

PLANNING DEPARTMENT  
City of Carrollton  
Date: \_\_\_\_\_

DEVELOPMENT NAME:  
Parker Ranch, Tract 3

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS ANNEXING APPROXIMATELY 11.9 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF PARKER ROAD (FM544), 1,100 FEET EAST OF PLANO PARKWAY AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL INHABITANTS AND OWNERS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; DIRECTING THE CITY SECRETARY TO FILE A COPY OF THIS ORDINANCE WITH THE COUNTY; APPROVING A SERVICE PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ADOPTION AND PUBLICATION.

WHEREAS, the charter of the City of Carrollton, Texas authorizes the annexation of territory subject to the laws of the state;

WHEREAS, certain tracts of land of approximately 11.9-acres, herein after described on Exhibit A, which is attached hereto and incorporated herein, lies within the extraterritorial jurisdiction of the City of Carrollton and is contiguous to the present city limits of the City of Carrollton;

WHEREAS, a service plan has been developed and presented for said territory, two public hearings were held, and all other requirements under the provisions of Chapter 43 of the Texas Local Government Code have been fulfilled;

WHEREAS, the procedures prescribed by the City Charter and applicable state laws have been duly followed with respect to the said tract; and

WHEREAS, the members of the Council of the City of Carrollton have concluded that said area should be made a part of the City of Carrollton, Texas;

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

Section 1.

The territory described in Exhibit A and generally depicted in Exhibit B, attached hereto and incorporated herein, is hereby annexed to the City of Carrollton, Texas, and the boundary limits of the City of Carrollton be and the same are hereby extended to include above described territory within the city limits, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants and owners of property hereafter shall be entitled to all rights and privileges of other citizens of the city and shall be bound by all acts, ordinances, resolutions and regulations of the city.

Section 2.

The City Secretary is hereby directed to file with the County Clerk of Denton County, Texas a certified copy of this ordinance.

Section 3.

The proposed service plan is attached hereto as Exhibit C and is hereby approved.

Section 4.

The terms and provisions of this ordinance are severable and are governed by Section 10.07 of the Code of Ordinances, City of Carrollton, Texas.

Section 5.

This ordinance shall be effective from and after its adoption and publication.

PASSED AND APPROVED this the Sixth day of December, 2016.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Matthew Marchant, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Garber  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

\_\_\_\_\_  
Loren Shapiro, AICP  
Chief Planner

## EXHIBIT A

### LEGAL DESCRIPTION:

BEING a 517,732 square foot (11.885 acres) tract of land situated in the S.B. Evans Survey, Abstract No. 397, Denton County, Texas, and being all part of a called 14.318 acre tract of land described in a deed to Segar-A, INC. recorded in Volume 1794 Page 729, Official Public Records of Denton County, Texas (OPRDCT) and also being part of a called 8.488 acre tract of land described in a deed to ULAMIR INC. recorded in Volume 1794, Page 780, (OPRDCT), and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a point in the south right-of-way line of Parker Road (a variable width right-of-way) at the northeast corner of said 8.488 acre tract common to the northwest corner of a called 2.627 acre tract of land described in a deed to Jimmie Lee Fox recorded in Volume 1018, Page 515 (DRDCT), from which a 1/2" iron rod found for reference, bears South 03°55'15" West, a distance of 0.56 feet;

THENCE South 00°38'30" East, continuing along the common line of said tracts passing the southwest corner of said Fox tract common to the northwest corner of a called 2.363 acre tract described in an earlier deed to Jimmie Lee Fox recorded in Volume 874 Page 807, (DRDCT), and continuing with the common line of last mentioned Fox tract and said 8.488 acre tract, a distance of 940.18 feet to a 1/2" iron rod found for corner at the common south corner thereof;

THENCE South 89°21'07" West, crossing said 8.488 acre tract and said 14.318 acre tract, respectively, a total distance of 560.44 feet, to point for corner in the west line of said 14.378 acre tract, from which a 1/2" iron rod found for reference at the southeast corner of Lot 2, Block A, of Parker Road Self Storage recorded in Cabinet X, Page 853, Plat Records of Denton County, Texas, (PRDCT), bears South 00°02'18" West, a distance of 0.18 feet;

THENCE North 00°02'18" East, along the common line of said 14.318 acre tract, and Lots 2 and 1 of said addition, respectively, for a total distance of 860.47 feet to a 5/8" with a yellow cap stamped RPLS 3963 set for corner;

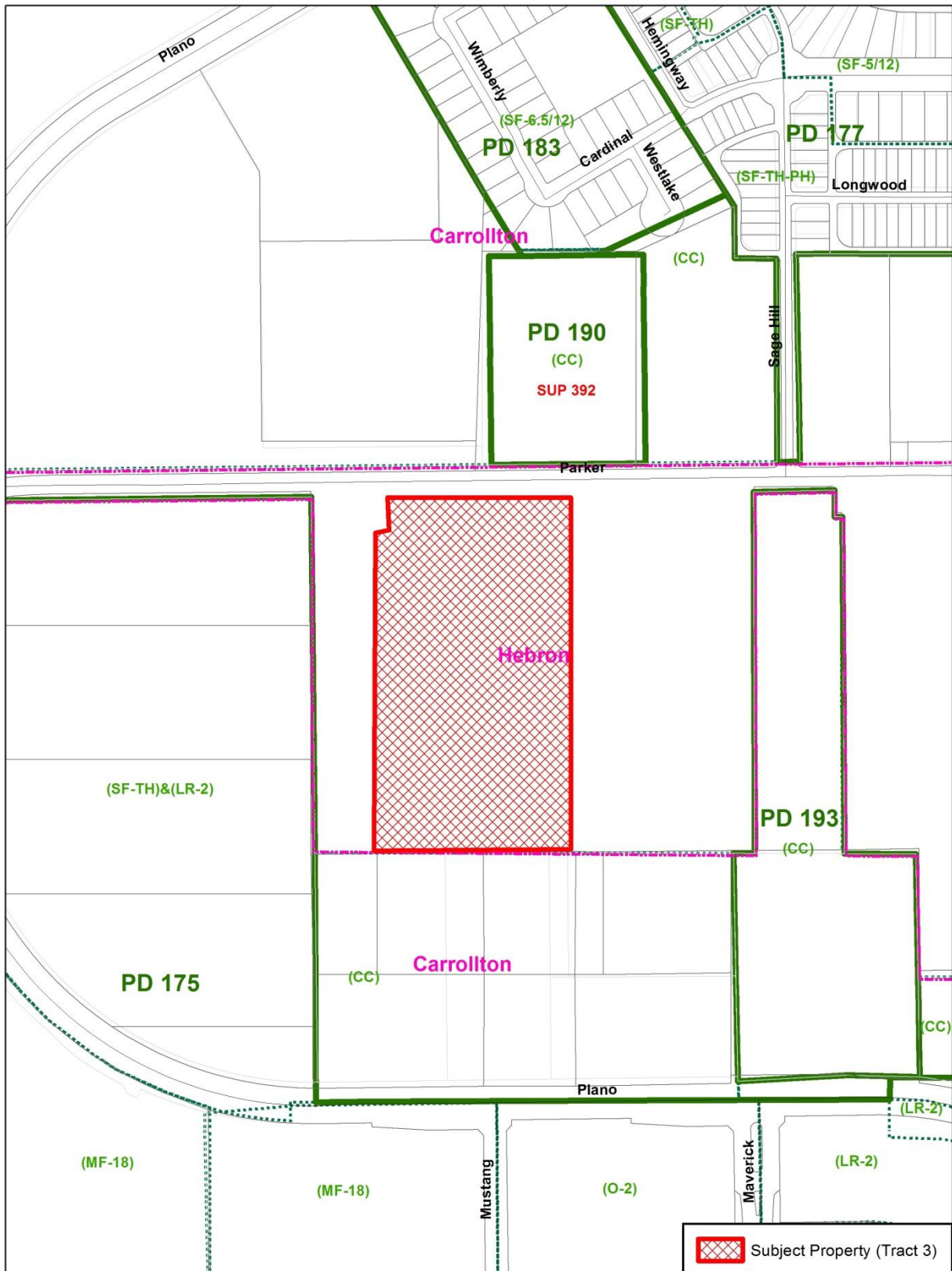
THENCE North 89°22'31" East, a distance of 50.00 feet to a 5/8" with a yellow cap stamped RPLS 3963 set for corner;

THENCE North 00°02'18" East, along distance of 80.00 feet to a 5/8" with a yellow cap stamped RPLS 3963 set for corner in the south right-of-way of said Parker Road;

THENCE North 89°22'31" East, along the south right-of-way line of said Parker Road and the north lines of said 14.318 and 8.488 acre tracts, respectively, a distance of 499.28 feet to the PLACE OF BEGINNING and Containing 517,732 square feet or 11.885 acres of land.

## EXHIBIT B

### Location



## **EXHIBIT C**

### **MUNICIPAL SERVICE PLAN**

#### **FIRE AND POLICE**

*Existing Services:* None

*Services to be Provided:* Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 7, located at 4750 N. Josey Lane and secondary response by Fire Station No. 4, located at 2155 E. Rosemeade Parkway. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

Currently, the area is under the jurisdiction of the Denton County Sheriff's Office. However, upon annexation, the City of Carrollton Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

#### **BUILDING INSPECTION**

*Existing Services:* None

*Services to be Provided:* The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of Carrollton.

#### **PLANNING AND ZONING**

*Existing Services:* None

*Services to be Provided:* The Planning Department's responsibility for regulating development and land use through the administration of the City of Carrollton's Comprehensive Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Carrollton's Comprehensive Subdivision Ordinance. These services can be provided within the department's current budget.

#### **LIBRARY**

*Existing Services:* None

*Services to be Provided:* Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

### **ENVIRONMENTAL CODE ENFORCEMENT**

*Existing Services:* None

*Services to be Provided:* The Environmental Services Department will implement the enforcement of the City's environmental ordinances and regulations on the effective date of the annexation. Such services can be provided with current Environmental Services Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

### **STORM WATER MANAGEMENT**

*Existing Services:* None

*Services to be Provided:* Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion. The City will then maintain the drainage upon approval.

### **WATER AND SANITARY SEWER SERVICE**

*Existing Services:* Yes

*Services to be Provided:* Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes, Carrollton General Design Standard (GDS) and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

### **SOLID WASTE SERVICES**

*Existing Services:* None

*Services to be Provided:* Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

### **MISCELLANEOUS**

All other applicable municipal services will be provided to the area in accordance with the City of Carrollton's established policies governing extension of municipal services to newly annexed areas.