

**MINUTES**  
**CITY COUNCIL MEETING**

**November 15, 2011**

**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 Pro Tem Marshall called the meeting to order at 5:00 pm with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine present. Mayor Cordina was absent. A quorum was present.

Staff Present: City Attorney James Shepherd, Interim City Administrator Jeff Flanigan, City Secretary Carrie Smith, Finance/HR Manager Johnna Boyd, and Police Chief Tony Fragoso.

**EXECUTIVE SESSION 5:00 – 7:00 PM**

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

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

Mayor Pro Tem Marshall recessed the meeting at 5:00 p.m.

- a. Govt. Code 551.087---Economic Development-- economic development proposal, by the Warner Group, regarding portions of the undeveloped property north of Parker Road to the northern City limits, west of FM2551, east of Allen Heights.
- b. Govt. Code 551.071and 551.074 --- Discussion regarding terms of separation of former employee.
- c. Govt. Code 551.072 --- Discussion on the purchase, exchange, lease, or value of real property for City improvements."

2. RECONVENE REGULAR MEETING.

Mayor Pro Tem Marshall reconvened the meeting at 7:10 p.m.

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

None.

## **PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Councilmember Leamy led the pledge.

TEXAS PLEDGE: Councilmember Evans led the pledge.

**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.

No comments.

## **INDIVIDUAL CONSIDERATION ITEMS**

### **4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FROM NOVEMBER 1, 2011.**

MOTION: Councilmember Leamy moved to table the meeting minutes. Councilmember Levine seconded, with Councilmember's Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

### **5. PUBLIC HEARING, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE 676 A SPECIAL USE PERMIT REQUESTED BY OWNERS OF 2905 DUBLIN ROAD.**

Mr. Chisholm's request is to construct a 4,500 square foot accessory building on his 28.7-acre lot. An SUP is required for any accessory building larger than 2,500 square feet per city ordinance. Mr. Chisholm spoke and said the building would include three bays, and be used for storing his motor home. It will not have living quarters or be used for commercial activity.

Councilmember Evans noted Mr. Chisholm's neighbors replied to the public notice for the request and had no objections.

Mayor Pro Tem Marshall opened the public hearing at 7:12 p.m.

No comments.

Mayor Pro Tem Marshall closed the public hearing at 7:13 p.m.

MOTION: Councilmember Sumrow moved to approve Ordinance 676 amending the comprehensive zoning ordinance by granting a change in zoning to grant a special-use permit for an accessory building larger than 2,500 square feet on an A-O agricultural-open space lot greater than 2 acres, located at 2905 Dublin Road. Councilmember Evans seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

6. PRESENTATION, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ALLIED WASTE SERVICES QUARTERLY REPORT.

Item was tabled to the December 6, 2011 regular meeting.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AN ECONOMIC DEVELOPMENT PROPOSAL FROM THE WARNER GROUP REGARDING PORTIONS OF THE UNDEVELOPED PROPERTY NORTH OF PARKER ROAD TO THE NORTHERN CITY LIMITS, WEST OF FM2551, EAST OF ALLEN HEIGHTS.

Warner Group President Steve Sallman gave a presentation of his concept plan. (See Exhibit 7A).

Council discussion:

- Councilmember Sumrow said to Mr. Sallman, “this is a wonderful, unique development that needs to go somewhere else.” The City of Parker wants 2-acre lots. Lot sizes are a major concern for this development.
- Councilmember Levine said the lot sizes are not his only concern. He confirmed with Mr. Sallman that the development would not comply with the current city ordinances. Three hundred acres are proposed for green space. Mr. Sallman stated the Home Owners Association (HOA) will maintain the green space.

Mr. Sallman confirmed he would request financial assistance from the City for required infrastructure. The City of Parker’s sewer system is peaked out with North Texas Municipal Water District, and an alternative system would be required. Mr. Sallman said the financial contribution/costs can be negotiated. Other benefits from the alternative sewer treatment system would be; the gray water could be used for irrigation of the green spaces and would allow lots smaller than 1-acre.

The parks would be private and maintained by the HOA. Mr. Sallman did suggest one park, near the trails, to the south of the property could be public.

- Councilmember Evans said Parker is surrounded by parks in other cities and for Parker to want more parkland to maintain is not economical. She feels Parker is very successful with its current developments.
- Mayor Pro Tem Marshall stated the zoning in this area is single-family (SF) and single-family transitional (SFT) and as in the past, the City is reluctant to change or reduce the lot density. He feels smaller lots are a huge issue for the plan. This development includes 700 +/- acres of land in the City limits and 100 +/- in the City’s extra-territorial jurisdiction (ETJ). The sewer facility is a whole issue within itself. The plan doesn’t fit in Parker; reluctant to

negotiate costs, variety of issues and concerns with sewer requiring TCEQ and County involvement.

- Councilmember Leamy said it was a wonderful development for Allen, Plano or Lucas, but it does not fit Parker. He lives on a small lot in Parker Lake Estates (PLE), but is in favor of the existing regulations. The regulations were changed after PLE was developed, so it is the exception to the current plan. The plan could keep 1-2-acre lots without the green space.
- Councilmember Levine can envision the plan complying with the SF and SFT zoning, but what is not in the plan is the problem. This plan doesn't give enough detail. It would be great somewhere else.
- Councilmember Leamy said he is the PLE president and due to rising costs of maintenance HOA dues are being increased. He feels the maintenance of all the green space would make HOA fees in excess of a 4-digit figure.

Mr. Sallman suggested a large portion of the green space be used for agricultural conservation programs.

Councilmember Leamy asked what Mr. Sallman would do if the State did not approve an alternate sewer system, and Mr. Sallman replied, "build 1-acre lots." Mr. Sallman said the lot sizes are about economics.

- Councilmember Sumrow said Parker is doing something right, because we are the top community in DFW.

Mayor Pro Tem Marshall allowed the public to speak regarding this issue. Public comment cards and letters received by the City are attached as Exhibit 7B. The consensus of the public is they are opposed to the development concept plan.

Mr. Sallman thanked the Council and public for their input and said this is part of the process.

City Attorney Shepherd said no final action could be taken at this meeting. This was only a look at a preliminary concept plan and Council is limited to input. Mr. Sallman has not applied for zoning and was merely looking for responses to the concept.

#### 8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AN UPDATE TO THE PARKERFEST EVENT.

Parks and Recreation Chairperson Sterk reported there were approximately 250 people in attendance at Parkerfest 2011, and it was very successful. He would like to return to the December 6, 2011 meeting to give a complete report to Council. He did thank Cindy Stachiw and Renee Sims for their dedication and hard work on making this event a success.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2011-357 ACCEPTING A PARK GRANT FROM COLLIN COUNTY.

City Council authorized staff to apply for the Collin County Park Grant earlier this year. Collin County has awarded Parker with \$12,500 in funding for the Preserve Recreational Trail Extension project. The grant is a 50/50 split between the City and Collin County. The City budgeted \$12,500 in anticipation of receiving this grant. Parks and Recreation Commission are recommending approval of the interlocal agreement with Collin County.

MOTION: Councilmember Leamy moved to approve Resolution 2011-357 providing for the execution of an interlocal agreement between Collin County and the City of Parker concerning improvements to Parker Preserve. Councilmember Evans seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ELECTRONIC VOTING EQUIPMENT FOR THE MAY 2012 GENERAL ELECTION.

City Attorney spoke with equipment vendor Dominion earlier in the day, and they urged Council not to worry about machine availability for the May 2012 election. Dominion does all programming for Collin County and would do our programming if we were to rent from Collin County. Vendor ES&S has not changed their stance on their contract and shipping. Staff recommended this item be tabled until definitive cost estimates are received from Collin County.

Item was tabled.

11. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2011-355 APPROVING THE CITY INVESTMENT POLICY.

Finance/H.R. Manager Boyd said Chapter 2256 of the Texas Government Code, Public Funds Investment Act, mandates an annual review of the City Investment Policy.

After reviewing the current policy it was determined that no changes were necessary. The current policy and strategies are in compliance with the Public Funds Investment Act. Mayor Pro Tem Marshall noted he rewrote the policy two (2) - years ago to comply with the 56 requirements listed in the Texas Government Code.

The policy is to be posted on the City website for the public.

MOTION: Councilmember Leamy moved to approve Resolution 2011-355, declaring that the City Council has completed its review of the investment policy and investment strategies of the City and that no changes were made to either the investment policy or investment strategies; therefore, the City of Parker Investment Policy 2011-2012 is adopted. Councilmember Levine seconded with

Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for.  
Motion carried 5-0.

12. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION  
2011-356 APPROVING THE CITY INVESTMENT OFFICER AND COMMITTEE.

Chapter 2256 of the Texas Government Code, Public Funds Investment Act, mandates the annual appointment of City Chief Investment Officer and allows for the appointment of an investment committee. It was recommended to add, Interim Administrator Flanigan to fill the vacancy on the committee.

Chief Investment Officer: Z Marshall

Committee Members:

Joe Cordina  
Z Marshall  
Scott Levine  
Jeff Flanigan

Mayor  
Mayor Pro Tem  
City Councilmember  
Interim City Administrator

MOTION: Councilmember Leamy moved to approve Resolution 2011-356, appointing a Mayor Pro Tem Marshall as chief investment officer, Mayor Cordina as a Committee Member, Councilmember Levine as a Committee Member and Interim City Administrator Flanigan as a Committee Member. Councilmember Evans seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

13. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A REQUEST BY  
COLLIN COUNTY COMMISSIONERS FOR THE CITY TO PROVIDE ANY  
LIMITATIONS OR EXCLUSIONS REGULATING THE USE OF THE ECONOMIC  
DEVELOPMENT CHAPTER 381 PROGRAM BY THE COUNTY IN THE CITY OF  
PARKER.

Collin County has developed an economic development program granting new businesses a 50% tax break from County taxes over a 3-year period. If the Council would like to make a request for the County not to give business incentives in the City or ETJ, a letter will be prepared and presented to the Commissioners Court. The grant does not apply to residential development only commercial.

Councilmember Levine requested an executive session for legal advice. Mayor Pro Tem Marshall recessed the meeting at 8:50 p.m.

Mayor Pro Tem Marshall reconvened the regular meeting at 9:00 p.m.

MOTION: Councilmember Levine moved to have the City Attorney prepare a letter to the Commissioners Court and suggest the incentive not apply to Parkers ETJ. Councilmember Leamy seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

## ROUTINE ITEMS

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### 14. FUTURE AGENDA ITEM REQUESTS.

### 15. UPDATES

#### A) Japan – America Grassroots

Resident Sharon Hargrove has agreed to be the coordinator for the summit.  
There are four families interested in hosting Japanese visitors.

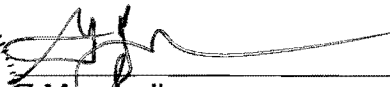
#### B) Department Reports – Police Department, Animal Control, Fire Department, Building Department, Website

### 16. ADJOURN

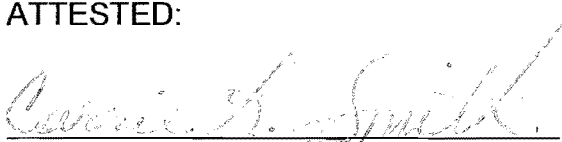
Mayor Pro Tem Marshall adjourned the meeting at 9:40 p.m.

APPROVED:



  
Z Marshall  
Mayor Pro Tem

ATTESTED:



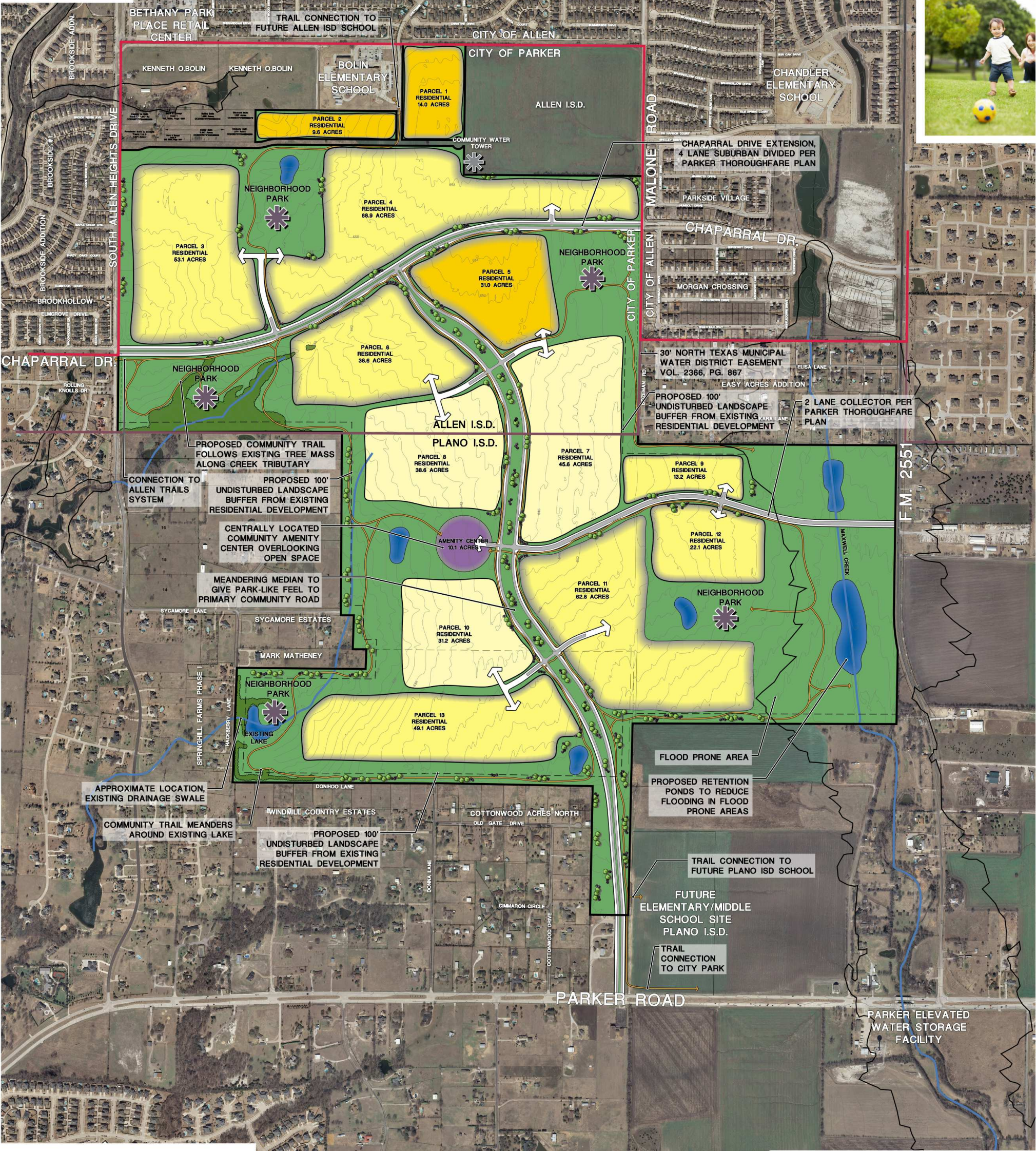
Carrie L. Smith, CMC, TRMC  
City Secretary

APPROVED on the 3rd day of  
January, 2012.

### INSERT EXHIBITS

7A – Presentation Documents

7B - Public Comment Letters



LAND USE SUMMARY		
LAND USE	ACRES	% OF AREA
RESIDENTIAL	31.0 AC.	3.8 %
RESIDENTIAL	307.8 AC.	37.6 %
RESIDENTIAL	115.4 AC.	14.1 %
	454.2 AC.	55.5 %
COMMUNITY AMENITY CENTER	10.1 AC.	1.2 %
FLOODPLAIN	77.6 AC.	9.5 %
MAJOR ROW	49.8 AC.	6.1 %
OPEN SPACE	226.9 AC.	27.7 %
TOTAL	818.5 AC.	100.0 %
TRAILS TYP.	51,291 l.f. (9.7 miles)	



**COMMENT CARD**

Please complete and give to the City Secretary prior to the start of the meeting. All comments will be limited to 3 minutes. If you are with a group, please select one spokes person to speak on the groups behalf.

-Thank you

Name: Peggy Threagill Date: \_\_\_\_\_

Street Address: \_\_\_\_\_

Subject/Agenda Item: Warner Group Dev.

☐ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☒ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: Please vote to keep our City  
Old. intact - I am against this  
development as initially proposed-

**STAY INFORMED: WWW.PARKERTEXAS.US**

**COMMENT CARD**

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-Thank you

Name: JIM THREAGILL Date: 11-15-11

Street Address: 7233 MOSS RIDGE RD.

Subject/Agenda Item: ECONOMIC DEVELOPMENT

☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: AGAINST DEVELOPMENT AS  
PROPOSED

**STAY INFORMED: WWW.PARKERTEXAS.US**

**COMMENT CARD**

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-Thank you

Name: Jim Grim Date: 11-15-11

Street Address: 4200 COUNTRYSIDE

Subject/Agenda Item: WARNER GROUP DEVELOPMENT

☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: \_\_\_\_\_

**STAY INFORMED: WWW.PARKERTEXAS.US**

**COMMENT CARD**

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-Thank you

Name: Bruce Bailey Date: 11-15-11

Street Address: 4606 Boulder Dr

Subject/Agenda Item: SALLMAN

☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: Comprehensive Plan

**STAY INFORMED: WWW.PARKERTEXAS.US**

**COMMENT CARD**

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one spokes person to speak on the groups behalf.

-Thank you

Name: Tie Stark Date: \_\_\_\_\_

Street Address: \_\_\_\_\_

Subject/Agenda Item: \_\_\_\_\_

☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.Comments: Douglas Tract**STAY INFORMED: WWW.PARKERTEXAS.US****COMMENT CARD**

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one spokes person to speak on the groups behalf.

-Thank you

Name: Chuck Molyneux Date: 11/14/2011Street Address: 6618 ESTADOS DRSubject/Agenda Item: ORENCO Systems - Warner Group☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: \_\_\_\_\_

**STAY INFORMED: WWW.PARKERTEXAS.US****COMMENT CARD**

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one spokes person to speak on the groups behalf.

-Thank you

Name: Pam SAROU Date: 11/15/11Street Address: 4601 WALKBERRYSubject/Agenda Item: 800 acre development☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: \_\_\_\_\_

**STAY INFORMED: WWW.PARKERTEXAS.US****COMMENT CARD**

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one spokes person to speak on the groups behalf.

-Thank you

Name: RON KNOCH Date: 11/15/11Street Address: 5501 KARA LN.

Subject/Agenda Item: \_\_\_\_\_

☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.Comments: LOT SIZE, HIGH DENSITYLOTS NOT ACCEPTABLE.AND WHATS WITH THEWINDMILL ORDENANCE**STAY INFORMED: WWW.PARKERTEXAS.US**

### COMMENT CARD

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Name: Jennifer Bost Date: 11/15/11 <sup>-Thank you</sup>

Street Address: 4603 Old Gate Lane

Subject/Agenda Item: Development of smaller lots.

( ) I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

( ) I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments:

I am completely AGAINST  
The development of smaller lots  
in Parker. Anything smaller than  
the **STAY INFORMED: WWW.PARKERTEXAS.US** current

### COMMENT CARD

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Name: Rick Valquez Date: 11-15-11 <sup>-Thank you</sup>

Street Address: 4906 Old Gate Lane

Subject/Agenda Item: Re-zoning

( ) I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

(x) I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: I AM OPPOSED To

The Development

**STAY INFORMED: WWW.PARKERTEXAS.US**

### COMMENT CARD

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Name: Haynes Atchison Date: 11/15/2011 <sup>-Thank you</sup>

Street Address: 5801 Hathaway Drive

Subject/Agenda Item: Warner

( ) I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

(x) I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: I do not agree with

changing the lot size as of

it's present state

**STAY INFORMED: WWW.PARKERTEXAS.US**

### COMMENT CARD

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Name: Brenda Vazquez Date: 11-15-2011 <sup>-Thank you</sup>

Street Address: 4906 Old Gate Lane

Subject/Agenda Item:

( ) I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

(x) I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: I am opposed to this

development.

**STAY INFORMED: WWW.PARKERTEXAS.US**

### COMMENT CARD

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Name: Diane Carson Date: 11-15-11 <sup>-Thank you</sup>

Street Address: 4803 Old Gate Lane

Subject/Agenda Item: Small lot developm -

☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: \_\_\_\_\_

**STAY INFORMED: WWW.PARKERTEXAS.US**

### COMMENT CARD

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Name: JOE LOZANO Date: 11-15-2011 <sup>-Thank you</sup>

Street Address: 4112 PECAN ORCHARD DR

Subject/Agenda Item: #5

☐ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☒ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: I HAVE NO OBJECTION TO THE SUP

**STAY INFORMED: WWW.PARKERTEXAS.US**

### COMMENT CARD

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Name: Karen Pritzker Date: 11-15-2011 <sup>-Thank you</sup>

Street Address: 4706 Pecan Orchard

Subject/Agenda Item: Opposed to proposal of 800 lots to 800 acre acres

☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: Keep Zoning Classifications for Single Family (SF) which dictates minimum of 2 acre lots  
Centralized Septic System - Is that aerobic?  
Erosion + waste would be downhill

**STAY INFORMED: WWW.PARKERTEXAS.US**

### COMMENT CARD

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Name: William Dean Moland Date: 11-15-11 <sup>-Thank you</sup>

Street Address: 4702 Pecan Orchard Dr

Subject/Agenda Item: Development Proposal from Warner Group

☐ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☒ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: We urge the Mayor + Council to please  
NOT DEVIATE FROM PARKER'S  
CURRENT ZONING CLASSIFICATIONS  
OF SINGLE FAMILY (SF) which dictates 2 acres  
SF 1.5 acres

**STAY INFORMED: WWW.PARKERTEXAS.US**

### COMMENT CARD

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Name: Peter Reisinger Date: 11/15/2011 <sup>-Thank you</sup>

Street Address: 4300 Wagon wheel

Subject/Agenda Item: Rezoning

☒ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☐ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: Lot size needs to stay the  
Same. Keep parker country.

STAY INFORMED: [WWW.PARKERTEXAS.US](http://WWW.PARKERTEXAS.US)

### COMMENT CARD

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Name: Larkin Crutcher Date: 11/15/11 <sup>-Thank you</sup>

Street Address: 5305 Estate Ln

Subject/Agenda Item: City Council Meeting

☐ I WISH TO SPEAK OT THE MAYOR AND CITY COUNCIL.

☒ I DO NOT WISH TO SPEAK, BUT WOULD LIKE TO REGISTER MY OPINION.

Comments: I am opposed to a zoning change  
that would allow the Warner Group or any  
other developer to have lots smaller than  
one acre.

STAY INFORMED: [WWW.PARKERTEXAS.US](http://WWW.PARKERTEXAS.US)

## Carrie Smith

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**From:** Z Marshall  
**Sent:** Tuesday, November 15, 2011 1:51 PM  
**To:** Carrie Smith; Jeff Flanigan  
**Subject:** Fw: [city\_of\_parker] Warner Group Presentation

----- Original Message -----

**From:** Mark Barnaby  
**To:**  
**Sent:** Monday, November 14, 2011 10:59 AM  
**Subject:** FW: [city\_of\_parker] Warner Group Presentation

I wonder if I am alone. I too was part of the 2 acre only crowd but I also realize some of these folks don't have all the information and are trained to one way of thinking.

Mark

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**From:** Mark Barnaby  
**Sent:** Monday, November 14, 2011 10:14 AM  
**To:**  
**Subject:** RE: [city\_of\_parker] Warner Group Presentation

Jim, I have a couple of questions I would be interested in hearing about. I too was at the meeting and didn't hear anything about 1/6 or 1/4 acre lots. I remember the question specifically being asked and the answer was that he was not sure about it but it certainly would include smaller lots and the end results would come after discussions with the city and P&Z. Apartments were also never mentioned and if it was plotted for home sites how could they do that anyway? He did say there was no commercial whatsoever intended.

How do you know where the open spaces are planned for when they didn't present a plan? Did you have another meeting with him on the side? Yes, he did mention making some ponds out of the flood prone area south of easy acres but that was it. The rest was a blank canvass. It seemed to me they wanted to work closely with the city to determine what the city wanted.

Also, the total property would be over 900 acres if I recall correctly. This would include them purchasing the land from Allen ISD and get that back under the City tax roll which would be good in many ways.

Here is a potential problem in the near future. The Fire Department may have to go to a paid department, not based on an overwhelming call volume but a lack of participation for people inside the city of Parker to volunteer. There is not a single person from the city of Parker on the department that has joined within the last 10 years. We can't keep relying on neighboring cities to fill our ranks as it's just not keeping up. I REALLY wish it did but it's not. So, how is the city going to pay for that which could potentially be an added payroll of close to \$700K a year not including insurance and other employee costs. I know for one I would appreciate a few more people to share it with. And we better start preparing for it now as time will fly by.

I think it would be in our best interest to get the land developed. Certainly not with 1/6 acre lots. But what about some smaller lots along the Allen border to the North and transitioning to the south to two acre lots. In our current economic climate and I don't see that land getting developed in our life time with the 2 acre lots and also the commitment by the builder to also pay for Chaparral road going through the development. They have to make money. Of course that's where the compromise comes in.

Regarding the sewer system. I have an aerobic system and so do my neighbors. I would love to have a system that got rid of the never ending stench in my neighborhood from someone who's system is not working properly. I've been here 11 years and it's an ongoing problem with this type of system. You have to smell it before you know something is wrong.

My only hope is that the city will be open minded and consider various options.

Mark

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**From:** city\_of\_parker@yahoogroups.com [mailto:city\_of\_parker@yahoogroups.com] **On Behalf Of** Jim Threadgill  
**Sent:** Saturday, November 12, 2011 11:48 PM  
**To:** city\_of\_parker@yahoogroups.com  
**Subject:** RE: [city\_of\_parker] Warner Group Presentation

Mary Ann, thanks for the reply. I hope to see you Tuesday night. Spread the word, my e-mail list doesn't cover that many citizens.

Thanks,

Jim T.

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**From:** city\_of\_parker@yahoogroups.com [mailto:city\_of\_parker@yahoogroups.com] **On Behalf Of** Mary Anne Seale  
**Sent:** Saturday, November 12, 2011 10:57 PM  
**To:** city\_of\_parker@yahoogroups.com  
**Subject:** Re: [city\_of\_parker] Warner Group Presentation

Thanks for letting me know. I will talk or e-mail each member--hopefully, I can come Tuesday night. Very bad proposal for Parker.  
Mary anne

On 11/12/2011 5:35 PM, Jim Threadgill wrote:

Parker Citizen,

The Warner Group presentation to the council on Tuesday, November 1, 2011, regarding portions of undeveloped property north of Parker Road to the northern city limits, west of FM2551, and east of Allen Heights goes against everything that Parker represents. The presentation revolved around a municipal utility system that will allow the Warner Group to develop the property with high density lots; 1/6 acre, 1/4 acre, and possibly a few 1/2 acre lots, as stated during the presentation. Their intention is to have 800 homes on this 800 acre tract of property.

*Parker has two residential zoning classifications, Single Family (SF) which dictates minimum of 2.0 lots, and Single Family Transitional (SFT) which dictates and average of 1.5 acre lots with no lots smaller*

*than 1.0 acre. Development of this tract for residential homes requires approximately 15% of the property dedicated for roads and right of way; therefore, the total number of lots should be between 350 to 450 lots depending on how the council decides to classify the different sections of the property. Collin County requires a minimum of one acre for a residential aerobic type sewer system.*

With the municipal utility system that was purposed, a much higher density of homes and/or apartments is possible. This would be a VERY DANGEROUS precedent to set for Parker's future. The municipal utility system proposed would feature a septic tank on each lot with a pumping system that pumps the liquids to a separate location where large filtration tanks (16' X 8' X 3.5') are buried in the ground. From these filtration tanks, liquid is then pumped to a subsurface drip field. The presentation revolved heavily around all the open space that is required for the subsurface drip fields. The open space sounds great; however, all the open space will be behind the lots, with the 1/6 and 1/4 acre lots stacked along the streets like our high density neighboring cities. This is not the open spaces that Parker cherishes.

Orenco Systems, Inc. engineered and manufactures the proposed system. Orenco has applied with the Texas Commission on Environmental Quality (TCEQ) for approval to install their systems in Texas. TCEQ has not yet approved the system. Issues such as who will be responsible for the filtration system, and how possible hazardous waste is to be handled, are still significant questions that must be answered.

Parker has no zoning ordinance that fits this application, and it would be very dangerous to craft a zoning ordinance that allows development of subdivisions that create unusually high population density for Parker. This municipal utility system is not exactly the same as the Municipal Utility District (MUD) proposed for the northeast corner of Parker several years ago, but certain similarities are evident.

Approximately 500 acres of the property in question has already been annexed into the City via a development ordinance and/or platted. I have requested that Council approve a motion to let the Warner Group

know that the City has no interest in developing the property any way other than as described by the already approved ordinances and/or plats.

I also urge all concerned citizens of Parker to voice their opinions by attending the Council meeting on Tuesday, November 15, 2011, and/or by e-mailing your opinions to the council members. Please forward this e-mail to all your neighbors and/or HOA's, my e-mail list is very limited. Visit the Parker web site for council e-mail addresses, [//www.parkertexas.us/](http://www.parkertexas.us/)

Jim Threadgill

## Carrie Smith

---

**From:**  
**Sent:** Tuesday, November 15, 2011 2:37 PM  
**To:** Carrie Smith  
**Subject:** Development

I am opposed to the developents of smaller lots. I would vote for no changes in the zoning requirements.

Thank you

Geneva boyle  
5600 Kara Lane  
Parker,Texas

## Carrie Smith

---

**From:** Z Marshall  
**Sent:** Tuesday, November 15, 2011 1:45 PM  
**To:** Jim Shepherd  
**Cc:** Jeff Flanigan; Carrie Smith  
**Subject:** Fw: Warner development

----- Original Message -----

**From:** Dr. James Clay  
**To:**  
**Sent:** Tuesday, November 15, 2011 1:33 PM  
**Subject:** Warner development

Mayor and Council:

Re.: The Warner Group Development

I cannot believe that the council is wasting its time discussing this development. Doesn't anyone have the courage to just say, "The development does not comply with anything allowed in Parker, so the answer is "NO", until the development does comply with our regulations"?

The developers always say they cannot sell large lots. To that I say bull crap. In the Warner development on Creekside, the large lots sold first, and some residents wanted to buy two large lots. Norma Hill's 5.2 ac property on Dublin sold in a matter of days last month, and has 4 contracts on it.

There is absolutely no reason to compromise our zoning regulations. To do so would be a detriment to all Parker residents. Studies have shown that high density development always requires more city services at a cost that is never recovered from the "new" residents. It is a no brainer, money losing proposition for Parker to increase housing density.

There may be one exception, if you are considering outlandish ideas. Consider a prison. You can count the inmates in our population, thus speeding the way to Home Rule that, for some reason, some people think is important (although we are virtually land locked). The inmates would require little in city services. As odd as a prison in Parker may sound, it makes more sense than the Warner proposal.

Sincerely,

Dr. James Clay

Former Parker Council Member  
Former Parker P&Z Member  
Former Parker Zoning Board of Adjustments Member  
Former Parker Fire Dept. Recruitment and Retention Committee Member

Former Brand Road Committee Member  
Former Parker Volunteer Road Pot Hole Filler  
Former Parker Water Dept. Emergency Notice Runner

## Carrie Smith

---

**From:** Alleigh Fiedler  
**Sent:** Monday, November 14, 2011 9:21 PM  
**To:** Joe Cordina; Z Marshall; David Leamy; Allison Sumrow; Scott Levine; Carrie Smith  
**Subject:** Reject Warner Group Proposal

Dear Parker City Council Members,

Please reject the proposal from the Warner Group to develop land in Parker, TX with high-density lots. Please keep in mind that Parker, TX certainly won't remain a top-place to live the Dallas area unless we all work hard to preserve and promote the great aspects of our community, such as a country-atmosphere and restricted growth.

Thank you,

Alison Fiedler  
Parker Lake Estates Resident

## Carrie Smith

---

**From:** Betty Fischer  
**Sent:** Sunday, November 13, 2011 11:58 AM  
**To:** Joe Cordina; Z Marshall; David Leamy; Allison Sumrow; Scott Levine; Carrie Smith  
**Subject:** Proposed Development

Can't make it Tuesday for the discussion of Same Song 99<sup>th</sup> Verse.

For all the reasons Jim stated I am a opposed to this as I have been to the other attempts to destroy our City in the name of progress.

In short, not No but Hell No.

Herb Fischer

## Carrie Smith

---

**From:** Z Marshall  
**Sent:** Tuesday, November 15, 2011 2:29 PM  
**To:** Carrie Smith  
**Cc:** Jeff Flanigan  
**Subject:** Fw: 800 housing project

----- Original Message -----

**From:**

**Sent:** Tuesday, November 15, 2011 2:21 PM  
**Subject:** 800 housing project

I'm not sure who I needed to contact about this 800 house on 800 acres project. I left a message with Jim asking what I needed to do to express myself or vote NO on this project.

Please let me know what I need to do to make sure I am heard that I do not want this project to happen.

Thank you,

Sheila Fortner & Allen Fortner

## Carrie Smith

---

**From:** Jim Grim  
**Sent:** Monday, November 14, 2011 8:02 AM  
**To:** Allison Sumrow; Carrie Smith; David Leamy; E Evans; Joe Cordina; Scott Levine; Z Marshall  
**Cc:** Martha Grim  
**Subject:** Development of small lots  
**Attachments:** Parker land Development.pdf

Well here we go again. As I understand it, another battle over small home lots in Parker is about to begin with some discussion being a part of the council discussion agenda this week. I thought this had been discussed and the citizens of Parker had made it clear that was not desired or wanted. I know the developers want to make as large a profit as they can but at what cost to our lifestyle and our city's beauty and charm. They are in the business to make money and move on.

Just to make it clear:

### **My wife and I oppose the development of any home lot smaller than 2 acres within the city limits or ETJ.**

I realize the information I was provided was one sided, but if even partially correct it reeks of developer influence and pressure. This is a battle that has happened every time a large parcel of land is set for development - the developer wants maximum density for profit. If I had wanted the Plano density model I would have move to Plano. We haven't received high accolades as a great place to live as a result of walled in densely packed homes, but we have for the opposite - large lots and open area.

I have heard the arguments before that the developer can develop it in the manner they choose. If the change being requested for a central septic system is correct a simple refusal to grant a waiver for sewage disposal should certainly make an impact on the development density, or what water quality study has been completed - surely that is required with this type change. This will impact our water supply quantity and quality if this many homes are added to our city in the density and locations indicated.

I would encourage you all to listen to the people, keep the discussion in the open - not in Executive Session. Open a discussion forum on the topic on the web, get the input from other than developers or emotion charged individuals. Secrecy or the perception of it only breeds high emotions and false information on both sides.

I have attached a copy of the flyer I received over the weekend. I doubt that I will receive a response from any of you, but if you are so inclined to answer I would be very interested in your response to the flyer and your take on why this topic is not on the website for public information and discussion.

Jim and Martha Grim  
Parker Citizens since 1992

## Carrie Smith

---

**From:** Z Marshall  
**Sent:** Tuesday, November 15, 2011 1:50 PM  
**To:** Jeff Flanigan; Carrie Smith  
**Subject:** Fw: Warner Group Proposal

----- Original Message -----

From: "jskenefick"  
To:  
Sent: Monday, November 14, 2011 4:47 PM  
Subject: Warner Group Proposal

Mr. Marshall

I understand that the Warner Group recently presented the City with a development plan for portions of undeveloped property north of Parker Road to the northern city limits, west of FM2551, and east of Allen Heights Road. I write you to express my opposition to this plan.

It is my understanding that the plan will allow a much denser development that has been previously allowed in Parker, including lots as small as 1/6 acre. The 1+ acre lot size requirement is one of the primary characteristics that sets Parker apart from its neighbors. To abandon this distinction, and allow a high density development would be anathema to the very quality which drew many residents to Parker. As a matter of public trust It is your duty to make sure it retains its character as a community known for low density development and open spaces.

I also wish to express my doubts in the interest or ability of the Warner Group to honor the unique character of Parker that its' residents hold dear. Despite its representations to the contrary, Warner did not approach this development as they did with their previous efforts in Parker. The result was that they allowed a single builder to construct a number of essentially identical homes inside Brooks Farm, which was marketed as a custom home community. I worry that if they were allowed to develop a higher density property, it would become a subdivision filled with look-alike homes.

Parker is not Plano, Allen, or Murphy. It should not strive to become them either. Parker is different. Each time we choose to remove a little of that difference, we move closer to being just like our neighboring communities. Parker's unique character is what sets it apart. Please keep it intact. =

## Carrie Smith

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**From:** Nitin Mall  
**Sent:** Monday, November 14, 2011 10:52 AM  
**To:** Joe Cordina; Z Marshall; David Leamy; Allison Sumrow; Scott Levine; Carrie Smith

4303 Countryside Drive  
Parker, Texas 75002

November 14, 2011

Joe Cordina, Z Marshall, Allison Sumrow  
David Leamy, Scott Levine and Eleanor Evans  
Parker City Council  
5700 East Parker Road  
Parker, Texas 75002

Dear Parker City Council,

I am writing you concerning the proposed Govt. Code 551.087---Economic Development-- economic development proposal, by the Warner Group, regarding portions of the undeveloped property north of Parker Road to the northern City limits, west of FM2551, east of Allen Heights that is to be brought before the council on Tuesday, November 15<sup>th</sup>. As a resident of Parker, I am expressing my concern over this proposed matter and request that it is denied. I chose Parker as my home almost two years ago because of the lot sizes, low crime and sense of community. As your website states and the tagline of Parker is 'uniquely country' this does not fall in line with the proposed development of 800 lots on a centralized septic system.

### Concerns:

- Increased traffic
- Increased construction and noise
- Uncertain effectiveness of a centralized septic system
- Uncertain Utility District supervision of the centralized septic system
- Extreme odor if propose centralized septic system fails
- Unknown impact on City of Parker Master Plan
- Unknown impact on City resources such as water, police and fire

The City of Parker was rated once again by D Magazine as the most desirable suburb in the Dallas area because of the unique feel including large lot size, one of the lowest population density and a community that is quite. By approving this proposed plan that could potentially double to size of Parker does not correlate with the one of the lowest population density.

The current standard of large lots that has worked well for the Master Plan of Parker and had placed Parker at the top of the most desirable suburbs for newcomers needs to remain as the status quo.

Once again, I am asking that the City Council denies Govt. Code 551.087---Economic Development-- economic development proposal, by the Warner Group, regarding portions of the undeveloped property north of Parker Road to the northern City limits, west of FM2551, east of Allen Heights and keep the City of Parker 'Uniquely Country.'

Sincerely,

Nitin Mall  
Parker Resident

## Carrie Smith

---

**Subject:** FW: Warner Group presentation

From: Ron Meyer  
Sent: Monday, November 14, 2011 7:17 PM  
To: Vicky Granger  
Subject: Warner Group presentation

My wife and I are opposed to the Warner Group's recent proposal for high density development. We live in the Knolls and moved to Parker to avoid just this type of high density housing. We believe that such a high density of development will; greatly increase traffic, strain Parker's ability to provide services, and devalue our property. If the Warner group wants to offer a subdivision development like the Knolls, more power to them. But asking Parker to join the high density housing is not in the best interest of Parker.

Ron and Sylvia Meyer  
5002 Copperhill Circle  
Parker, TX 75002

Patricia Moorner  
4902 Hackberry Ln.  
Parker, Tx & 5002

Mayor Cordina and City Council of Parker  
5700 E. Parker Rd.  
Parker, TX 75002

Nov. 15, 2011

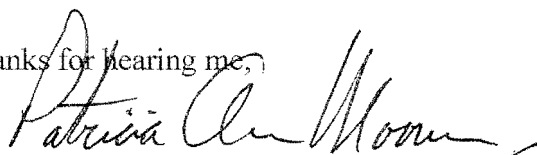
Re: Proposal to develop some 800 acres north of Parker Rd between Springhill Estates and Dillehay Dr. listed as SF and AO.-Centralized Septic System!

Dear Mr. Mayor and Council: *CITY SECRETARY LARRIE SMITH*

Others will, I am sure, address the problems of density, traffic, and related impact upon existing Parker development as well as this being completely out of scale or relationship to Parker ideals and development. May I therefore concentrate upon the comment which gives me great concern. I understand that the developer, knowing his lots are too small for individual septic systems, has said, no worry, we will use a "centralized septic system"!!!!WHOA!! The correct name for a system such as this is a Municipal Wastewater Treatment Plant. Waste from 800 homes is lot of trouble! This developer is putting you in the sewage business as a MUD (Municipal Utilities District) with all the laws and requirements. So start at the beginning, and see if you can apply for 1) the additional water required, lots of it. 2) you have access to no flowing creek, so who will accept the sludge which will have to be trucked out on a daily basis? 3) the people will in effect be on a sewer and will treat it as such, they will put everything in it and you will have all kinds of treatment required before it leaves the recovery site. This means chemicals and testing on a constant basis. Health dept. reports etc. What buildings and containment will be necessary for this plant and access to it?

Lets do an impact study as to LOCATION. Gravity would find the lowest point of drainage to be along the Western boundary. This would back up to the Eastern line of the properties on Hackberry Lane. Two of which (Lots 3 & 4 of block B) are my properties. Any other location would require more water and pumping of the sludge, i.e. more cost! Have they told you whether or not their "System" will require the use of "settling tanks"? Most likely it will - these are oderific! We are on a Whiterock shelf in this area which is why sewers have not been used - the cost of trenching is too great...you will have that cost getting the waste to the plant - whatever you call it. It won't be central and it won't be pretty and it won't be cheap and it won't be without continuing ongoing cost to the city. And the other Parker citizens Ain't gonna like it one bit. Eight Hundred Houses and Buckets of S\_\_\_! Please, folks don't do this!

Thanks for hearing me,



Pat Moorner - NIMBY (not in my back yard) PLEASE !

## Carrie Smith

---

**From:** city\_of\_parker@yahoogroups.com  
**Sent:** Tuesday, November 15, 2011 4:54 AM  
**To:** city\_of\_parker@yahoogroups.com  
**Subject:** [city\_of\_parker] Digest Number 289

### city of parker

#### Messages In This Digest (1 Message)

1a.

[Re: Warner Group Presentation](#) From: Dr Pam Sardo

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#### Message

1a.

**[Re: Warner Group Presentation](#)**

**Posted by: "Dr Pam Sardo"**  
Mon Nov 14, 2011 7:54 am (PSI)

---

I have also been going door to door in several neighborhoods

--- On Sun, 11/13/11, Jim Threadgill

wrote:

From: Jim Threadgill  
Subject: RE: [city\_of\_parker] Warner Group Presentation  
To: [city\\_of\\_parker@yahoogroups.com](mailto:city_of_parker@yahoogroups.com)  
Date: Sunday, November 13, 2011, 5:48 AM

Mary Ann, thanks for the reply. I hope to see you Tuesday night. Spread the word, my e-mail list doesn't cover that many citizens.

Thanks,  
Jim T.

From: [city\\_of\\_parker@yahoogroups.com](mailto:city_of_parker@yahoogroups.com) [mailto:[city\\_of\\_parker@yahoogroups.com](mailto:city_of_parker@yahoogroups.com)] On Behalf Of Mary Anne Seale  
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Jim Threadgill

## Carrie Smith

---

**From:** city\_of\_parker@yahoogroups.com  
**Sent:** Sunday, November 13, 2011 4:52 AM  
**To:** city\_of\_parker@yahoogroups.com  
**Subject:** [city\_of\_parker] Digest Number 288

### city of parker

#### Messages In This Digest (3 Messages)

- 1a. [Warner Group Presentation](#) From: Jim Threadgill
- 1b. [Re: Warner Group Presentation](#) From: Mary Anne Seale
- 1c. [Re: Warner Group Presentation](#) From: Jim Threadgill

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#### Messages

- 1a. **[Warner Group Presentation](#)**  
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**Sat Nov 12, 2011 3:32 pm (PST)**

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Jim Threadgill

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1b.

**Re: Warner Group Presentation**

**Posted by: "Mary Anne Seale"**

Sat Nov 12, 2011 8:54 pm (PST)

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>  
> Jim Threadgill  
>  
>

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>

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1c.  
**Re: Warner Group Presentation**

**Posted by: "Jim Threadgill"**  
**Sat Nov 12, 2011 9:45 pm (PST)**

---

Mary Ann, thanks for the reply. I hope to see you Tuesday night. Spread the word, my e-mail list doesn't cover that many citizens.

Thanks,

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From: [city\\_of\\_parker@yahoogroups.com](mailto:city_of_parker@yahoogroups.com) [mailto:[city\\_of\\_parker@yahoogroups.com](mailto:city_of_parker@yahoogroups.com)]  
On Behalf Of Mary Anne Seale  
Sent: Saturday, November 12, 2011 10:57 PM

To: [city\\_of\\_parker@yahoogroups.com](mailto:city_of_parker@yahoogroups.com)  
Subject: Re: [city\_of\_parker] Warner Group Presentation

Thanks for letting me know. I will talk or e-mail each member--hopefully,  
I can come Tuesday night. Very bad proposal for Parker.  
Mary anne

On 11/12/2011 5:35 PM, Jim Threadgill wrote:

Parker Citizen,

The Warner Group presentation to the council on Tuesday, November 1, 2011, regarding portions of undeveloped property north of Parker Road to the northern city limits, west of FM2551, and east of Allen Heights goes against everything that Parker represents. The presentation revolved around a municipal utility system that will allow the Warner Group to develop the property with high density lots; 1/6 acre, 1/4 acre, and possibly a few 1/2 acre lots, as stated during the presentation. Their intention is to have 800 homes on this 800 acre tract of property.

Parker has two residential zoning classifications, Single Family (SF) which dictates minimum of 2.0 lots, and Single Family Transitional (SFT) which dictates an average of 1.5 acre lots with no lots smaller than 1.0 acre. Development of this tract for residential homes requires approximately 15% of the property dedicated for roads and right of way; therefore, the total number of lots should be between 350 to 450 lots depending on how the council decides to classify the different sections of the property. Collin County requires a minimum of one acre for a residential aerobic type sewer system.

With the municipal utility system that was purposed, a much higher density of homes and/or apartments is possible. This would be a VERY DANGEROUS precedent to set for Parker's future. The municipal utility system proposed would feature a septic tank on each lot with a pumping system that pumps the liquids to a separate location where large filtration tanks (16' X 8' X 3.5') are buried in the ground. From these filtration tanks, liquid is then pumped to a subsurface drip field. The presentation revolved heavily around all the open space that is required for the subsurface drip fields. The open space sounds great; however, all the open space will be behind the lots, with the 1/6 and 1/4 acre lots stacked along the streets like our high density neighboring cities. This is not the open spaces that Parker cherishes.

Orenco Systems, Inc. engineered and manufactures the proposed system. Orenco has applied with the Texas Commission on Environmental Quality (TCEQ) for approval to install their systems in Texas. TCEQ has not yet approved the system. Issues such as who will be responsible for the filtration system, and how possible hazardous waste is to be handled, are still significant questions that must be answered.

Parker has no zoning ordinance that fits this application, and it would be

very dangerous to craft a zoning ordinance that allows development of subdivisions that create unusually high population density for Parker. This municipal utility system is not exactly the same as the Municipal Utility District (MUD) proposed for the northeast corner of Parker several years ago, but certain similarities are evident.

Approximately 500 acres of the property in question has already been annexed into the City via a development ordinance and/or platted. I have requested that Council approve a motion to let the Warner Group know that the City has no interest in developing the property any way other than as described by the already approved ordinances and/or plats.

I also urge all concerned citizens of Parker to voice their opinions by attending the Council meeting on Tuesday, November 15, 2011, and/or by e-mailing your opinions to the council members. Please forward this e-mail to all your neighbors and/or HOA's, my e-mail list is very limited. Visit the Parker web site for council e-mail addresses, [//www.parkertexas.us/](http://www.parkertexas.us/)

Jim Threadgill

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

## Carrie Smith

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**From:** Z Marshall  
**Sent:** Tuesday, November 15, 2011 1:52 PM  
**To:** Jeff Flanigan; Carrie Smith  
**Subject:** Fw: Proposed Warner Group development

----- Original Message -----

**From:** [Parson, Mike](#)  
**To:**

**Sent:** Monday, November 14, 2011 12:48 PM  
**Subject:** Proposed Warner Group development

Mayor Cordina and City Council,

I'm proud and privileged to be able to call Parker my home for over 10 years. This was where I chose to live and raise my family, not in the crowded masses of Allen or Plano.

What's not to understand about Parker's SF and SFT residential zoning classifications? Seems clear to me and most everyone in Parker as previous elections have reinforced. Parker's unique character is its open space and large lots. If we are not resolute in our determination to stand our ground on lot sizes the hard fought gains have been for nothing. Tell the Warner Group to take their grandiose development and sewer waste somewhere else.

Regards,  
Mike Parson  
Hackberry Lane

## Carrie Smith

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**From:** Stacy Patrick  
**Sent:** Monday, November 14, 2011 8:56 PM  
**To:** Joe Cordina; Z Marshall; David Leamy; Allison Sumrow; Scott Levine; E Evans  
**Cc:** Carrie Smith  
**Subject:** The Warner Group Presentation Nov 1

With regards to the Warner Group presentation on November 1, 2011 -  
Please keep the lots MINIMUM of 1 acre

Thank you for keeping Parker the best place to live.

Regards,  
Stacy and Charles Patrick

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# STOP THE PROPOSED DEVELOPMENT OF 'SMALL LOTS' IN PARKER

Page 1 of 2

Many homeowners, subdivisions and HOA's are unaware that the PARKER CITY COUNCIL chose to discuss development north of Parker Road in Executive Session on November 1, and did not place any discussion in the minutes on the City of Parker web site. A developer, whom the town council is familiar with, and likes, has proposed to develop approximately 800 acres, with 'approximately 800 lots' in our residential neighborhood. The developer also discussed a centralized septic system for this development, because the lots would be TOO SMALL for individual septic systems. Clearly, this is important enough not to limit to discussion in EXECUTIVE SESSION. It is possible that a development of small lots and centralized septic may have a negative impact on current neighborhoods, home values and resale potential, and damage growth potential for future neighborhoods. On the City of Parker website, it states 'Parker's population density of just 705 residents per square mile is one of the lowest densities of the 62 cities rated, and another category that makes Parker so attractive to newcomers.' Maps are available at <http://www.ci.parker.tx.us/Maps/ParkerZoning10022006.pdf>. The proposed development covers those land masses labeled as SF and AO north of Parker Road.

It is important that we come together and let the PARKER CITY COUNCIL and the developer know that we are opposed to developments with small lots and this should not be discussed in Executive Session.

- ◆ Approximately 800 acres, centered between Springhill Estates and Dellehay Drive
- ◆ Heavy additional traffic from approximately 800 lots being developed, especially in the AM & PM
- ◆ 800 lots are anticipated to be much smaller than one acre due to mandated easements, new roads & necessary space for centralized septic concept
- ◆ Heavy additional traffic from widening of Chaparral
- ◆ Heavy additional traffic from construction of new roads through the development
- ◆ Heavy additional traffic from home construction vehicles for so many homes
- ◆ Noise and exhaust pollution
- ◆ Uncertain effectiveness of a centralized septic system for approximately 800 lots
- ◆ Uncertain Utility District supervision of that centralized septic system
- ◆ Extreme odor if such a large septic system fails
- ◆ Unknown impact on City of Parker Master Plan
- ◆ Unknown impact on resources, including water, police and fire
- ◆ Possible DECLINE IN YOUR PROPERTY VALUE if adjoining homes are small

The City of Parker is currently reviewing the situation. Please join in communicating need for:

- TRANSPARENCY and
- The current standard of LARGE LOTS to be continued.

My signature below affirms that I am opposed to the building of this development with 'small lots' and centralized septic in the proposed residential area.

PRINT NAME	SIGNATURE	ADDRESS & E-Mail
Pam SARDU	<i>Pam Sardu</i>	4601 Hackberry
GEORGE SARDU	<i>George Sardu</i>	4601 Hackberry
Jim Thomas	<i>J Thomas</i>	4102 Countryside Dr.
Shari Underwood	<i>Shari Underwood</i>	4101 Countryside Dr.

Parker 'approximately 800 acres development and central septic' Petition

Pag

ADDRESS / {mail}

page 2  
of 2



## Carrie Smith

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**From:** Ray Proctor Jr  
**Sent:** Monday, November 14, 2011 9:13 PM  
**To:** Joe Cordina; Z Marshall; David Leamy; Allison Sumrow; Scott Levine; Carrie Smith  
**Subject:** Govt. Code 551.087

Parker City Counsel,

I am writing this email in regards to Govt. Code 551.087. My understanding is that the Warner Group has proposed developing a tract of land in the city limits that has single family homes on lots that are less than one acre. My family moved to Parker for the country setting that is touted in the city vision statement and upheld by the current building ordinances. I vehemently oppose changing that and feel it is imperative that the city sticks to its roots. I will not be able to attend the city council meeting but hope this email will suffice in letting my opinion be known by our city leaders.

Thank you,  
Ray Proctor Jr  
6803 Audubon Dr.

## Carrie Smith

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**From:** Dr Pam Sardo  
**Sent:** Monday, November 14, 2011 10:38 AM  
**To:** Joe Cordina; Z Marshall; David Leamy; Allison Sumrow; Carrie Smith  
**Subject:** Please stop the development of small lots- and inquiry

Good Morning:

Please share this communication with the council member who apparently does not have an e-mail.

Could someone please let me know, in writing, why the topic of the 'small lots' was discussed in executive session? I was hopeful that our city council members would be TRANSPARENT about something as important as this topic. Please also let me know, in writing, why I am unable to locate any summary about the small lots discussion in the minutes of the last council meeting? Even if 'nothing has been decided,' the topic and discussion should be shared with the citizens.

**\*\*This is to notify you that I am opposed to the development of lots smaller than one acre, for any reason or regardless of any technology (ie septic).**

## Carrie Smith

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**From:** Cindy Stachiw  
**Sent:** Monday, November 14, 2011 9:28 PM  
**To:** Joe Cordina; Z Marshall; Allison Sumrow; David Leamy; Scott Levine; Eleanor Evans; Carrie Smith  
**Subject:** City Council Meeting - November 15, 2011 Warner Group Presentation

Mayor Cordina and City Council members, My name is Mark Stachiw, 4404 Pecan Orchard Drive, . My wife, Cindy and I, are unable to attend the City Council Meeting on Tuesday, November 15th but we wanted our comments to be a permanent part of the "Citizens Comments." Thank you, Mark Stachiw

"The development of the tract of land known as the "Douglas Tract" was annexed into the city during my term on the City Council. When the proposal for annexation was brought forward, the City Council and the Planning and Zoning Commission and the City Council insisted on development that although not completely in accordance with the land use plan, nonetheless respected the kind of development that the City has stood for (e.g., large lots). A number of compromises were agreed to in order to satisfy Mr. Douglas, including (if my recollection is correct) allowing for average lot sizes which were smaller than what the land use plan provided. The City Council reluctantly agreed to the plan because the land was in our ETJ and the development plan was considerably better than the alternative.

Now that the land is in the City and has been zoned (and platted), there is no reason to further compromise those principals that have driven all of us to come to Parker -- a desire to live in the country with large lots. Although each of us may have different concepts of what country is and what is the appropriate size lots, I can guarantee that this development is not that. I urge all Parker citizens to stand shoulder to shoulder on this and insist that any land which is currently in the City and zoned be developed as set forth in the current zoning and not compromise. Further, we should further insist that any portion of the development which is in our ETJ also be developed in accordance with our land use plan. Any wavering on these points will inevitably lead down a path than unfortunately ends in the elimination of all of our collective dream of a city in the country with large lots. "

## Carrie Smith

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**From:** jim thorpe  
**Sent:** Monday, November 14, 2011 2:22 PM  
**To:** Joe Cordina; Z Marshall; David Leamy;  
**Subject:** Proposed Development

Scott Levine; Carrie Smith

*Mayor Cordina and Parker City Council,*

*We would like to convey our concerns and request that the proposed development of approx. 800 acres containing approximately 800 lots be disapproved.*

*Parker has experienced prior requests to build small lot developments within the city, as well as county land within Parker limits, and have determined that this was not in Parker's best interest. Not to mention that if this were to go to a vote would most likely be defeated handily. The residents are not interested in creating a landscape similar to our neighboring communities.*

*Previous City Councils who contemplated similar actions were met with some rather heated debates and this will probably be no different. There has to be a voice of reason during these negotiations and the members we elected for our city council know to what extent the residents will tolerate.*

*Please do not allow this development to happen in its current configuration.*

*Thank you and respectfully submitted,  
Jim And Vicki Thorpe  
4102 Countyside Dr.*

**Carrie Smith**

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**From:** Jim Threadgill  
**Sent:** Saturday, November 12, 2011 1:48 PM  
**To:** A Sumrow; E Evans; 'Joe Cordina'; Scott Levine; Z Marshall; Dave Leamy  
**Cc:** Jeff Flanigan; Carrie Smith  
**Subject:** Warner Group Presentation

Honorable Council,

The Warner Group presentation to the council on Tuesday, November 1, 2011, regarding portions of undeveloped property north of Parker Road to the northern city limits, west of FM2551, and east of Allen Heights goes against everything that Parker represents. The presentation revolved around a municipal utility system that will allow the Warner Group to develop the property with high density lots; 1/6 acre, 1/4 acre, and possibly a few 1/2 acre lots, as stated during the presentation. Their intention is to have 800 plus homes on this 800 acre tract of property. With the municipal utility system that was purposed, a much higher density of homes and/or apartments is possible. This would be a VERY DANGEROUS precedent to set for Parker's future. The presentation revolved heavily around all the open space that is required for the subsurface drip fields. The open space sounds great; however, all the open space will be behind the lots, with the 1/6 and 1/4 acre lots stacked along the streets like our high density neighboring cities. This is not the open spaces that Parker cherishes.

Orenco Systems, Inc. engineered and manufactures the proposed system. Orenco has applied with the Texas Commission on Environmental Quality (TCEQ) for approval to install their systems in Texas. TCEQ has not yet approved the system. Issues such as who will be responsible for the filtration system, and how possible hazardous waste is to be handled, are still significant questions that must be answered.

Parker has no zoning ordinance that fits this application, and it would be very dangerous to craft a zoning ordinance that allows development of subdivisions that create unusually high population density for Parker. This municipal utility system is not exactly the same as the Municipal Utility District (MUD) proposed for

the northeast corner of Parker several years ago, but certain similarities are evident.

Approximately 500 acres of the property in question has already been annexed into the City via a development ordinance and/or platted. I request that Council approve a motion to let the Warner Group know that the City has no interest in developing the property any way other than described by the already approved ordinances and/or plats.

With respect,

Jim Threadgill

## Carrie Smith

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**From:** Dane & Pam Watson  
**Sent:** Tuesday, November 15, 2011 8:28 AM  
**To:** Joe Cordina; Z Marshall; David Leamy; Allison Sumrow; Scott Levine; Carrie Smith  
**Subject:** Proposed development in Parker

Dear Parker City Council Members,

Please do not allow any high density neighborhoods to be built in Parker. **Please stay with the current zoning that requires larger lots.** Please do not allow the Warner Group to develop land in Parker the way they have asked to. Before we purchased our house in Parker, we looked into building a new house (outside of Parker) in a neighborhood that requires septic systems similar to what the Warner group is proposing. We learned from friends whose church is near this neighborhood that the smell from the septic systems at certain times of year is so bad that the church/pre-school is unable to have any outdoor activities!!! Parker was voted the best place to live precisely because we don't have these kind of high density sub-divisions.

Sincerely,  
Pam Watson

John & Ann Barber  
4905 Hackberry Lane  
Parker, Texas 75002

Mayor and City Council  
City of Parker  
5700 E. Parker Rd.  
Parker, TX 75002

Subject: Proposal to develop 800 acres between Springhill Estates and Dillehay Drive north of Parker Rd.

Mayor and City Council:

The principle duty of an elected official is to look out for the interests of the citizens.

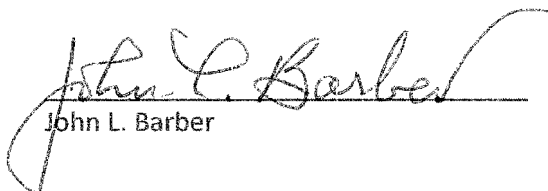
Our elected officials at the national level failed to look out for the interests of the citizens and look at the mess we are in nationally as a result.

I have been a Parker resident since 1977 and our elected officials have generally done a really good job looking after the interests of the citizens of Parker and have maintained the lifestyle we have chosen.

I ask that you once again vote in the interest of the citizens of Parker. The proposed development of up to 800 properties as a small lot MUD is not in the interest of the citizens of Parker. You should vote against this proposal and not compromise our values in any way if alternatives proposals are presented.

Our values and lifestyle have served us well. Maintain them. Vote against this proposal.

Sincerely,



John L. Barber



Ann B. Barber