, 2015

Mr. Jeff Flanigan  
City of Parker  
5700 E. Parker  
Parker, Texas 75002

RE: Donihoo Farms Phase 1 Plat – N/S Collector Across PISD Tract

Dear Jeff:

We have been working with the Plano Independent School District to coordinate the dedication of right of way and construction of the N/S Collector Street north of Parker Rd. as part of Phase 1 of our development. In conjunction with this, the PISD has requested that we obtain a Resolution from the City Council clarifying that their dedication of right of way, together with our construction of the roadway, will fulfill the requirements for their tract of land on Parker Rd. under the Thoroughfare Plan. We have discussed this with you several times over the past two years of our planning process and now it is time to complete the process.

Attached please find a draft of a Resolution (with Exhibits) which will satisfy the PISD concern about the dedication of right of way. We request that the City take action and adopt the resolution to confirm that PISD is fulfilling its obligation. Additionally, I am providing under separate email a copy of our agreement with PISD under which they have agreed to dedicate the required right of way with our construction of the road.

Please contact me with any questions. We would like to be on the next possible Council Agenda since we are currently processing our plat.

Sincerely,

Donihoo Farms, Ltd,



Stephen L. Sallman, Manager

**RESOLUTION 2015-\_\_\_\_\_**  
**(Thoroughfare Plan)**

**A RESOLUTION OF THE CITY OF PARKER, ADDRESSING THE REQUIREMENTS OF THE THOROUGHFARE PLAN OF THE CITY OF PARKER AS ADOPTED BY ORDINANCE NO. 721 WITH RESPECT TO A 32.55 ACRE TRACT OF LAND OWNED BY THE PLANO INDEPENDENT SCHOOL DISTRICT, INCLUDING, CHANGING THE LOCATION OF THE PROPOSED RESIDENTIAL COLLECTOR FROM THE EAST SIDE OF THE PISD TRACT TO THE WEST SIDE OF THE PISD TRACT.**

**WHEREAS**, the City of Parker ("City") desires to review the Thoroughfare Plan of the City ("Thoroughfare Plan") adopted March 3, 2015, by the City as part of the Comprehensive Plan of the City (the "Plan") pursuant to Ordinance No. 721, to the extent the Thoroughfare Plan affects that certain 32.55 acre tract of land located in Parker, Collin County, Texas, and being more particularly described on **Exhibit A** attached hereto (the "PISD Tract") owned by the Plano Independent School District (the "PISD"); and

**WHEREAS**, the current Thoroughfare Plan of the City, a copy of which is attached hereto as **Exhibit B**, reflects the future dedication of a strip of land on the east side of the PISD Tract by the owner of the PISD Tract for purposes of a Residential Collector (herein so called) depicted on the Thoroughfare Plan; and

**WHEREAS**, the PISD and Donihoo Farms, Ltd. (the "Developer") have entered into a Road Construction and Dedication Agreement (herein so called) pursuant to which, in part, the PISD will dedicate a strip of land to the City for a Residential Collector on the west side of the PISD Tract and Developer will construct the Residential Collector on such portion of the PISD Tract;

**WHEREAS**, the PISD and Developer have requested that the City confirm that the change in location of the Residential Collector from the east side of the PISD Tract to the west side of the PISD Tract as shown on the plat attached hereto as **Exhibit C** and incorporated herein for all purposes (the "Relocation Area") satisfies and fulfills the requirement of the Thoroughfare Plan for a Residential Collector on the PISD Tract; and

**WHEREAS**, the City desires to approve the relocation of the Residential Collector contemplated by the Thoroughfare Plan from the east side of the PISD Tract to the west side of the PISD tract within the Relocation Area;

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

**SECTION 1. Residential Collector.** The City hereby agrees that the Residential Collector on the PISD Tract contemplated by the Thoroughfare Plan shall not be located on the east side of the PISD Tract, but instead shall be located on the west side of the PISD Tract within the Relocation Area as depicted on **Exhibit C** attached hereto and incorporated herein for all purposes. The PISD is hereby relieved of any obligation to dedicate right-of-way out of the PISD Tract for the Residential Collector, except to the extent of the dedication of the Relocation Area to the City for purposes of the construction of a Residential Collector thereon by Developer pursuant to the Road Construction and Dedication Agreement.

**SECTION 2. Effect.** The City finds that the location of the Residential Collector in the Relocation Area described in Section 1. above is consistent with and complies with the area proposed in the Thoroughfare Plan and the Comprehensive Plan of the City for the Residential Collector to be constructed.

**SECTION 3. Notices.** Staff is hereby directed to publish all required notices, if any.

**SECTION 4. Effective Date.** This resolution shall take effect immediately upon its passage.

**APPROVED BY THE CITY OF PARKER, COLLIN COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

**APPROVED:**

\_\_\_\_\_  
Z Marshall,  
Mayor

**ATTESTED:**

**APPROVED AS TO FORM:**

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

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

JES11132015

**EXHIBIT A**

**PISD Tract**

All that certain lot, tract or parcel of land being a part of the **G. W. Gunnel Survey, A-350**, part of the **Thos. Estes Survey, A-298**, and part of the **John Cahill Survey, A-142**, Collin County, Texas, being part of a 97.436 acre tract of land described and recorded under Collin County Clerk's File No. 92-0029270 in the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

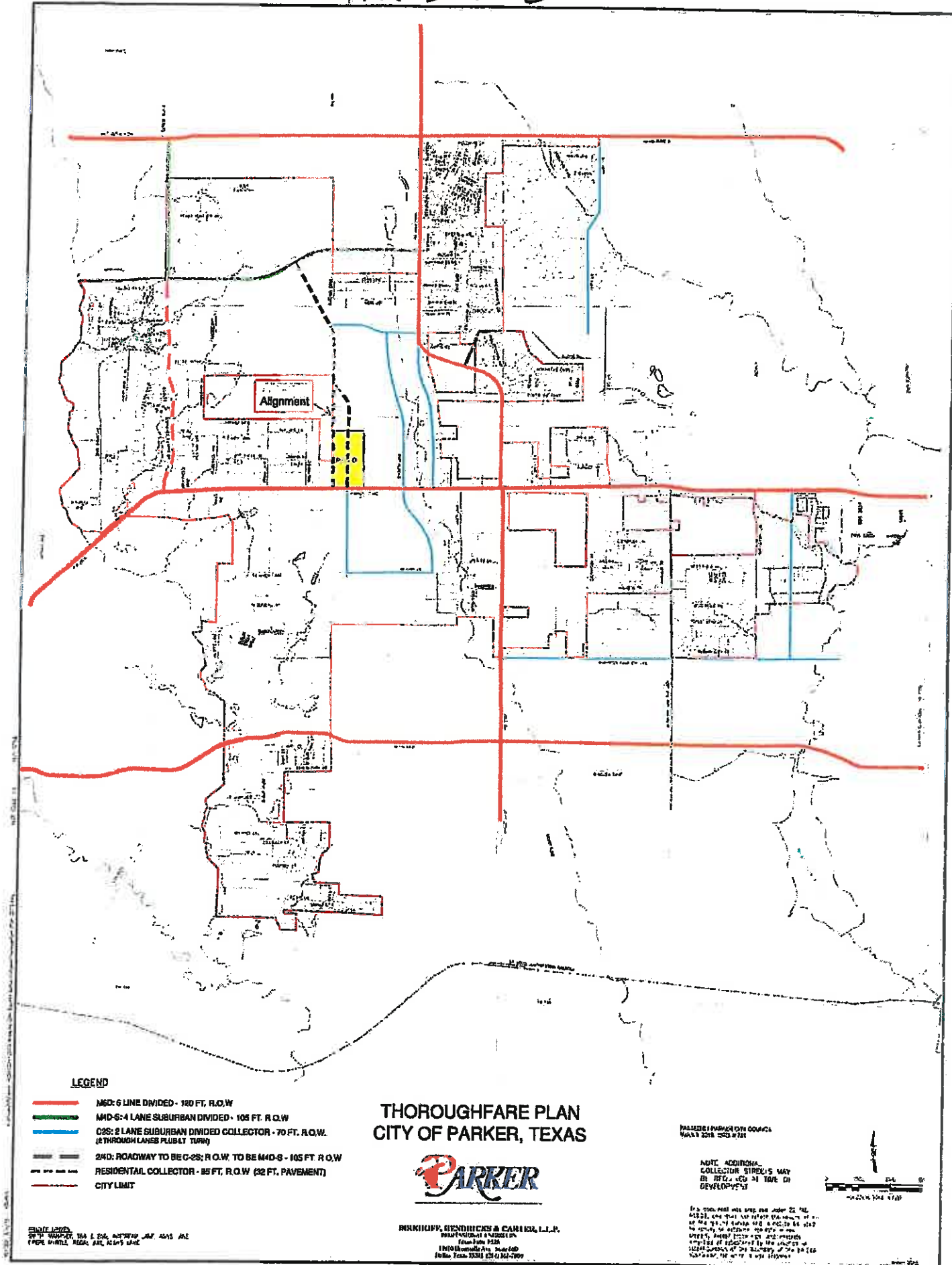
- BEGINNING** at an "X" found on a water cutoff valve marking the most southerly southwest corner of said 97.436 acre tract, said corner being in the north right-of-way line of Parker Road and the east line of a 6.7889 acre tract as recorded in Volume 2993, Page 64 of the Land Records of Collin County, Texas;
- THENCE** with a west line of said 97.436 acre tract and the east line of said 6.7889 acre tract, N 00° 22' 33" E, 804.28 feet to a wood fence post found marking an interior corner of said 97.436 acre tract, and the northeast corner of said 6.7889 acre tract;
- THENCE** with a north line of said premises, S 89° 37' 27" E, 30.00 feet to a Roome capped ½ inch iron rod set in the east line of a 30.00 feet wide North Texas Municipal Water District permanent easement;
- THENCE** with a west line of said premises and the east line of said easement, N 01° 07' 11" E, 845.37 feet to a Roome capped ½ inch iron rod set in a north line of said 97.436 acre tract and the south line of a 25.617 acre tract as recorded in Volume 1463, Page 303 of the Land Records of Collin County, Texas;
- THENCE** with the north line of said premises, the north line of said 97.436 acre tract and the south line of said 25.617 acre tract, N 89° 56' 01" E, 838.05 feet to a Roome capped ½ inch iron rod set the northeast corner of said premises;
- THENCE** with the east line of said premises, S 00° 38' 37" W, 1660.14 feet to a Roome capped ½ inch iron rod set in the north right-of-way line of Parker Road and a south line of said 97.436 acre tract;
- THENCE** with the most southerly line of said premises, a south line of said 97.436 acre tract and the north right-of-way line of Parker Road, N 89° 21' 23" W, 871.25 feet to the **Point of Beginning**, and containing 1,418,057 gross square feet or 32.55 gross acres of which 2.55 acres is an easement and future road right-of-way leaving 1,306,800 net square feet or 30.00 net acres and being the same tract of land described in Special Warranty Deed dated December 18, 2003, recorded in Volume 5571, Page 4618 of the Land Records of Collin County, Texas.



**EXHIBIT B**

**Thoroughfare Plan**

EXHIBIT B



**EXHIBIT C**

**Relocation Area**

THOMAS ESTES SURVEY.  
ABSTRACT No. 298

11.660 Acres  
Tract A  
DONIHOO FARMS Ltd  
20150630000791500  
D.R.C.C.T.

5

4

COTTON WOOD  
ACRES NORTH  
VOL. 6, PG. 84  
P.R.C.C.T.

3

6.7998 AC.  
GEOFFREY L. CONDREN  
CC FILE NO.  
94-0015084  
D.R.C.C.T.

1

Fence  
Post

STREET A

30.00 AC.  
PLANO INDEPENDENT  
SCHOOL DISTRICT  
VOL. 5571, PG. 4618  
D.R.C.C.T.



PARKER ROAD  
120' Right-of-Way

**Westwood**

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280  
Toll Free (888) 987-6160 Plano, TX 75093  
Survey Firm No. 10074301 westwoodps.com

Westwood Professional Services, Inc.

**Right-of-Way Dedication  
STREET A**

Thomas Estes Survey, Abstract No. 298  
City of Parker, Collin County, Texas

**EXHIBIT C**

Sheet: 1 of: 1  
Date: 10/19/15

#0003570  
Exhibit C.dwg

**CITY COUNCIL  
FUTURE AGENDA ITEMS**

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
<b>2015</b>			
TBD	Create a comprehensive zoning ordinance review committee	Council	discussion requested 3/17
TBD	Discuss what materials may be transported through the City	Pettle	discussion
TBD	2015-2016 City Fee Schedule	Flanigan	
TBD	Annual Codification Supplement	C'Sec	Early Fall
Jan., Apr., July., Oct,	Republic Waste Report		REQUIRED PER ORDINANCE AND AGREEMENT.
November 17, 2015	JDRF Proclamation	Marshall	Checked w/Local ADA; emailed JDRF for clarification
December	Investment Policy	Boyd	
December	Subdivision Revisions	Shepherd	
December 1, 2015	Collin Central Appraisal District Resolution	Marshall	Res. To Chief Appraiser by Dec. 15, 2015
December 1, 2015	Springhill Estates Drainage	Flanigan	11/10 Annual Planning Session
December 1, 2015	Weather Station	Stone/Flanigan	Reqstd 5/19 meeting; 11/10 Annual Planning Ses.
December 1, 2015	Moss Ridge Drainage (Cost Est.)	Flanigan	11/10 Annual Planning Session
<b>2016</b>			
January-February	Outdoor Alert/Alarm System	Stone/Flanigan	Reqstd 5/19 meeting; 11/10 Annual Planning Ses.



**CITY COUNCIL  
FUTURE AGENDA ITEMS**

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
January-February	Springhill Road Rebuild	Flanigan	11/10 Annual Planning Session
March 30, 2016	Collin County Election Contract	City Secretary	Annual
May 1, 2016	ACSC Annual Membership Dues	Finance	Annual membership fee
June 1, 2016	Appointment of Court Officials	Resolution	Resolution 2014-445