



**AGENDA**  
**CITY COUNCIL REGULAR MEETING**  
**APRIL 5, 2022 @ 7:00 PM**

Notice is hereby given the City Council for the City of Parker will meet on Tuesday, April 5, 2022, at 7:00 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002. The City Council meeting will be open to the public and live streamed.

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

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

**PLEDGE OF ALLEGIANCE**

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

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

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

**ITEMS OF COMMUNITY INTEREST**

i. REMINDER – HOME HAZARDOUS WASTE - <http://www.parkertexas.us/416/Home-Hazardous-Waste>

THURSDAY, APRIL 7, 2022 - LAST DAY TO REGISTER TO VOTE FOR THE MAY 7, 2022, GE

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, APRIL 13, 2022, 4 PM

COMPREHENSIVE PLAN (COMP) COMMITTEE - WEDNESDAY, APRIL 20, 2022, 6 PM

CANDIDATES NIGHT – THURSDAY, APRIL 21, 2022, 7 PM – VICTORY CHURCH

NATIONAL PRESCRIPTION DRUG TAKE BACK - SATURDAY, APRIL 30, 2022, 10AM-2PM

**REMINDER – MAY 7, 2022 – GENERAL ELECTION (EV AND ED INFO)**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 24	Apr 25 Early Voting 8am to 5pm	Apr 26 Early Voting 8am to 5pm	Apr 27 Early Voting 8am to 5pm	Apr 28 Early Voting 8am to 5pm	Apr. 29 Early Voting 8am to 5pm	Apr. 30 Early Voting 8am to 5pm* Changed 2022 0210
May 1	May 2 Early Voting 7am to 7pm	May 3 Early Voting 7am to 7pm	May 4	May 5	May 6	May 7 Election Day 7am to 7pm

**PRIMARY RUNOFF ELECTION – TUESDAY, MAY 24, 2022**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
15-May	16-May Early Voting 7am-7pm	17-May Early Voting 7am-7pm	18-May Early Voting 7am-7pm	19-May Early Voting 7am-7pm	20-May Early Voting 7am-7pm	21-May
22-May	23-May	24-May Election Day 7am-7pm	25-May	26-May	27-May	28-May

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

1. APPROVAL OF MEETING MINUTES FOR MARCH 11, 2022.
2. APPROVAL OF MEETING MINUTES FOR MARCH 15, 2022.

**INDIVIDUAL CONSIDERATION ITEMS**

3. DISCUSSION AND/OR APPROPRIATE ACTION REGARDING APPROVAL OF DONATED PARKS AND RECREATION PRESERVE SIGNAGE.
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 3 FINAL PLAT. [*This item was originally on the March 15, 2022, City Council agenda.*]

**ROUTINE ITEMS**

5. UPDATE(S):  
ANY COMMITTEE UPDATES, AS NEEDED.

**FUTURE AGENDA ITEMS**

6. FUTURE AGENDA ITEMS

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

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

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

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

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

RECONVENE REGULAR MEETING.

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

## ADJOURN

In addition to any specifically identified Executive Sessions, Council may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions 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 April 1, 2022, 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).

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.

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Date Notice Removed

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Patti Scott Grey  
City Secretary

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## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: Council
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey
Estimated Cost:	Date Prepared: March 16, 2022
Exhibits:	<u>None</u>

### AGENDA SUBJECT

REMINDER – HOME HAZARDOUS WASTE - <http://www.parkertexas.us/416/Home-Hazardous-Waste>

THURSDAY, APRIL 7, 2022 - LAST DAY TO REGISTER TO VOTE FOR THE MAY 7, 2022, GENERAL ELECTION

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, APRIL 13, 2022, 4 PM

COMPREHENSIVE PLAN (COMP) COMMITTEE - WEDNESDAY, APRIL 20, 2022, 6 PM

CANDIDATES NIGHT – THURSDAY, APRIL 21, 2022, 7 PM – VICTORY CHURCH

NATIONAL PRESCRIPTION DRUG TAKE BACK - SATURDAY, APRIL 30, 2022, 10AM-2PM

**REMINDER – MAY 7, 2022 – GENERAL ELECTION (EV AND ED INFO)**

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May 1	May 2 Early Voting 7am to 7pm	May 3 Early Voting 7am to 7pm	May 4	May 5	May 6	May 7 Election Day 7am to 7pm

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15-May	16-May Early Voting 7am-7pm	17-May Early Voting 7am-7pm	18-May Early Voting 7am-7pm	19-May Early Voting 7am-7pm	20-May Early Voting 7am-7pm	21-May
22-May	23-May	24-May Election Day 7am-7pm	25-May	26-May	27-May	28-May

### SUMMARY

Please review information provided.

## Inter – Office Use

<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/312022
City Attorney:	<i>Trey Lansford</i>	Date:	03/31/2022 via Municode Software
City Administrator:	<i>Luke B. Olson</i>	Date:	04/01/2022



## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey
Estimated Cost:	Date Prepared: March 14, 2022
Exhibits:	<ul style="list-style-type: none"> <li>• <a href="#">Proposed Minutes</a></li> </ul>

### AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR MARCH 11, 2022.

### SUMMARY

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

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/31/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/31/2022 via Municode Software
City Administrator:	<i>Luke B. Olson</i>	Date:	04/01/2022



**MINUTES**  
**CITY COUNCIL MEETING**  
**MARCH 11, 2022**

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

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

Mayor Lee Pettie called the meeting to order at 3:00 p.m. Mayor Pro Tem Cindy Meyer and Councilmembers Terry Lynch, Jim Reed, and Michael Slaughter were present. Councilmember Diana M. Abraham was absent.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, City Attorney Trey Lansford, Public Works Director Gary Machado, City Engineer John Birkhoff, P.E., and Police Chief Richard Brooks

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Developer Steve Sallman led the pledge.

TEXAS PLEDGE: City Engineer John Birkhoff led the pledge.

**INDIVIDUAL CONSIDERATION ITEMS**

- CONSIDERATION, CONDUCT THE SECOND OF TWO READINGS, AND ANY APPROPRIATE ACTION OF ORDINANCE NO. 812 ENACTING A PROPOSED TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, OR CONSTRUCTION WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF PARKER.

Mayor Pettie asked Councilmember Slaughter to read proposed Ordinance No. 812's caption, (*included in tonight's Council packet*) as follows:

“AN ORDINANCE OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, ENACTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, ZONING, AND CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION, PROVIDING FINDINGS OF FACT, DEFINITIONS, APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS AND EXEMPTIONS, DETERMINATION AND APPEALS; PROVIDING FOR SEVERABILITY, REPEALER, ENFORCEMENT, PROPER NOTICE AND MEETING, AND AN EFFECTIVE DATE.”

Mayor Pettie opened the floor for discussion. There being no requests for discussion Mayor Pettie asked for a motion.

MOTION: Councilmember Slaughter moved to approve Ordinance No. 812 enacting a proposed temporary moratorium on the acceptance, review, and approvals necessary for the subdivision, site planning, development, or construction within the city limits and extraterritorial jurisdiction of the City of Parker, as presented. Councilmember Reed seconded with Councilmembers Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 4-0.

## ADJOURN

Mayor Lee Pettie adjourned the meeting at 3:03 p.m.

APPROVED:

\_\_\_\_\_  
Mayor Lee Pettie

ATTESTED:

Approved on the 5th day  
of April, 2022.

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





## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey
Estimated Cost:	Date Prepared: March 16, 2022
Exhibits:	<ul style="list-style-type: none"> <li>• <a href="#">Proposed Minutes</a></li> </ul>

### AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR MARCH 15, 2022.

### SUMMARY

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

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/31/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/31/2022 via Municode Software
City Administrator:	<i>Luke B. Olson</i>	Date:	04/01/2022



**MINUTES**  
**CITY COUNCIL MEETING**  
**MARCH 15, 2022**

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

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

Mayor Lee Pettie called the meeting to order at 7:00 p.m. Mayor Pro Tem Cindy Meyer and Councilmembers Diana M. Abraham, Terry Lynch, Jim Reed, and Michael Slaughter were present.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, City Attorney Trey Lansford, Public Works Director Gary Machado, City Engineer John Birkhoff, P.E., Fire Chief Mike Sheff, and Police Chief Richard Brooks

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Kimberly Hinshaw led the pledge.

TEXAS PLEDGE: Ed Lynch led the pledge.

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

Kimberly Hinshaw, 5208 Estate Lane, announced

- Parker's Great American Cleanup will be held Saturday, April 2, 2022, from 9 AM to 11 AM [*See Exhibit 1 – Parker's Parks and Recreation (P&R) Commission, dated March 7, 2022.*].
- Parker Women's Club (PWC) Event, **Winning of the Gold** (Fundraising Dinner and Raffle), is sold out and will be held Thursday, March 17, 2022, from 6 PM to 10 PM. Ms. Hinshaw thanked sponsors, Warner Group, Grand Homes, Shaddock Homes, OmniKey, Southfork Ranch, and Michael Slaughter, stating PWC supports local food banks/pantries, a Parker High School Seniors' Scholarship Fund, etc.

Stephen Brooks, CEO Grand Homes, spoke, stating he hoped Council would vote in favor of item #7, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 3 FINAL PLAT, so the City could start issuing building permits.

**ITEMS OF COMMUNITY INTEREST**

- REMINDER – HOME HAZARDOUS WASTE - <http://www.parkertexas.us/416/Home-Hazardous-Waste>
- **Canceled** - COMPREHENSIVE PLAN (COMP) COMMITTEE - WEDNESDAY, MARCH 16, 2022, 6 PM
- THURSDAY, APRIL 7, 2022 - LAST DAY TO REGISTER TO VOTE FOR THE MAY 7, 2022, GENERAL ELECTION

- PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, APRIL 13, 2022, 4 PM
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- PRIMARY RUNOFF ELECTION – TUESDAY, MAY 24, 2022

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

1. APPROVAL OF MEETING MINUTES FOR FEBRUARY 15, 2022.
2. APPROVAL OF MEETING MINUTES FOR MARCH 7, 2022.

MOTION: Councilmember Slaughter moved to approve consent agenda items 1 and 2 as presented. Councilmember Lynch seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

### INDIVIDUAL CONSIDERATION ITEMS

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE REVISED AUDIT SUPPORTING DOCUMENTATION. [*This item was originally presented on February 15, 2022.*]

City Attorney Lansford presented the revised Annual Financial Report – Year Ended September 30, 2021, stating the report itself had not changed. The item was brought back for clarity, due to a typographical error in the supporting documentation.

MOTION: Councilmember Slaughter moved to approve the revised audit supporting documentation as presented. Councilmember Reed seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 813, REPEALING ORDINANCE NO. 358 AND 776 (FIRE AND POLICE ALARM SYSTEMS REGULATIONS).

MOTION: Councilmember Lynch moved to approve Ordinance No. 813, repealing Ordinance No. 358 and 776 (Fire and Police Alarm Systems Regulations). Councilmember Slaughter seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 814, AMENDING ORDINANCES NO. 777, 725, 706, and 666 (REGULATING STORAGE, COLLECTION, AND DISPOSAL OF BRUSH AND BULKY ITEMS OF SOLID WASTE).

MOTION: Councilmember Slaughter moved to approve Ordinance No. 814, amending Ordinances No. 777, 725, 706, and 666 (Regulating Storage, Collection, and Disposal of Brush and Bulky Items of Solid Waste). Mayor Pro Tem Meyer seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

Mayor Pettie noted the Mayor and City Administrator have the authority to wave certain regulations after a storm, as follows:

**ORDINANCE NO. 814**

**(AMENDING ORDINANCES NO. 777, 725, 706, and 666)**

**Section 1.**

*D. For a temporary period not to exceed sixty days, the Mayor and City Administrator may, upon notice posted to the City's website, suspend the time frame in Subsection C above, substituting a reasonable time and distance, as may be necessary for exigent circumstances.*

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON 6815 MCWHIRTER ROAD DEVELOPMENT PLAT.

MOTION: Councilmember Lynch moved to approve 6815 McWhirter Road Development Plat. Councilmember Reed seconded with Councilmembers Abraham, Lynch, Meyer, Reed, and Slaughter voting for the motion. Motion carried 5-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 3 FINAL PLAT.

MOTION: Councilmember Lynch moved to approve Kings Crossing Phase 3 Final Plat, subject to the outstanding items in City Engineer John W. Birkhoff, P.E.'s letter, dated March 3, 2022, being completed, plus correcting the acreage chart on the plat. There was no second. The motion died for lack of a second.

MOTION: Mayor Pro Tem Meyer moved to postpone Kings Crossing Phase 3 Final Plat to allow the developer to complete items 1-10 of City Engineer John W. Birkhoff, P.E.'s letter, dated March 3, 2022, plus correcting the acreage chart on the plat. Once items 1-10 are corrected and inspected by Mr. Birkhoff and City Staff, Developer Sallman shall notify the City. The City will schedule either in a special or regular meeting to expedite reconsideration of Kings Crossing Phase 3 Final Plat approval. Further, staff may start reviewing building permits, but may not issue permits until the plat is approved by Council.

Councilmember Slaughter seconded with Councilmembers Abraham, Meyer, Reed, and Slaughter voting for the motion. Councilmember Lynch voting against the motion. Motion carried 4-1.

## ROUTINE ITEMS

### 8. UPDATE(S):

ANY COMMITTEE UPDATES, AS NEEDED.

#### COMPREHENSIVE PLAN COMMITTEE

Councilmember Slaughter noted the City received no responses to the Comprehensive Plan Request for Qualifications (RFQs). Mr. Slaughter, City Administrator Olson, City Attorney Lansford and City Engineer Birkhoff will review the RFQ to see why there were no bids and determine how to proceed.

- MONTHLY/QUARTERLY REPORTS (Links below.)
  - [Feb 2022 - Building Permit/Code Report](#)
  - [Feb 2022 – Court Report](#)
  - [Feb 2022 – Finance \(monthly financials\) Report](#)
  - [Feb 2022 – Police Report](#)
  - [Jan/Feb 2022 – Republic Services, Inc. dba Allied Waste Services of Plano Report](#)
  - [Jan/Feb 2022 – Website \(PIWIK\) Report New](#)

Council accepted reports.

- ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF DUE TO FOR THE RECORD (Each valued at between \$0 - \$500).
  - Tim and Cyndi Daugherty donated snacks valued at \$30.00.

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

## FUTURE AGENDA ITEMS

### 9. FUTURE AGENDA ITEMS

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

Councilmember Slaughter said he would like to add an item to review the fee schedule.

City Administrator Olson suggested reviewing the fee schedule in a workshop. Councilmember Slaughter agreed.

Hearing no additional requests, Mayor Pettie encouraged everyone to email her any additional requests. She noted the next regularly scheduled meeting would be Tuesday, April 5, 2022.

**EXECUTIVE SESSION** - Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

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

- Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
- Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.
- Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettie recessed the regular meeting to Executive Session at 8:05 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettie reconvened the meeting at 9:08 p.m.

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

No action was taken.

## ADJOURN

Mayor Lee Pettie adjourned the meeting at 9:10 p.m.

APPROVED:

\_\_\_\_\_  
Mayor Lee Pettie

ATTESTED:

Approved on the 5th day  
of April, 2022.

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





# GREAT AMERICAN CLEANUP

**Where: The Preserve (next to City Hall)**

The City of Parker boasts a beautiful greenway known as **the Preserve**, just adjacent to City Hall. It's a great place to walk, play or rest. It also **collects trash** over time - and you can do something about it!

**When: Saturday, April 2<sup>nd</sup>, 9am-11am**

Join us in front of Parker City Hall. We'll stroll over to the Preserve and clean up any litter and debris we see. Trash bags, gloves, grippers and such items will be provided, as well as water bottles.

Are you a student looking for **community service hours**? We'll be glad to give you a signed community service form.

**Are you in? Let us know.**

RSVP at <https://parkerpreservecleanup.rsvpify.com>. We'll see you there!



KEEP AMERICA  
**BEAUTIFUL**



## Council Agenda Item

Budget Account Code:	Meeting Date: April 5, 2022
Budgeted Amount:	Department/ Requestor: Parks and Recreation Committee
Fund Balance-before expenditure:	Prepared by: Luke B. Olson
Estimated Cost:	Date Prepared: March 29, 2022
Exhibits:	<ol style="list-style-type: none"> <li>1. Preserve Map</li> <li>2. Preserve Rules</li> </ol>

### AGENDA SUBJECT

Discussion and/or appropriate action regarding approval of donated Parks and Recreation Preserve signage.

### SUMMARY

Parks and Recreation Committee has been working on updating the signage for the City of Parker Preserve. The signage will be donated by Rick Debus.

### POSSIBLE ACTION

Accept signage as presented or request changes prior to donation.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Enter Text Here</i>	Date:	Enter Text Here
City Attorney:	Enter Text Here	Date:	Enter Text Here
City Administrator:	<i>Enter Text Here</i>	Date:	Enter Text Here



# THE PRESERVE Park Rules



Open 5am - 11pm



Do not enter  
the Barn



No alcoholic  
beverages



No swimming  
or polluting



Put all garbage  
in cans



No selling or  
promoting



No defacing  
or removing



No remote  
control devices



Clean up  
after pets



No glass  
containers



No fires or  
disturbances



No motor vehicles  
(except disability)





## MAXWELL CREEK

Maxwell Creek stretches from just north of Parker Road, southward through the Preserve into Murphy, and east to a pond near Wylie. It was once much larger, with water supplied by the surrounding grasslands and scattered mini-forests. There was significant water flowing down the Creek to provide power for a gristmill that produced flour and cornmeal from the grain raised there. Today the Creek has an elevation of 476 feet, is subject to flooding, and is home to fish, waterfowl, and dragonflies.

## ENVIRONMENT

The Preserve is in a geographic area termed "The Blackland Prairie". The soil is "Houston clay", a Rendzina soil with gray/black surface layers of organic matter overlaying softer, lighter layers of marl, chalk, and limestone. Almost the entire Preserve lies in the flood plain of Maxwell Creek, and the normal annual rainfall is 30-40 inches. You are likely to see many kinds of wildlife in the Preserve: ducks, egrets, cardinals, jays, swallows and many other bird species; bobcats, coyotes, opossum, rabbits, raccoons, skunks, armadillos and squirrels.



## COTTON GIN

William C. Parker was a farmer and successful businessman who owned a gristmill and cotton gin. The cotton gin first used mule power and later a steam engine fueled by wood and coal. After World War II, farmers began to move to cities to work and cotton production declined. The gin in Parker fell silent. Today all that remains of the Parker Gin is part of the original foundation.

## NATURE TRAIL

The Nature Trail winds through the Preserve in a long loop. Perfect for jogging or strolling, the Trail is about 4,250 feet, or 0.8 miles. Some stretches are crushed granite, other portions are concrete. In rainy weather, the ground to either side of the Trail can become muddy, but the Trail remains largely navigable. The path is particularly pleasant as you wander beneath the trees and near Maxwell Creek or the pond.

Welcome to

# THE PRESERVE

## LANDMARKS

The **Barn** was built by John Gray in 1847 and expanded in 1943 for more hay and pigs. For safety reasons, visitors are no longer allowed to enter it, but you can still appreciate its historic beauty as you walk along the pond or the Nature Trail.

The **Wishing Well** is a Scout project tucked away in the trees north of the Gazebo. The mouth of the well is sealed, so save your coins, but it is still a fun place to visit and take a seat nearby.

The **Wildflower Garden** is a beautiful work in progress just south of the trees. Be careful not to tread the garden under foot, but stroll by and see what flowers may be coming up this month.

The **Gazebo** is open to all. It is a welcome spot for relief from the sun in summer months, to rest for lunch and conversation, or just to enjoy the view.

PARKING LOT

WILD FLOWERS

GAZEBO

BARN

POND

WELL

GIN

MAXWELL CREEK





## Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: Public Works
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: March 10, 2022
Exhibits:	<ol style="list-style-type: none"> <li>1. <a href="#">John W. Birkhoff, P.E., letter, March 3, 2022</a></li> <li>2. <a href="#">Development Application</a></li> <li>3. <a href="#">Final Plat</a></li> <li>4. <a href="#">Development Agreement</a></li> <li>5. <a href="#">2022 0311 P&amp;Z Draft Minutes</a></li> </ol>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 3 FINAL PLAT.

### SUMMARY

Please review the information provided for Kings Crossing Phase 3 Final Plat, Lots 1-20, Block A; Lots 1-6, Block B; and Lots 1-12, Block C, 38 Residential Lots, being 48.75 acres, situated in the Ann S. Hurt Survey, Abstract No. 428, City of Parker, Collin County, Texas.

Planning and Zoning (P&Z) Commission recommended approval of the final plat on condition that all outstanding issues identified in City Engineer Birkhoff's letter, dated March 3, 2022, be addressed to the city's satisfaction in two weeks, and that the city will not issue building permits for this development until satisfied, 4-1 (For: Wright, Lozano, Jeang and Fecht; Against: Leamy).

At the March 15, 2022, City Council meeting, Council voted 4-1 to postpone approval of Kings Crossing Phase 3 Final Plat (***See Item #2, 2022 0315 CC Draft Minutes, for more detail.***)

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:	<i>Gary Machado</i>	Date:	03/10/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/10/2022 via Municode Software
City Administrator:	<i>Luke B. Olson</i>	Date:	03/11/2022

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

JOHN W. BIRKHOFF, P.E.  
GARY C. HENDRICKS, P.E., R.P.L.S.  
JOE R. CARTER, P.E.  
MATT HICKEY, P.E.  
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.  
CRAIG M. KERKHOFF, P.E.  
JUSTIN R. IVY, P.E.  
JULIAN T. LE, P.E.  
COOPER E. REINBOLD, P.E.

March 3, 2022

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

Re: Kings Crossing Phase 3

Dear Mr. Machado:

On Wednesday March 2, 2022, we accompanied you on a follow up inspection of the Kings Crossing Phase 3 project, we noted the following:

1. The joint between Lewis Lane (asphalt) and Dover Middleton needs to be sealed.
2. Silt piles located south of Middleton and north of Dover need to be removed.
3. The shoulder along north side of Dover east of Middleton needs final grading and vegetation established.
4. The concrete rip rap downstream of ST-6 is of poor workmanship and the reinforcement appears to have floated to the top of the concrete is visible. The skim patches at the outfall of the culvert pipes appears to have been placed on silt and is breaking up. Remove and replace concrete rip rap and complete proper patching on clean surfaces. In the southern culvert pipe the skim patch is high and causing water to be retained in the culvert pipe.
5. The channel along Canterbury is holding water it appears the channel flow line is below the grade of the concrete apron at the culvert pipes.
6. The earth portion of the channel from Canterbury northeast toward Lucas hold water and moss is present. Regrade the channel and vegetate or extend concrete pilot channel to the main stream.
7. Ditch 1 from the intersection of Sudbury and Canterbury is holding significant water. It appears the rock check dam has not been maintained and silt build up in the void areas is creating a dam, as water downstream of the rock check dam is flowing. Recommend the rock check dam be removed and reconstructed. It appears the rock check dam has performed its intended purpose but has not been cleaned of silt after major rain events.
8. Ditch 1 at the 90-degree turn, the concrete rip rap added to the north side to protect the bank appears to be shore as the area above the rip rap is beginning to wash out. The rip rap should be extended to top of bank as it was on the south side of the bend.
9. The pilot channel adjacent to Middleton and east of Lewis Lane is starting to be undercut by the flow. The edge of the concrete pilot channel needs to be expanded, or the eroded areas stabilized to prevent erosion adjacent to the pilot channel.

10. At the intersection of Dover and Middleton (northwest Quadrant) grading needs to be completed to establish a 4:1 slope. This is in the area of the headwall and seems to be about 5 to 10 feet of missed grading.

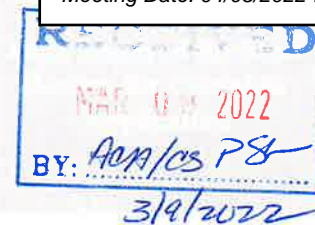
We are available at your convenience to discuss any questions you may have with the findings.

Sincerely,  
  
John W. Birkhoff, P.E.



## DEVELOPMENT APPLICATION

### City of Parker, Texas

Proposed Name of Subdivision: Kings Crossing Phase 3**Plat Approval Requested**

Filing Fee

Filing Fee

- ☐ Preliminary Plat \$800.00 + \$30/acre
- ☐ Site Plan \$300.00 + \$25/acre
- ☐ Replat/Amended \$500.00 plus \$15/lot

- ☒ Final Plat \$800.00 + \$30/acre \$2,262.50
- ☐ Minor Plat (5 acres or less) \$500.00 + \$100/lot
- ☐ Development Plat \$300.00 + \$30/acre

Physical Location of Property: Kings Crossing Phase 3, approximately 5100 Lewis Lane, Parker 75002  
 (Address and General Location – Approximate distance to the nearest existing street corner)

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

Kings Crossing Phase 3, Ann S Hurt Survey, Abs 428

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

Acreage: 48.75 Existing # of Lots/Tracts: 38 lots Existing Zoning: PD Res 2017-170  
 (If a PD, include the Ordinance with application)

Property Owner's Name: Lewis Bend Partners, Ltd Phone Number: 214-368-0238Applicant/Contact Person: Stephen L Sallman Title: ManagerCompany Name: Lewis Bend Partners, LtdStreet/Mailing Address: 4040 N Central Expy #800 City: Dallas State: TX Zip: 75204Phone: 214-368-0238 Fax: \_\_\_\_\_ Email Address: ssallman@warnergroup.comEngineering Company: Engineering Concepts & Design, LPContact Person: Ryan King, PE Title: \_\_\_\_\_Street/Mailing Address: 201 Windco Circle Ste 200 City: Wylie State: TX Zip: 75098Phone: 972-941-8400 Fax: 972-941-8401 Email Address: ryan@ecdpl.com

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

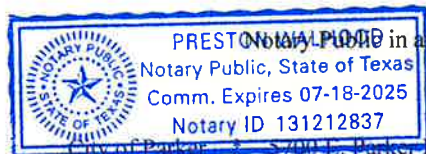
STATE OF TEXAS ) (

COUNTY OF COLLIN ) (

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

Stephen L Sallman  
 Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this 7<sup>th</sup> day of March, 2022.



Notary Public in and for the State of Texas: \_\_\_\_\_

Preston W. Wolf

Over

City of Parker 3 S 7000 E, Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 www.parkertexas.us





BY:

AEP/CS PB

3/9/2022

**SUBMITTAL REQUIREMENTS:**

Failure to submit all materials to the City with complete application will result in delays scheduling the agenda date.

- ☐ Five (5) FOLDED copies of drawing(s) 24" X 36" [1"=100' scale]
- ☐ Twelve (12) FOLDED 11 X 17
- ☐ Three (3) Complete Engineering Plans (if applicable)
- ☐ ~~Three (3) General Tree Survey~~ n/a
- ☐ Property Metes and Bounds on 8 ½ X 11 Sheet
- ☐ Proof of Ownership (Warranty Deed or Tax Certificate)
- ☐ ~~Power of Attorney~~ n/a

The face of the plat shall show the following:

- ☐ Date of preparation
- ☐ Scale of plat
- ☐ North arrow
- ☐ Name and address of:
  - o Applicant
  - o Engineer or Surveyor responsible for preparation of plat
- ☐ Survey and abstract with tract designation
- ☐ Location of major and/or secondary thoroughfares located with or adjacent to the property.
- ☐ Location of existing or platted streets within and adjacent to the existing property
- ☐ Location of existing right-of-ways, utility and/or drainage easements.
- ☐ Vicinity map showing location of tracts by reference to existing streets or highways.
- ☐ Subdivision boundary lines, indicated by heavy lines, and the computed acreage of the subdivision. The subdivision boundary shall be construed to include the part of adjacent boundary streets which were previously established by dedication or purchase from the tract being subdivided.
- ☐ Legal description of the property to be subdivided, and metes and bounds description of the subdivision perimeter.
- ☐ Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred.
- ☐ Names of the owners of contiguous parcels of un-subdivided land, and names of contiguous subdivisions and the County Recorder's book and page number thereof, and the lot patterns of these subdivisions.
- ☐ Location of the city limits lines, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, or form part of the boundary of the subdivision, or are contiguous to such boundary.
- ☐ If there is no adjacent subdivision, a map on a small scale shall be included with the preliminary plan, and oriented the same way, to show the nearest subdivision in each direction; it shall show how the streets, alleys, or highways in the subdivision submitted may connect with those in the nearest subdivision, if situated within two thousand (2,000) feet of the proposed subdivision.
- ☐ All other data required by the Zoning and Subdivision Ordinances, available for view at [www.parkertexas.us](http://www.parkertexas.us).







LEGAL DESCRIPTION

BEING a 48.75 acre tract of land situated in the Ann S. Hurt Survey, Abstract No. 428, City of Parker, Collin County, Texas and being all of a called 48.6223 acre tract of land described by Warranty Deed to Lewis Bend Partners, Ltd., as recorded in Instrument 20061120001651500, Official Property Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2–inch capped iron rod stamped “GEER 4117”, for the northwest corner of the herein described tract, being in the south line of that tract of land described by General Warranty Deed to Rodney S. Warne and Betsy L. Warne, as recorded in Volume 5707, Page 4905, O.P.R.C.C.T., and being in the east line of Lewis Lane, a variable width road;

THENCE North 89 degrees 36 minutes 04 seconds East, along the south line of said Warne tract, a distance of 398.00 feet to a found 1/2–inch iron capped iron rod stamped “GEER 4117”, for the southeast corner of that tract of land described in the General Warranty Deed to Warne Living Trust, as recorded in Instrument Number 20141215001357280, O.P.R.C.C.T.;

THENCE North 01 degrees 04 minutes 12 seconds West, a distance of 208.66 feet to a found 5/8–inch iron rod, being the northeast corner of said Warne Living Trust tract, and being in the south line of that tract of land as described by Warranty Deed to Michael Peralta, as recorded in Instrument Number 20180426000506750, O.P.R.C.C.T.,

THENCE North 89 degrees 32 minutes 10 seconds East, along the south line of said Peralta tract, a distance of 613.10 feet to a 5/8–iron rod with cap stamped ADAMS SURVEYING COMPANY LLC set for corner, being the most southeast corner of Lot 19, Block D, Estates at Austin Trail, Phase 1, an addition to the City of Lucas, as recorded in Cabinet N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE North 89 degrees 46 minutes 24 seconds East, a distance of 311.62 feet to a found 5/8–inch iron rod in a tree root, being an ell corner of Lot 14R, Block D, Replat of Estates at Austin Trail, as recorded in Cabinet P, Page 192, P.R.C.C.T.;

THENCE South 00 degrees 21 minutes 45 seconds East, passing a found 5/8–inch capped iron rod stamped “BURY & PARTNERS” at a distance of 208.76 feet, continuing along the east line of the herein described tract, passing a found 1/2–inch capped iron rod at a distance of 1220.40 feet, continuing along the east line of the herein described tract to a found 1/2–inch capped iron rod stamped “CBG” at an overall distance of 1667.70 feet, being the southeast corner of the herein described tract and being the southwest corner of Lot 19, Block A, Stinson Highlands, Phase 3, an addition to the City of Lucas, as recorded in Cabinet 2017, Page 260, P.R.C.C.T., and being in the north line of that tract called “Tract 2”, as described by Warranty Deed to Umphy Corporation, as recorded in Instrument Number 20071231001715950, O.P.R.C.C.T.;

THENCE South 89 degrees 38 minutes 59 seconds West, along the north line of said Umphy Corporation tract, a distance of 1326.78 feet to a found 5/8–iron rod, being the southwest corner of the herein described tract, and being in the aforementioned east line of Lewis Lane;

THENCE North 00 degrees 06 minutes 05 seconds West, along the east line of said Lewis Lane, a distance of 1458.19 feet to the POINT OF BEGINNING and containing 2,123,533 square feet or 48.75 acres of land, more or less.

OWNERS CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LEWIS BEND PARTNERS, LTD., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as **KINGS CROSSING, PHASE 3**, an addition to the City of Parker, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_ day of \_\_\_\_\_, 2022.

For: Lewis Bend Partners, Ltd

By: Warner Land Advisors, LP  
its general partner

By: Stephen L Sallman, Manager

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

PAUL HUBERT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1942

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

CITY APPROVAL CERTIFICATE

Recommended for Approval:

Chairman, Planning and Zoning Commission  
City of Parker, Texas

Date

Approved and Accepted:

Mayor, City of Parker, Texas

Date

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing final plat of **KINGS CROSSING PHASE 3**, a subdivision or addition to the City of Parker was submitted to the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the mayor to note the approval thereof by signing his name herein above subscribed.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2022.

City Secretary  
City of Parker, Texas

Date

LOT SIZE TABLE			
BLOCK	LOT	AREA	ACREAGE
A	1	49,296	1.132
A	2	49,232	1.130
A	3	53,479	1.228
A	4	50,179	1.152
A	5	54,500	1.251
A	6	68,559	1.574
A	7	88,216	2.025
A	8	90,192	2.071
A	9	65,544	1.505
A	10	43,633	1.002
A	11	43,577	1.000
A	12	43,591	1.001
A	13	43,606	1.001
A	14	54,576	1.253
A	15	43,775	1.005
A	16	43,560	1.000
A	17	43,584	1.001
A	18	43,647	1.002
A	19	43,560	1.000
A	20	44,467	1.021
B	1	47,499	1.090
B	2	43,561	1.000
B	3	43,621	1.001
B	4	43,561	1.000
B	5	43,706	1.003
B	6	53,570	1.230
C	1	49,113	1.127
C	2	43,561	1.000
C	3	43,565	1.000
C	4	43,561	1.000
C	5	43,561	1.000
C	6	43,567	1.000
C	7	43,560	1.000
C	8	43,561	1.000
C	9	43,561	1.000
C	10	43,560	1.000
C	11	43,562	1.000
C	12	46,614	1.070

FINAL PLAT  
KINGS CROSSING  
PHASE 3  
LOTS 1–20, BLOCK A;  
LOTS 1–6, BLOCK B; AND LOTS 1–12, BLOCK C  
38 RESIDENTIAL LOTS  
BEING  
48.75 ACRES  
SITUATED IN THE  
ANN S. HURT SURVEY, ABSTRACT NO. 428  
CITY OF PARKER, COLLIN COUNTY, TEXAS  
ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WILEY TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER  
LEWIS BEND PARTNERS, LTD.  
4040 N. CENTRAL EXPRESSWAY, SUITE 850  
DALLAS, TX, 75204  
(214) 368–0238  
LAND SURVEYOR  
ADAMS SURVEYING CO., LLC  
1475 RICHARDSON DR., STE 255  
RICHARDSON, TX 75080  
(469) 317–0250  
FIRM NO. 10177500

DATE: 3/16/2022

SHEET 2 OF 2

1211

**LEWIS BEND PARTNERS LTD**

CONSTRUCTION ACCOUNT  
4040 N CENTRAL EXPRESSWAY SUITE 850  
DALLAS, TX 75204-3227

AMERICAN NATIONAL BANK & TRUST  
FLOWER MOUND  
FLOWER MOUND, TEXAS, 75027-1008  
88-714/1119

Meeting Date: 04/05/2022 Item 4.

PAY TO THE  
ORDER OF CITY OF PARKER

MARCH 7, 2022

\$252.78

TWO HUNDRED FIFTY-TWO and 78/100---

DOLLARS

MEMO

KINGS CROSSING PHASE 3 FINAL PLAT

AUTHORIZED SIGNATURE

⑈001211⑈

**LEWIS BEND PARTNERS LTD**

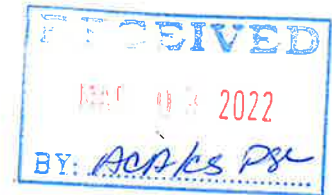
1211

KINGS CROSSING FINAL PLAT APPLICATION FEE

\$252.78

Balance due on Application Fee

MARCH 7, 2022



3/9/2022

**LEWIS BEND PARTNERS LTD**

1211

KINGS CROSSING FINAL PLAT APPLICATION FEE

\$252.78

balance due on Application Fee

MARCH 7, 2022

### KING'S CROSSING, PHASE 3

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THENCE North 89 degrees 36 minutes 04 seconds East, with the south line of said Warne tract, a distance of 398.00 feet to a found 1/2-inch iron capped iron rod stamped "GEER 4117", for the southeast corner of that tract of land described in the General Warranty Deed to Warne Living Trust, as recorded in Instrument Number 20141215001357280, O.P.R.C.C.T.;

THENCE North 01 degrees 04 minutes 12 seconds West, a distance of 208.66 feet to a found 5/8-inch iron rod, being the northeast corner of said Warne Living Trust tract, and being in the south line of that tract of land as described by Warranty Deed to Michael Peralta, as recorded in Instrument Number 20180426000506750, O.P.R.C.C.T.,

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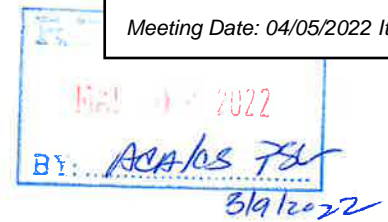
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THENCE South 00 degrees 21 minutes 45 seconds East, passing a found 5/8-inch capped iron rod stamped "BURY & PARTNERS" at a distance of 208.76 feet, continuing with the east line of the herein described tract, passing a found 1/2-inch capped iron rod at a distance of 1220.40 feet, continuing with the east line of the herein described tract to a found 1/2-inch capped iron rod stamped "CBG" at an overall distance of 1667.70 feet, being the southeast corner of the herein described tract and being the southwest corner of Lot 19, Block A, Stinson Highlands, Phase 3, an addition to the City of Lucas, as recorded in Cabinet 2017, Page 260, P.R.C.C.T., and being in the north line of that tract called "Tract 2", as described by Warranty Deed to Umphy Corporation, as recorded in Instrument Number 20071231001715950, O.P.R.C.C.T.;

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THENCE North 01 degrees 04 minutes 12 seconds West, a distance of 208.66 feet to a found 5/8-inch iron rod, being the northeast corner of said Warne Living Trust tract, and being in the south line of that tract of land as described by Warranty Deed to Michael Peralta, as recorded in Instrument Number 20180426000506750, O.P.R.C.C.T.,

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THENCE North 89 degrees 46 minutes 24 seconds East, a distance of 311.62 feet to a found 5/8-inch iron rod in a tree root, being an ell corner of Lot 14R, Block D, Replat of Estates at Austin Trail, as recorded in Cabinet P, Page 192, P.R.C.C.T.;

THENCE South 00 degrees 21 minutes 45 seconds East, passing a found 5/8-inch capped iron rod stamped "BURY & PARTNERS" at a distance of 208.76 feet, continuing with the east line of the herein described tract, passing a found 1/2-inch capped iron rod at a distance of 1220.40 feet, continuing with the east line of the herein described tract to a found 1/2-inch capped iron rod stamped "CBG" at an overall distance of 1667.70 feet, being the southeast corner of the herein described tract and being the southwest corner of Lot 19, Block A, Stinson Highlands, Phase 3, an addition to the City of Lucas, as recorded in Cabinet 2017, Page 260, P.R.C.C.T., and being in the north line of that tract called "Tract 2", as described by Warranty Deed to Umphy Corporation, as recorded in Instrument Number 20071231001715950, O.P.R.C.C.T.;

THENCE South 89 degrees 38 minutes 59 seconds West, with the north line of said Umphy Corporation tract, a distance of 1326.78 feet to a found 5/8-iron rod, being the southwest corner of the herein described tract, and being in the aforementioned east line of Lewis Lane;

THENCE North 00 degrees 06 minutes 05 seconds West, along the east line of said Lewis Lane, a distance of 1458.19 feet to the POINT OF BEGINNING and containing 2,123,533 square feet or 48.75 acres of land, more or less.



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

## **DEVELOPMENT AGREEMENT AMENDMENT #1**

**THIS IS AMENDMENT #1** to that certain development agreement (the "Agreement") dated the 11<sup>th</sup> day of September, 2007 by and among the City of Parker, Collin County, Texas, (the "City"), Bedell Family Limited Partnership, a Texas limited partnership ("Bedell"), Lewis Bend Partners, Ltd., a Texas limited partnership and Warner Capital, LLC, a Texas limited liability company (collectively, "Developer"). The land area subject of the Agreement is to be known as "Kings Crossing", the boundaries of which are set forth in the Agreement.

### **I. RECITALS**

- A. Developer has requested certain modifications to the Agreement to reflect the change in the need to remove reimbursement provisions for the renovation of Lewis Lane, and the corresponding need to increase funds for additional expenses to be incurred for offsite water lines, and on and offsite sewer lines.
- B. An additional sewer force main not contemplated in the original Agreement has been identified as a need for the development.

**NOW THEREFORE**, in consideration of the covenants and conditions contained in the Agreement, and this Amendment, the parties agree to modify the Agreement as follows:

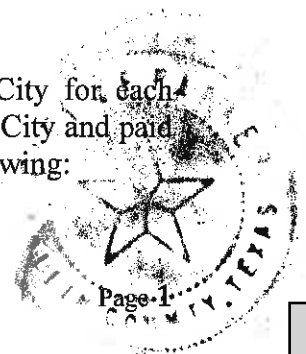
- 1. The last sentence of paragraph 5.2 of the Agreement is deleted, and replaced with the following sentence:

"The maximum total reimbursement paid to the Developer for the combined reimbursement costs of the water system and sanitary sewer expansion shall not exceed the actual approved costs for those projects, and in no event shall exceed the sum of \$689,200.00."

- 2. Section 5 of the Agreement is hereby amended by adding the following new paragraph 5.3:

**"5.3 Reimbursement of Developer's Costs** – The reimbursement of Developer's costs from fees collected within the development is limited to \$7,000 per lot in Paragraph 5.1. The disbursements will be paid or retained as follows:

- (1) The reimbursement funds collected by the City for each phase of the Development will be held by the City and paid quarterly to the Developer, subject to the following:



- a. No material claim has been made by the City with regard to the water, sewer, drainage, or road improvements subject to reimbursement under the Development Agreement which has not been resolved, or which is not insured by the maintenance bonds provided in accordance with the subdivision regulations.
  - b. No material dispute and/or litigation is pending by and between the City and the Developer regarding any matter subject of this Development Agreement.
- (2) In the event a. and/or b. above has occurred, the City may retain the funds which would otherwise have been paid to the Developer, but only to the extent reasonable to pay the estimated costs to cure the default or dispute. The funds may be retained by the City until the default is cured in accordance with paragraph 6.5 of the Development Agreement at which time the funds will be released.
- 5.3.1 The City of Lucas and Collin County have improved Lewis Lane. The original \$109,000 allocated in the Agreement incentives for the Developer will not be expended for that purpose. Any improvements required of the Developer by the City subdivision regulations, including any required improvements to Lewis Lane, will not be reimbursed.
- 5.3.2 No interest shall accrue to the Developer on any retained amount while held by the City.”

*(Signature page follows)*



This Agreement Amendment is effective on the date all parties have signed,  
which is the 21st day of January, ~~2013~~ 2014.

**"BEDELL"**

**BEDELL FAMILY LIMITED PARTNERSHIP,**  
a Texas limited partnership

By: Bedell Investments, Inc.,  
Its Managing Partner

By: Walter G. Bedell  
Walter G. Bedell  
Its President

Date: 1/21/14

**"DEVELOPER"**

**LEWIS BEND PARTNERS, LTD.,**  
a Texas limited partnership

By: Warner Land Advisors, L.P.,  
a Texas limited partnership,  
Its General Partner

By: Warner Capital, L.L.C.,  
a Texas limited liability company,  
General Partner

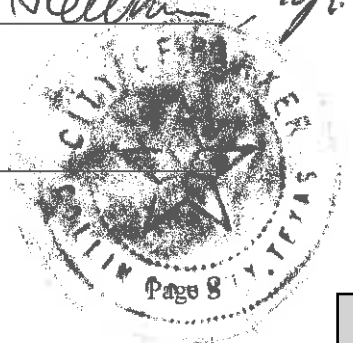
By: Stephen L. Sallman, mgr.  
Stephen L. Sallman  
Its Manager

Date: 1/15/14

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

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

Date: 1/15/14







“City”  
City of Parker, Texas

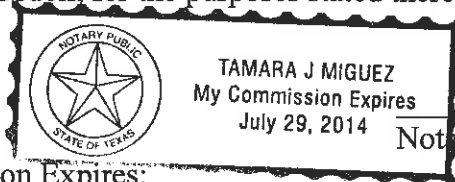
By:   
Z. Marshall, Mayor

Date: Jan. 21, 2014



STATE OF TEXAS §  
COUNTY OF ~~COLLIN~~ <sup>Dallas</sup> §  
§

This instrument was acknowledged before me on the 21<sup>st</sup> day of Jan., 2014,  
by Walter G. Bedell, for the purposes stated therein.



Tamara Miguez  
Notary Public, State of Texas

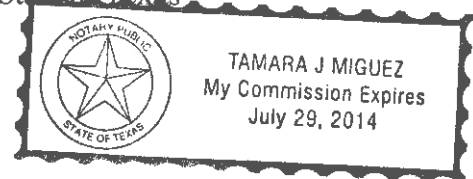
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF ~~COLLIN~~ <sup>Dallas</sup> §  
§

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

Tamara Miguez  
Notary Public, State of Texas

My Commission Expires: 7-29-2014



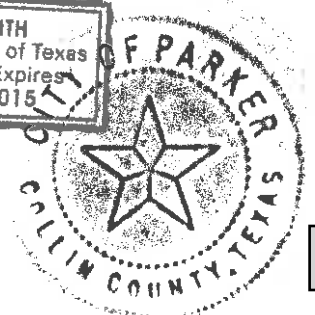
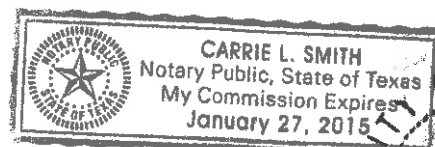
STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Carrie L. Smith  
Notary Public, State of Texas

My Commission Expires: 1/27/15



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
01/22/2014 04:06:37 PM  
\$42.00 DLARD  
2014012200069210



*Stacey Kemp*

**MINUTES**  
**PLANNING AND ZONING COMMISSION SPECIAL MEETING**  
 March 10, 2022

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

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:01 p.m.

Commissioners Present: Use “√” or “X”, please				
x	Chairperson Russell Wright			Alternate Larkin Crutcher
x	Commissioner Joe Lozano		x	Alternate JR Douglas
x	Commissioner Wei Wei Jeang		x	Alternate Todd Fecht
x	Commissioner David Leamy			
	Commissioner Jasmat Sutaria			
Staff/Others Present:				
x	Public Works Dir. Gary Machado			City Attorney Trey Lansford
x	City Secretary Patti Scott Grey			City Administrator Luke B. Olson

**APPOINTMENT OF ALTERNATE(S)**

Chairperson Wright appointed Alternate Commissioner Fecht as a voting member for the meeting.

**PLEDGE OF ALLEGIANCE**

The pledges were recited.

**PUBLIC COMMENTS**

Stephen Brooks, a home builder, expressed appreciation for the assistance he has received from the city’s staff.

**PUBLIC HEARING REGARDING PROPOSED TEMPORARY MORATORIUM**

## INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR NOVEMBER 11, 2021.

MOTION: Commissioner Leamy moved to recommend approval of the meeting minutes and Commissioner Lozano seconded the motion. Commissioners Wright, Lozano, Jeang, Leamy and Fecht voted for the motion. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR MARCH 3, 2022.

MOTION: Commissioner Jeang moved to recommend approval of the meeting minutes and Commissioner Leamy seconded the motion. Commissioners Wright, Lozano, Jeang, Leamy and Fecht voted for the motion. Motion carried 5-0.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON 6815 MCWHIRTER ROAD DEVELOPMENT PLAT.

A brief discussion ensued concerning this ETJ property.

MOTION: Commissioner Leamy moved to recommend the approval of the proposed development plat and Commissioner Lozano seconded the motion. Commissioners Wright, Lozano, Jeang, Leamy and Fecht voted for the motion. Motion carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 3 FINAL PLAT.

John Birkhoff, P.E., of Birkhoff, Hendricks & Carter, LLP, with reference to his letter dated March 3, 2022 to Director Machado, reported on the ten issues that remain outstanding, some of which involve concrete work. Preston Walhood, Development Manager with Warner Group, Inc. in charge of the development of the property, briefed the Commission on the work that has been done to address these outstanding issues since the issuance of the March 3 letter. Director Machado pointed out that issues 4, 6, 7, and 10 still require attention as they have not been remedied to the city's satisfaction.

MOTION: Commissioner Lozano moved to recommend the approval of the final plat on condition that all outstanding issues identified in the March 3 letter be addressed to the city's satisfaction in two weeks, and that the city will not issue any building permits for this development if this condition is not satisfied. Commissioner Jeang seconded the motion. Commissioners Wright, Lozano, Jeang, and Fecht voted for the motion. Commissioner Leamy voted nay. Motion carried 4-1.

5. ADJOURN

Chairperson Wright adjourned the meeting at 7:48 p.m.

Minutes Approved on \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Chairperson Russell Wright

Attest and Prepared by:

\_\_\_\_\_  
Commission Secretary Wei Wei Jeang



## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: Council
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for City Administrator Olson
Estimated Cost:	Date Prepared: March 10, 2022
Exhibits:	<u>None</u>

### AGENDA SUBJECT

#### UPDATE(S):

ANY COMMITTEE UPDATES, AS NEEDED.

#### **SUMMARY**

*Please review information provided.*

#### **POSSIBLE ACTION**

City Council may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/31/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/31/2022 via Municode Software
City Administrator:	<i>Luke B. Olson</i>	Date:	04/01/2022



## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: Council
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for City Administrator Olson
Estimated Cost:	Date Prepared: March 31, 2022
Exhibits:	<ul style="list-style-type: none"> <li><a href="#">Future Agenda Items</a></li> </ul>

### AGENDA SUBJECT

FUTURE AGENDA ITEMS

### SUMMARY

Please review information provided.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/31/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/31/2022 via Municode Software
City Administrator:	<i>Luke B. Olson</i>	Date:	04/01/2022



**FUTURE AGENDA ITEMS**

AGENDA DATE	ITEM DESCRIPTION	CONTACT	Notes
<b>2022</b>			
<del>Feb(Mar)</del> , May, Aug, Nov	Fire Department Quarterly Report	Sheff/Miller	4th Qtr 2022 0215 CC Agenda
<del>Feb(Mar)</del> , May, Aug, Nov	Investment Quarterly Report	Savage	4th Qtr 2022 0215 CC Agenda
	<b>Council Committee Updates</b>	Council	2022 0126 Any Committees updates, as needed
Tentatively - April 2022	Annexations	Machado/Lansford	2022 0302 Staff Agenda Mtg
Tentatively - April 5 or 19, 2022	Enterprise Fleet Management	Olson/Lansford	2022 0307 CC WS - Nick A. Hardwick, Senior Account Executive North Texas
Tentatively - July, 2022	Grade/Step Program	Savage/Lansford	2022 0125 Agenda Mtg -
Tentatively - 2022	Other Maps - Zoning, Transportation & Annexation	Olson/Machado	2022 0330 Possibly Annexation, Thoroughfare, & ?Land Use? Maps
Tentatively - 2022	Zoning Regs - P.H. & Ord. No. 800 approval - Update	Levine or CA	2021 0518 CC - Tabled; 2022 0113 Joint Mtg
Tentatively - 2022	Water Rate Analysis - Ongoing (Stand still)	Savage/Machado	0810 Ord739 2016 Water Rate Amendments for 2016-2020
Tentatively - 2022	Oncor & Frontier Franchise (All?) - Review Ongoing		2021 0615 added
Tentatively - 2022	Capital Equipment & City Vehicle Replacement Policy - Add Computer policy	Olson	2021 0907 Tabled; CALO to do research & bring recommendations back to Council
Tentatively - 2022	Animal Shelter - one year/automatically	Meyer	Res. No. 2019-617;2021 0720 MLP added
Tentatively - 2022	Civic Plus Contract?	Pettle	Work in Progress
Tentatively - 2022	Proclamation - Logan Donahue	Pettle	Added 2022 0202
Tentatively - April 19, 2022	Review Fee Schedule	Slaughter	CMMS - 2022 0315 - General Discussion
Tentatively - 2022	Code & Comp Plan	Pettle	Added 2022 0330 Agenda Meeting