



MINUTES
CITY COUNCIL MEETING
FEBRUARY 4, 2025

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a Joint City Council & Planning and Zoning (P&Z) workshop, regarding the Comprehensive Plan, on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Lee Pettie called the meeting to order at 5:00 p.m.

QUORUM (CITY COUNCIL)

City Council: Mayor Pro Tem Jim Reed and Councilmembers Todd Fecht, Randy Kercho, Amanda Noe, and Buddy Pilgrim were present. Asst. City Administrator/City Secretary Patti Scott Grey verified a quorum of City Council was present.

QUORUM (PLANNING AND ZONING (P&Z) COMMISSION)

Planning and Zoning (P&Z) Commission: P&Z Chair Russell Wright, and Commissioners Joe Lozano, Wei Wei Jeang, Lucy Estabrook, Lynnette Ammar, and Rajiv Gaiind (Alternate Three) were present. Commissioners Larkin Crutcher (Alternate One) and Jasmat Sutaria (Alternate Two) were absent. Asst. City Administrator/City Secretary Patti Scott Grey verified a quorum of P&Z was present.

CITY STAFF

Staff Present: Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage (his office), Interim City Attorney Catherine Clifton, Public Works Director Gary Machado

WORKSHOP (5:00 – 6:30 PM)

1. [COMPREHENSIVE PLAN](#)

The Proposed Comprehensive Plan hyperlinked above was discussed along with resident Terry Lynch's feedback. (See Exhibit 1 – Terry Lynch's feedback re: Comprehensive Plan, dated Thursday, September 26, 2024, 2:43 PM.)

Additional discussion is planned to continue at a future City Council workshop.

Mayor Pettie adjourned the workshop at 6:27 p.m.

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 6:32 p.m. Mayor Pro Tem Jim Reed and Councilmembers Todd Fecht, Randy Kercho, Amanda Noe, and Buddy Pilgrim were present.

Staff Present: Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage (arrived from his office @ 7:18 p.m.), Interim City Attorney Catherine Clifton (arrived from conference room after executive session), Public Works Director Gary Machado (arrived from conference room after executive session), Assistant Fire Chief Jeff Kendrick, and Police Chief Kenneth Price (left @ 6:37 p.m. and returned after executive session)

EXECUTIVE SESSION (6:30 – 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.

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

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).

Government Code Section 551.074 Personnel: To deliberate the evaluation and appointment of candidates for the vacancy created by the pending resignation of one member of city council.

Mayor Lee Pettie recessed the regular meeting to Executive Session at 6:36 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettie reconvened the meeting at 7:24 p.m.

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

No action was taken.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Parks and Recreation (P&R) Chair Frank DaCosta led the pledge.

TEXAS PLEDGE: Michael Slaughter 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.

Terry Lynch, 5809 Middleton Drive, thanked City Council and City Staff for making repairs to Lewis Lane, and said she hopes additional repairs and an interlocal agreement between the cities of Parker and Lucas will be agreed upon soon.

Sireesha Penmatsa, 4405 Dover Drive (Kings Crossing Phase 3) expressed continued concern and a need for assistance with the drainage issues in her neighborhood,

stating there is a broken culvert by her home, and she is scared of flooding every time it rains. Mrs. Penmatsa indicated she thought it would be an easy fix and hopes the city will work with her to fix it. (See Exhibit 2 – Sireesha Penmatsa’s photos, dated February 4, 2024.)

ITEMS OF COMMUNITY INTEREST

Mayor Pettie reviewed the upcoming Community Interest items below:

2. NOISE COMMITTEE - FEBRUARY 5, 2025, 2 PM

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, FEBRUARY 12, 2025, 5 PM

CITY FILING DEADLINE- FRIDAY, FEBRUARY 14, 2025, 5:00 PM

THURSDAY, APRIL 3, 2025 - LAST DAY TO REGISTER TO VOTE FOR THE MAY 3, 2025, GENERAL ELECTION

REMINDER – MAY 3, 2025 – GENERAL ELECTION (EV AND ED INFO)

Sunday (Domingo)	Monday (Lunes)	Tuesday (Martes)	Wednesday (Miércoles)	Thursday (Jueves)	Friday (Viernes)	Saturday (Sábado)
April 20 No Voting <i>(20 de abril)</i> <i>(Sin votar)</i>	April 21 No Voting <i>(21 de abril)</i> <i>(Sin votar)</i>	April 22 Early Voting <i>(22 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm	April 23 Early Voting <i>(23 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm	April 24 Early Voting <i>(24 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm	April 25 Early Voting <i>(25 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm	April 26 Early Voting <i>(26 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm
April 27 No Voting <i>(27 de abril)</i> <i>(Sin votar)</i>	April 28 Early Voting <i>(28 de abril)</i> <i>(Votación adelantada)</i> 7am - 7pm	April 29 Early Voting <i>(29 de abril)</i> <i>(Votación adelantada)</i> 7am - 7pm	April 30 <i>(30 de abril)</i>	May 1 <i>(1 de mayo)</i>	May 2 <i>(2 de mayo)</i>	May 3 Election Day <i>(3 de mayo)</i> <i>(Día de elección)</i> 7am – 7pm

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.

3. APPROVAL OF MEETING MINUTES FOR JANUARY 21, 2025. [REGULAR MEETING]

4. APPROVAL OF MEETING MINUTES FOR JANUARY 23, 2025. [SPECIAL JOINT CC/P&Z COMP PLAN MEETING]

MOTION: Councilmember Kercho moved to approve items #3 and Item #4, January 21 and 23, 2025 City Council meeting minutes, as provided. Mayor Pro Tem Reed seconded with Councilmembers Fecht, Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 889 CALLING FOR AN ELECTION TO BE HELD ON SATURDAY, MAY 3,

2025 TO ELECT THREE (3) CITY COUNCIL MEMBERS AT-LARGE; PROVIDING FOR EARLY VOTING; AUTHORIZING THE MAYOR TO EXECUTE A JOINT GENERAL AND SPECIAL ELECTION SERVICES CONTRACT FOR ELECTION SERVICES WITH COLLIN COUNTY; PROVIDING FOR THE ORDER AND NOTICE OF THE ELECTION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

MOTION: Councilmember Noe moved to approve Ordinance No. 889 calling for an election to be held on Saturday, May 3, 2025 to elect three (3) City Council Members at-large; providing for early voting; authorizing the Mayor to execute a Joint General and Special Election services contract for election services with Collin County; providing for the Order and Notice of the Election; finding and determining that the meeting at which this Ordinance is passed was noticed and is open to the public as required by law. Councilmember Reed seconded with Councilmembers Fecht, Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 5-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-829 AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF ELEVEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

MOTION: Councilmember Kercho moved to approve Resolution No. 2025-829 authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of eleven cents per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC. Councilmember Fecht seconded with Councilmembers Fecht, Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 5-0.

7. DISCUSSION, CONSIDERATION, AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-830 AUTHORIZING THE USE OF CITY RESOURCES TO REPAIR PORTIONS OF LEWIS LANE BETWEEN PARKER ROAD AND THE LEWIS LANE LIFT STATION.

MOTION: Councilmember Noe moved to postpone Resolution No. 2025-830 authorizing the use of city resources to repair portions of Lewis Lane between Parker Road and the Lewis Lane lift station. Mayor Pro Tem Reed seconded with Councilmembers Fecht, Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 5-0.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-831 APPROVING AN AGREEMENT BETWEEN THE CITY OF PARKER AND BUCKINGHAM LOT VENTURE, LTD., PROVIDING FOR ANNEXATION OF, AND A DEVELOPMENT AGREEMENT FOR, APPROXIMATELY 46.69 ACRES OF LAND IN THE EXTRATERRITORIAL JURISDICITON OF THE CITY OF PARKER (BUCKINGHAM ESTATES).

Developers John Arnold (and Neil Stenberg in the audience), with Skoburg Company, 8214 Westchester Drive, Suite 900, Dallas, Texas 75225 reviewed the Buckingham Lot Venture, Ltd. and requested City Council approve the annexation and the development agreement (See Exhibit 3 – Skoburg Company PowerPoint, dated February 4, 2024.).

Cindy Meyer, 6618 Estados Drive, said the City of Parker's zoning codes state 2 acre lots. Ms. Meyer said City Council and City Staff should stand by city code and not make exceptions.

Lucy Estabrook, 4407 Church Lane, said City Council ran for office stating they wanted 2 acre lots, they should keep their word, and adhere to the code.

Karen Pratt, 6404 Northridge Parkway, said developing 1 acre lots in the City of Parker's extraterritorial jurisdiction (ETJ) and then annexing into the City knowing the city code calls for 2 acre lots is not the right thing to do.

MOTION: Councilmember Noe moved to postpone Resolution No. 2025-831 approving an agreement between the City of Parker and Buckingham Lot Venture, Ltd., providing for annexation of, and a development agreement for, approximately 46.69 acres of land in the extraterritorial jurisdiction of the City of Parker (Buckingham Estates). Councilmember Fecht seconded with Councilmembers Fecht, Kercho, Noe, and Reed voting for, no one voting against, and Councilmember Pilgrim abstaining, the motion. Motion carried 4-0-1.

9. ACCEPT MAYOR PRO TEM REED'S LETTER OF RESIGNATION.

Mayor Pro Tem Reed announced he provided a letter of resignation effective February 8, 2025. The resignation indicates he will no longer be a resident of the City of Parker.

MOTION: Councilmember Pilgrim moved to accept Mayor Pro Tem Reed's resignation (See Exhibit 4 – Jim Reed's resignation via email, dated February 3, 2025.). Councilmember Kercho seconded with Councilmembers Fecht, Kercho, Noe, and Pilgrim voting for the motion, no one voting against the motion, and Councilmember Reed abstaining. Motion carried 4-0-1.

10. CONSIDERATION AND APPROPRIATE ACTION TO FILL A COUNCILMEMBER VACANCY THROUGH MAY 2025 COUNCIL APPOINTMENT AS AUTHORIZED BY TEX. LOC. GOV'T CODE §22.010 FOR A TYPE A GENERAL LAW CITY WITH TWO YEAR TERMS AND ONE VACANCY; AND IF BY COUNCIL APPOINTMENT, APPOINTEE NOMINATION, IF ANY.

MOTION: Councilmember Noe moved to nominate and approve Terry Lynch, who is a former Councilmember and recently appointed to the Zoning Board of Adjustment (ZBA) Alternate 1 position (January 21, 2025). Councilmember Fecht seconded.

Councilmember Pilgrim expressed concern about the vacancy/nomination process.

MOTION: Councilmember Pilgrim moved to postpone the vacancy/nomination process until City Council's next meeting for transparency purposes. Councilmember Kercho seconded with Councilmembers Pilgrim and Kercho voting for the motion to

postpone and Councilmembers Fecht, Noe, and Reed voting against the motion to postpone. Motion failed 2-3.

Councilmember Noe stated there was a motion to nominate and approve Terry Lynch to fill Mayor Pro Tem Reed vacant position by herself and second by Councilmember Fecht on the floor and requested a vote.

Councilmembers Fecht, Noe, and Reed voting for and Councilmembers Kercho and Pilgrim voting against the motion. Motion carried 3-2. Terry Lynch was appointed.

Mayor Pettie noted Terry Lynch would fill Jim Reed's unexpired term, effective February 8, 2025 to the May 3, 2025 Joint General and Special Election canvass.

11. CONSIDERATION AND APPROPRIATE ACTION CONCERNING RESOLUTION NO. 2025-832 APPOINTING A COUNCILMEMBER TO SERVE EFFECTIVE FEBRUARY, 2025, THROUGH THE REGULARLY SCHEDULED ELECTION OF MAY 3, 2025, AND OATH OF OFFICE TO COUNCIL APPOINTEE, IF AN APPOINTMENT IS MADE.

Mayor Pettie noted Terry Lynch's oath would be administered after the February 8, 2025 effective date *[Note: Mrs. Lynch will need to provide a resignation from current ZBA Alternate 1 position.]*.

12. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-833 APPOINTING THE 2024-2025 MAYOR PRO TEM. [REMAINDER OR MAYOR PRO TEM REED'S TERM - RES. NO. 2024-792]

MOTION: Councilmember Pilgrim moved to postpone Resolution No. 2025-833 appointing the 2024-2025 Mayor Pro Tem. [REMAINDER OR MAYOR PRO TEM REED'S TERM - RES. NO. 2024-792]. Councilmember Fecht seconded with Councilmembers Fecht, Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 5-0.

13. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-834 ON UPDATING THE INVESTMENT COMMITTEE.

MOTION: Councilmember Noe moved to postpone Resolution No. 2025-834 on updating the Investment Committee. Councilmember Pilgrim seconded with Councilmembers Fecht, Kercho, Noe, Pilgrim, and Reed voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

14. UPDATE(S):

FM2551

Public Works Director Gary Machado said he had nothing new to report. The project is currently a mess in part due to current weather conditions. Mr. Machado said he would continue to post information on the City website, www.parkertexas.us "News" section, as the information is made available.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

No update at this time.

PROJECTS IN PROGRESS

ENGINEERING REVIEW

Councilmember Noe indicated she has proposed meeting dates and hopes the meeting(s) will occur soon.

NOISE COMMITTEE

Councilmember Kercho noted the Noise Committee would have a meeting tomorrow, February 5, 2025, at 2 p.m. in the City Council Chambers. Councilmember Fecht asked if the recordings could be uploaded to the City's website, as some residents were unable to attend in the afternoon. City Staff said they would edit and upload the recordings available, if possible, and Councilmember Kercho said they would try to make sure future meetings were recorded.

LEWIS LANE

Mayor Pettie said a proposed agreement was received late Monday (February 3, 2025) and the agreement is being reviewed Counsel.

CHAPARRAL INTERSECTION

Councilmember Kercho asked Police Chief Price to conduct a traffic study at the 4-way stop to see if traffic backs up at the intersection at peak traffic hours. Mr. Kercho said residents were still concerned traffic will backup leaving the Rolling Knolls Subdivision travelling north during those peak times.

ANY ADDITIONAL UPDATES

PUMP STATION/PUBLIC WORKS BUILDING

Mayor Pettie said there was some confusion about what this building/project is called. She noted the information City Council requested on building price, material costs and a diagram should be coming soon.

DONATION(S)

15. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$1,000 [RES. NO. 2024-801])

Mary Ellen Cavanaugh donated chips/snacks valued at \$50 to the Police Department.

Jerry Dorrough donated \$100 to the Parker Fire Department.

Linda Ryan donated 2 boxes of Girl Scout Cookies valued at \$12 to City Staff.

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

FUTURE AGENDA ITEMS

16. FUTURE AGENDA ITEMS

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

Hearing no requests, Mayor Pettie encouraged everyone to email her any requests. She noted the next regularly scheduled meeting would be Tuesday, February 18, 2025.

PRESENTATION – RECOGNIZING FORMER COUNCILMEMBER/MAYOR PRO TEM REED

Mayor Pettie presented a plaque and reviewed former Mayor Pro Tem Jim Reed's many accomplishments and distinguished service to the City of Parker, Texas, 2021-2025. Mr. Reed thanked everyone.

The Mayor, City Council, City Staff, and audience applauded and expressed their appreciation for Mayor Pro Tem Reed's service

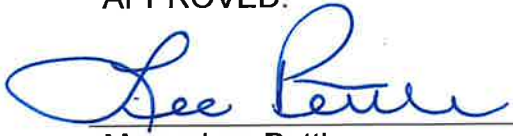
ADJOURN

Mayor Lee Pettie adjourned the meeting at 9:04 p.m.

RECEPTION FOR
FORMER COUNCILMEMBER/MAYOR PRO TEM JIM REED



APPROVED:


Mayor Lee Pettie

ATTESTED:


Patti Scott Grey, City Secretary

Approved on the 25th day
of February, 2025.

Comments regarding Comprehensive Plan

Terry Lynch [REDACTED]
Draft

Thu, Sep 26, 2024 at 2:43 PM

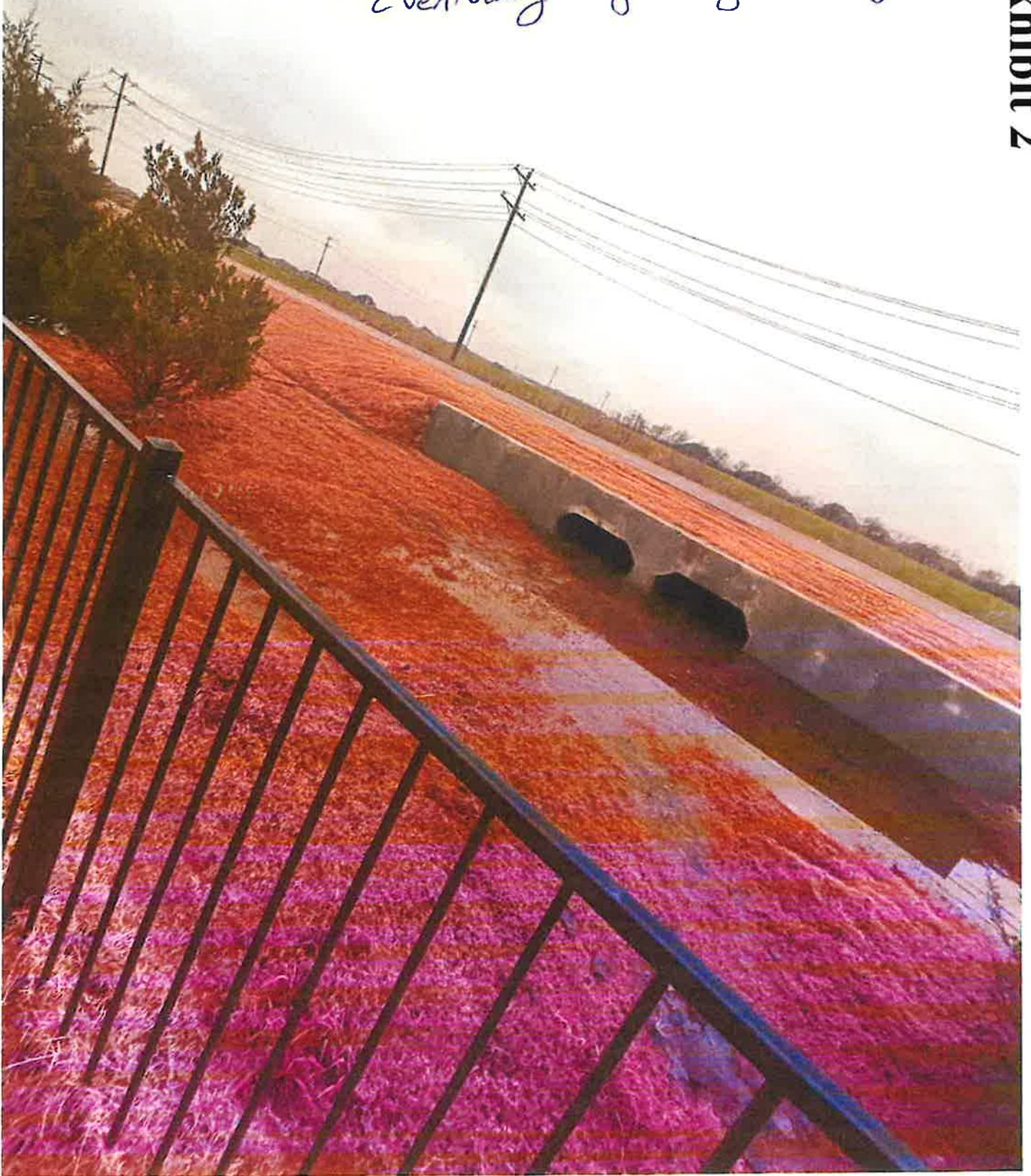
I thank the P&Z Committee for taking on a revision of the city's existing Comprehensive Plan. I have reviewed the document and have a few comments. They are noted below:

- **Page 17 - Commercial Development -**
 - Additional "strategic discussion" needs to be provided on this topic?
 - As a city - what is in the best interest of the city and residents of Parker? Should we be embracing this type of growth or not?
 - Based on that, what are our options to achieve those?
 - As we look at commercial, should we look at the ETJ lands and large properties (ag land, exempt land, etc.)
- **Page 11 - Parker's Population -**
 - Source of Parker's 2023 Population should be provided.
 - Number of Homes in Parker - Source (and further explanation) needs to be provided. Per the Collin County Assessor's Office, the 2023 Certified Totals show that Parker has 1,824 Single Family Residential properties. The total "Property County" was 2,586; however, this shows other properties, including ag land, utilities, and exempt properties.
- **Page 14 - Character of Parker Neighborhoods**
 - Is the fourth paragraph necessary?
 - Properties in HOAs do agree to abide by a certain set of guidelines; however, each subdivision is unique in what might refer to their standards.
 - Paragraph implies that the city monitors and enforces non-HOA areas to a standard different from that of HOA areas. I do not think this is or should be the case. The city has standards that are applied to all areas of the city.
- **Page 15 Current subdivisions within Parker.**
 - Longhorn Farm - not in alpha order
- **Page 16 - Kings Crossing 5 is not reflected here but is on schedule**
- **Page 19 - City Owned Property - City Hall**
 - The third paragraph is an opinion that others might argue about. You say the city cannot conduct its operations, but it is managing to do so at present. Perhaps it is not the most spacious location for staff and the city should address other options that will allow for the future needs of our city.
 - Fourth paragraph - should clarify that the voters voted against the bond proposals (I would even suggest that the percentages of the elections should be provided). The low interest rates should not have been the justification for borrowing money from the city, costing taxpayer dollars without a sufficient case for the project.
- **Page 20 - City Owned Property - City Hall Goals and objectives**
 - The fact that a city has growth does not necessarily mean that there will be additional personnel - there are other options including more efficiency or outsourcing of non-core services.
 - I'm afraid I have to disagree with the statement that "a lack of space limits the city's ability to attract or retain personnel needed"
- **Page 21 - City Owned Property - Fire Department**
 - Second paragraph -
 - when referring to the resident approval for funding- Was the actual bond proposition based on a \$ amount with the intent to build separate fire and police facilities?
 - part of the sentence referring to the police facility not being built is irrelevant to this topic. There is a discussion of police in a later section.
- **Page 23 - City Owned Property - Police Department**
 - Third paragraph - was the police department renovated using bond funds?
- **Page 25 - City Owned Property - Parks, Trails - Introduction**
 - The third paragraph - Are you anticipating a requirement that developments - donate land to the city for open green spaces? Or are you considering requiring that their developments have open green space for their residents (this would be owned by HOA but limited to HOA due to liability concerns)
 - The fourth paragraph - Are all of these sidewalks adjacent to collector streets (Whitestone- Whitestone Dr. & Belvedere Dr; Parker Ranch -Chaparral) - are Whitestone's sidewalks within the city's Right of Way?
- **Page 28 - Infrastructure/Utilities - Water System**

4405 Dovei Drive

Absolutely no outlet for the
water coming from the culverts.
Eventually flooding our yards

Exhibit 2



Proof of failed
culvert. St



4405 Dover Drive Flood
due to failed culvert. Water
directly entering in our yard flooding
back and front yards.



4405 Dover Drive
Constant flooding due to failed
culvert on the back of the fence line



Buckingham Estates

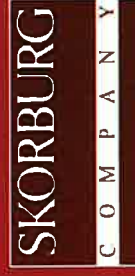
City Council Meeting

February 4, 2025



Exhibit 3

Contents



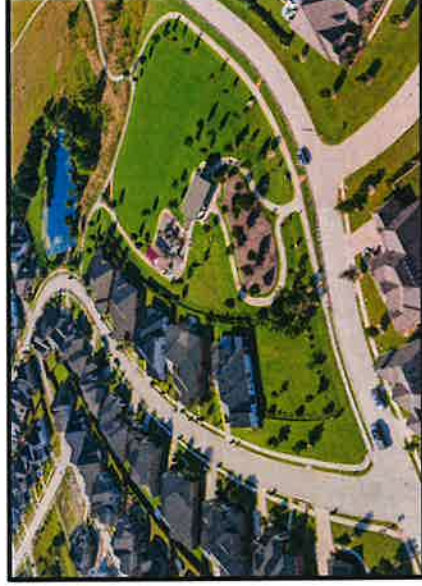
- Skorburg Company Background
- Subject Property
- Development Plan
- Home Building Partners

Skorburg Company Background



The Skorburg Company

- Local, privately owned development firm with 40 years of experience
- Over 120 development projects in more than 33 different cities around DFW metroplex
- Over 25 current projects in active development or build out
- Reputation for building high-quality, long-lasting communities
- Projects range from small, infill locations to 800-acre multi-phase master planned communities



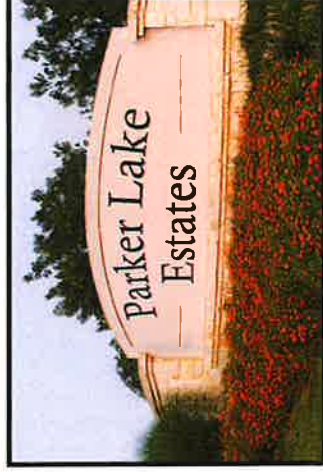
SKORBURG
C O M P A N Y

Skorburg Projects in the Area

- Parker Lakes Estates (Parker, TX)
- Cypress Crossing (Fairview, TX)
- Fairview Meadows (Fairview, TX)
- Thompson Springs (Fairview, TX)
- Stacy Ridge Estates (Allen, TX)
- Bethany Ridge (Allen, TX)
- Amherst Estates (Lucas, TX)
- Saddlebrook Estates (Lucas, TX)
- Claremont Springs (Lucas, TX)
- Stinson Crossing (Lucas, TX)
- Stratford Crossing (Murphy, TX)
- Daniel Crossing (Murphy, TX)
- Murphy Meadows (Murphy, TX)



Parker Lake Estates – Parker, TX



Parker Lake Estates Overview

Location:

East of Angel Pkwy

Size:

+/- 282 Acres

Zoning:

278 – 1 to 2 Acre Lots

Builders:

Highland Homes
Paul Taylor Homes

Status:

Successfully entitled and closed
in 2001. Fully built out.

HIGHLAND
HOMES

PAUL TAYLOR
Homes.com

Thompson Springs – Fairview, TX



Thompson Springs Overview

Location:

East of Angel Pkwy

Size:

+/- 165 Acres

Zoning:

106 – 1 Acre Lots

Builders:

Drees Homes
Paul Taylor Homes
Grand Homes

Status:

Successfully entitled and closed
in of 2006. Fully built out.



Saddlebrook Estates – Lucas, TX



Saddlebrook Estates Overview

Location:

South of Estates Pkwy

Size:

+/- 120 Acres

Zoning:

67 – 1.5 to 2 Acre Lots

Builders:

Drees Homes
Paul Taylor Homes

Status:

Successfully entitled and closed
in 2006. Fully built out.



Amherst Estates – Lucas, TX



Amherst Estates Overview

Location:	North of First Grv Rd
Size:	+/- 40 Acres
Zoning:	31- 1 Acre Lots
Builders:	Paul Taylor Homes
Status:	Successfully entitled and closed in 2006. Fully built out.

PAUL TAYLOR
Homes.com

Claremont Springs – Lucas, TX



Claremont Springs Overview

Location:	South of Estates Pkwy
Size:	+/- 120 Acres
Zoning:	87- 1 to 1.5 Acre Lots
Builders:	Paul Taylor Homes Windsor Homes
Status:	Successfully entitled and closed in 2006. Fully built out.



Las Brisas at Stoney Creek– Sunnyvale, TX



Las Brisas at Stoney Creek Overview

Location:	Southeast Corner of Hounsell Ln & Nance Rd
Size:	+/- 110.75 Acres
Zoning:	82 – 1 Acre Lots
Builders:	Windsor Homes Drees Homes Kindred Homes
Home Prices:	\$780K - \$1.1M
Status:	Successfully entitled and closed in December 2021. Currently selling homes.



KINDRED HOMES
Since 1988

Ridge Pointe Estates— McLendon-Chisolm, TX



Ridge Pointe Estates Overview

Location:

Northwest Corner of FM 550 &
Chapel Hill Ln

Size:

+/- 99.54 Acres

Zoning:

83 – 1 Acre Lots

Builders:

Windsor Homes
Toll Brothers

Status:

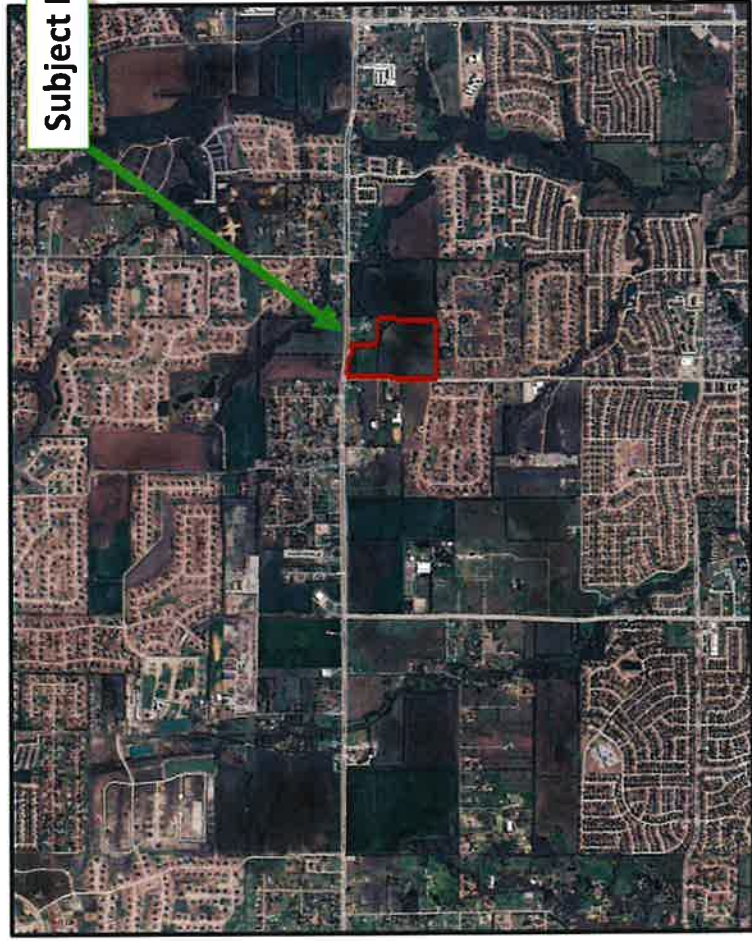
Successfully entitled and closed
in May 2024. Currently under
construction.



Subject Property



Subject Property *Location*



Subject Property



Subject Property



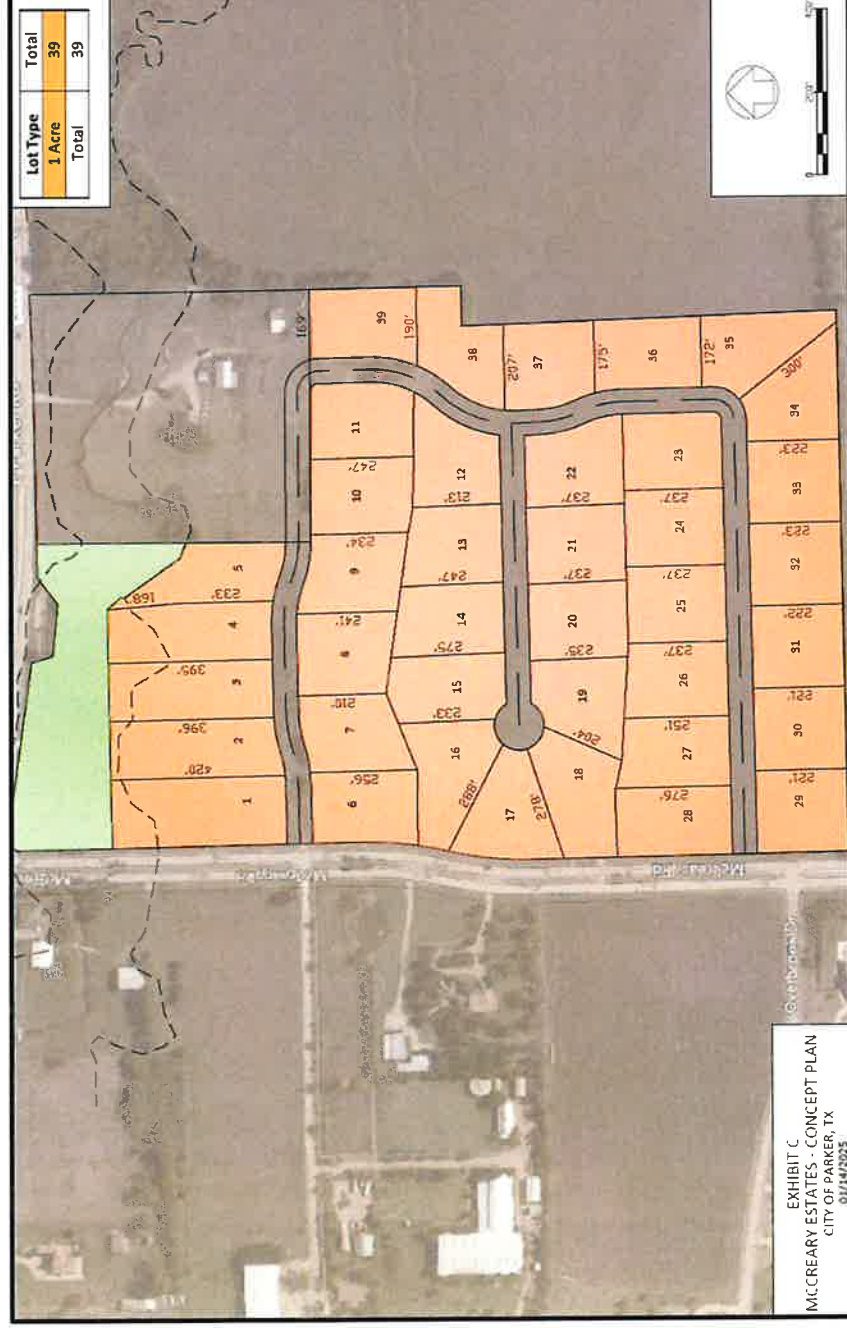
Subject Property Overview

- **Location:** Southeast Corner of Parker Rd & McCreary Rd
- **Size:** +/- 50.278 Acres

Development Plan



Buckingham Estates



Development Plan

- 39 – Single Family Lots
- 1 AC (43,560 SF) – Min. Lot Size
- 3,000 SF – Min. Home Size
- HOA Maintained Perimeter Landscaping/Fencing and Common area Drainage

Home Building Partners





HOW TRUST IS BUILT™

Projected Home Square Foot Range – 3,200 SF – 5,100 SF

Projected Home Price Stating At – \$1,200,000











Thank you.
We Would Appreciate
Your Support of
This Exciting Project.



Good morning,

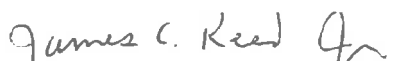
It is with a heavy heart that I am sending this message to communicate my upcoming residency change outside of the city of Parker. It has been a very difficult decision and although I looked at options to stay in this city I love, I was not able to find any suitable more modest options for Donna and I as we transition to an empty nest couple.

With this move, I will be resigning my seat as Mayor Protem and other responsibilities within the city of Parker effective Feb 8th 2025. I cannot emphasize enough the fabulous support I have been provided in this role. It has been an honor and privilege is has been to serve the city and more importantly represent a city that has been my dream to be a 25 year resident. I want to make sure thank everyone for the stellar support over these almost 4 years. This includes the past and current councils, the Mayor, all of the Parker staff, and most importantly our residents. I am happy that we have closed a number of very strategic efforts while I served. I was blessed with a very special group with a selfless passion to make sure the best path forward was taken for the residents of this great city. It has been a pleasure to be considered as a small part of this team and in my absence, the city is very good hands.

I want to thank all of community for your support to me and confidence in my representing the city of Parker. I will always consider Parker my home !!

With Sincere Regards,

James C. Reed, Jr.

A handwritten signature in cursive script that reads "James C. Reed Jr.".

February 4, 2025