

MINUTES

CITY COUNCIL MEETING

December 3, 2013

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 Marshall called the meeting to order at 5:00 p.m. Councilmembers Stone, Standridge, Levine, Pettie and Taylor were present.

Staff Present: City Attorney James Shepherd, City Administrator Jeff Flanigan, City Secretary Carrie Smith, Finance/H.R. Manager Johnna Boyd, Interim Police Chief Bill Rushing, Officer Kenny Price and Fire Chief Mike Sheff.

EXECUTIVE SESSION –

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

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
 - a. Govt. Code 551.071—"Confidential legal advice regarding pending or threatened litigation." Wingfield vs. Parker
 - b. Govt. Code 551.071—"Confidential legal advice regarding pending or threatened litigation." City liabilities and vested rights
 - c. Govt. Code 551.074—"Personnel - to deliberate the appointment, evaluation, and duties of the Zoning Board of Adjustments

Mayor Marshall recessed the regular meeting at 5:01 p.m.

2. RECONVENE REGULAR MEETING.

Mayor Marshall reconvened the regular meeting at 7:00 p.m.

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

No action was taken.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Mark Stachiw led the pledge.

TEXAS PLEDGE: George Bednarz 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 FOR NOVEMBER 18, 2013. [SMITH]

Amendment – Page 3, 4th paragraph, 4th sentence - change “they” to “the”

MOTION: Councilmember Stone moved to approve the November 18, 2013 minutes as amended. Councilmember Taylor seconded with Councilmembers Stone, Standridge, Levine, Pettie and Taylor voting for. Motion carried 5-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE 704 REGARDING A REVIEW OF A SPECIFIC USE PERMIT TO ALLOW FOR A BARN AND A PRIVATE RIDING ARENA IN AGRICULTURAL AND OPEN SPACE ZONING DISTRICT TO BE LOCATED AT 5508 GREGORY LANE, AS REQUESTED BY THE PROPERTY OWNER, JIMMY STOCKTON/GINA ANDERSON. [SHEPHERD]

In 2008, Council approved an SUP for a private riding arena at 5508 Gregory Lane. On November 18, 2013 Council held a public hearing and tabled the item.

City Attorney Shepherd stated there was opposition to this SUP voiced at the November 18, 2013 meeting due to the lack of a single family dwelling; however, it is not a requirement of the approved SUP. The form of the ordinance presented reflects what was approved and includes a clause that provides the SUP will terminate on transfer of ownership. The owner has agreed to the SUP form as drafted and has further consented to regular inspections to ensure that City ordinances are adhered to. The property is for sale and the owners are to inform any potential buyers that the SUP will have to be re-applied for and any additional conditions the Council may feel are necessary will be proposed at that time or the SUP will be terminated.

There is one correction, to the proposed document, in Section 3, last sentence delete “of”.

City Secretary read two letters, received by staff, from Mr. David Henry and Mr. John Pratt. (Exhibits 5A and 5B)

Margaret Henry, 5408 Gregory Lane - spoke in opposition to the SUP.

Tom Dickson, 2610 Gregory Lane - requested City stop any commercial uses of the property.

City Attorney Shepherd stated this ordinance will require the owners to comply with all City Ordinances immediately.

City Administrator Flanigan stated the property owner will comply with all ordinances, but will not stop the riding academy.

MOTION: Councilmember Taylor moved to approve Ordinance 704 with one correction to Section 3, last sentence deleting "of". Mayor Pro Tem Levine seconded with Councilmembers Stone, Standridge, Levine, Pettie and Taylor voting for. Motion carried 5-0.

6. CONSIDERATION, AND/OR ANY APPROPRIATE ACTION ON ZONING CHANGE REQUESTED BY WYNNE/JACKSON, INC. FOR RE-ZONING APPROXIMATELY 322.34 ACRES OF LAND LOCATED IN THE GW GUNNELL SURVEY, ABSTRACT NO. 350, AND THE THOMAS ESTES SURVEY, ABSTRACT NO. 298, COLLIN COUNTY, TEXAS FROM SINGLE- FAMILY AND AGRICULTURAL-OPEN SPACE TO SINGLE-FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS. THE PROPERTY IS GENERALLY LOCATED AT THE WEST SIDE OF FM 2551 SOUTH OF KARA LANE AND NORTH OF E. PARKER ROAD. [COUNCIL]

Property owner Michael Bowen gave the City Council a presentation on the proposed development of his property. (Exhibit 6) He requested approval of the requested zoning as recommended by the Planning and Zoning Commission.

Mr. Bowen's Attorney, Art Anderson told Council that he has represented a number of developers in Parker and they were able to resolve their issues with the City. He feels the City needs a rational basis for their actions. He too requested approval of the requested zoning as recommended by the Planning and Zoning Commission.

Mayor Marshall allowed public comments.

George Bednarz, 4607 Springhill Estates Drive - Mr. Bednarz has concerns with Pecan Orchard being a point of access for the development. He also stated the right of way for the road through his development is 105 feet not 60 feet as stated by the property owner.

Mark Stachiw, 4404 Pecan Orchard Drive - Mr. Stachiw opposes the development because it does not comply with the approved comprehensive plan.

Jean Nolan, 4702 Pecan Orchard Drive - Mrs. Nolan has concerns with additional traffic on Pecan Orchard Drive and the current water situation with the addition of 100 to 200 homes.

Pat Moorer, 4902 Hackberry Lane - Ms. Moorer's property abuts the west property line of the proposed development and she stated the drainage issue in that area has not been addressed. She opposes the development because it does not comply with the approved comprehensive plan.

Steve Schrick, 4506 Springhill Estates Drive - Mr. Schrick opposes the development with lots less than 2 acres.

Karen Pritzke, 4706 Pecan Orchard - Ms. Pritzke stated there is currently a drainage problem on the west side of the property that needs to be addressed and is concerned about additional traffic on Pecan Orchard.

Sandra McGuire, 4504 Springhill Estates Drive - Ms. McGuire had called Staff earlier in the day and stated her opposition to the development.

Melody Schell, 4601 Springhill Estates Drive - Ms. Schell opposes any additional traffic on Pecan Orchard for the safety of her family. She feels people move to Parker for the larger 2 acre lots and opposes the development because it does not comply with the approved comprehensive plan.

Eleanor Evans, Hogge Road - Ms. Evans opposes the development because it does not comply with the approved comprehensive plan.

Property owner Michael Bowen stated the access onto Pecan Orchard could be an emergency access only.

Mayor Marshall stated this is a re-zoning case and Council is not currently considering the plan or plat. A portion of the property is zoned Single Family Residential and a portion is zoned Agricultural. The re-zoning request is for Single Family Transitional with special conditions.

MOTION: Councilmember Pettie moved to deny Mr. Bowen's request for re-zoning. Councilmember Stone seconded with Councilmembers Stone, Standridge, Levine, Pettie and Taylor voting for. Motion carried 5-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON APPOINTING ZONING BOARD OF ADJUSTMENTS OFFICERS. [FLANIGAN]

MOTION: Councilmember Taylor moved to table this item to a future agenda. Councilmember Standridge seconded with Councilmembers Stone, Standridge, Levine, Pettie and Taylor voting for. Motion carried 5-0.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2013-432 VOTES FOR COLLIN COUNTY CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS. [MARSHALL]

Parker has six votes to cast for the Collin County Central Appraisal Board of Directors, which may be allocated in any manner among the candidates, including all six votes for one candidate.

Mayor Marshall suggested votes be cast for Tiffany Burleson, Ronald Carlisle, Dr. Leo Fitzgerald, Wayne Mayo, Gary Rodenbaugh and Roy Wilshire.

Councilmember Standridge would like to vote for Dr. Leo Fitzgerald rather than Tiffany Burleson due to his experience on the board.

MOTION: Councilmember Stone moved to cast one vote for each candidate; Tiffany Burleson, Ronald Carlisle, Dr. Leo Fitzgerald, Wayne Mayo, Gary Rodenbaugh and Roy Wilshire. Mayor Pro Tem Levine seconded with Councilmembers Stone, Levine, Pettie and Taylor voting for. Standridge opposed. Motion carried 4-1.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER RANCH ESTATES PRELIMINARY PLAT. [FLANIGAN]

This item was tabled at the request of the developer.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2013 -433 REPEALING 2011-348, BOARDS AND COMMISSIONS MEMBERSHIP. [SHEPHERD]

Changes were reviewed and are as follows:

SECTION 1. Candidate Pool. The Parker City Council will seek to appoint the best qualified candidate to each of the boards and commissions of the City. Candidates may be sought **considered**, in order, from:

- Existing Board and Commission Alternates who are interested in becoming full **voting**...

SECTION 3. Interview Process. Each Board ~~will~~ **may** interview, select, and present final recommendations to Council, when Board positions are vacant. The following steps will be taken:

- 1) City Staff will ~~screen~~ **check** candidates for basic qualifications (residency, other Board membership in Parker, etc.), and will present qualified candidates to each Board.
- 2) **Select Applicants will interview with Council, during an open meeting, and answer questions regarding their candidacy. [exception to Zoning Board of Adjustments, interview may be held in an open or closed meeting]**
- 3) ~~Current Board members conduct initial set of interviews, using standard questions, plus any additional they feel are appropriate for each individual.~~

- 4) ~~Current Board members will provide their recommendation to Council.~~
- 5) ~~Recommended appointee will meet with Council and answer questions from Council about their candidacy.~~

SECTION 4. Interview Questions. The following questions are examples of what may be asked, but are not limited to these questions. ~~will be the standard questions for all candidates for Board or Commission positions. These questions are required, but are not exclusive:~~

- Please give details about municipal experiences you have had, if any.
- ~~Why did you move to Parker?~~
- ~~Please describe your personal style when working on volunteer committees.~~
- ~~What changes do you think are needed in Parker?~~

SECTION 5. Officer Appointment Process ~~Board members.~~ Council will appoint Board Officers. Council will seek input from existing Boards or Commission members but is not required to do so. ~~according to the pre-defined Officer appointment schedule. The following steps will be taken:~~

- 1) ~~Board members will review and communicate qualifications and responsibilities of each Officer position.~~
- 2) ~~The current Board Chair will solicit candidates for all open Officer positions, other than the Chair, and will lead discussions with the Board about the qualifications of each candidate. The Board will vote on a recommendation to fill each open Officer position and will communicate the recommendation to City Staff and Council.~~
- 3) ~~The Board Vice Chair will solicit candidates for the Board Chair position, and will lead discussions with the Board about the qualifications of each candidate. The Board will vote on a recommendation to fill each open Board Chair position and will communicate the recommendation to City Staff and Council.~~

SECTION 6. ~~The Council may consider the recommendations from Board for Board and Officer appointments. The Council may approve, disapprove, or amend the recommendations. An example of amendment of the recommendation would be appointing the recommended applicant to a full, rather than an alternate, position.~~

MOTION: Councilmember Standridge moved to bring this item back with a final resolution for Council approval. Councilmember Stone seconded with Councilmembers Stone, Standridge, Levine, Pettie and Taylor voting for. Motion carried 5-0.

ROUTINE ITEMS

11. FUTURE AGENDA ITEMS

- Douglas property plat
- Board membership resolution

- Executive session
- Assistant Fire Chief appointment
- Mobility

12. STAFF UPDATES

A. IRRIGATION ALONG PARKER ROAD AND FIRE STATION

- City Administrator Flanigan noted the Texas Department of Transportation no longer allows the irrigation of turf in the medians.
- City staff has made a temporary irrigation system for the fire station and it is working properly.

B. PARKER ROAD

- Parker Road is to be widened to 6 lanes from FM 2551/Hogge Road to Country Club/FM 1378 beginning in August 2016. The City has a complete set of plans if anyone is interested in viewing them and they should contact City Administrator Flanigan.

C. ALLIED WASTE SERVICE REPORT

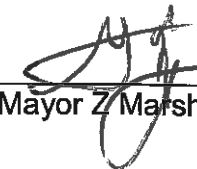
- The report will be emailed to City Council. Allied Waste representative Brenda Lalonde will be present in January to give the yearend report.

13. ADJOURN

Mayor Marshall adjourned the meeting.



APPROVED:


Mayor Z. Marshall

ATTESTED:


City Secretary Carrie L. Smith, TRMC, CMC

APPROVED on the 07th day
of January, 2013.

EXHIBITS

- 5 - Public comment
- 6 - Presentation by property owner Michael Bowen

Carrie Smith

From: David Henry <dhenry@starbasejet.com>
Sent: Tuesday, December 03, 2013 11:39 AM
To: Carrie Smith
Cc: jim@jshpeherdlaw.com
Subject: Please read tonight at the City Council meeting as I am in Brazil on business/ Andersen property on Gregory Lane

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

I will not be able to attend the City Council meeting tonight as I am in Brazil on business, I would like for you to read this for me during tonights meeting.

I would like to ask the City of Parker to adhere to the original SUP given to the Andersen's about five years ago. I was at that meeting and recall that a home was suppose to be built I think within two years. I also recall the original barn would be an 8 stall horse barn attached to a riding arena. I would like to have the City explain who approved a 19 stall horse barn without a house or enough land to warrant that many horses. I would also like the two horse per acre rule for this property enforced immediately.

I am very concerned about my property values, and our neighborhood. My family lives here, we have made a huge investment here, and would like to keep our neighborhood the way it was when we purchased our property.

Best regards,

David Henry

david henry
senior vice president

starbasejet

c: 972.523.1037
o: 214.560.1639

www.starbasejet.com

Carrie Smith

From: John Pratt <johnprattsr@me.com>
Sent: Tuesday, December 03, 2013 11:56 AM
To: Z Marshall; Scott Levine; Ed Standridge; Tom Stone; Patrick Taylor; Lee Pettie; Carrie Smith; jim@jshepherdlaw.com
Cc: John Pratt Sr.
Subject: Re: Please read in tonight's meeting
Attachments: gregory realtor.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

This attachment given to me from my realtor and the online comments from potential buyers is proof that the property at 5508 have negatively affected the price and ability to sale both of my properties. The decision of the city to allow this property to operate and be in non compliance has cost me a very large sum of money and continues to do so with no interested parties in my remaining 6.75 acres. Based upon the fact that no one wants this facility outside their back door. The entire facility in non compliant with city by laws and should never been allowed or allowed to continue to operate and build the riding areas/barns without a house being constructed.

If I can't sell my 6.75 acres for under \$500,000 dollars with all the road frontage and \$100,000 worth of steel pipe fence, how in the world will they be able to sell their property for \$800,000 plus? With no road frontage at all? The resolve to this situation for all parties and the city and to preserve all property values on Gregory Lane is to bring this property into compliance with existing rules and regulations set forth by the City of Parker themselves. I hope all city members involved will take care of their fiduciary responsibilities that they have been sworn to uphold. I personally hold the city responsible for the negligence that has created this issue that the tax payers are currently paying to hear.
On Dec 3, 2013, at 10:29 AM, John Pratt <johnprattsr@me.com> wrote:

> I am resending this an ask that it be reread in tonight meeting. I have also attached a copy of comments from my realtor <Gregory realtor.pdf> hat were made online from potential buyers while looking at our property.

> On Oct 15, 2013, at 2:35 PM, John Pratt <johnprattsr@me.com> wrote:

>

>> I am out of town and cannot attend tonight's meeting.

>> My name is John Pratt and up until Aug 1st my wife and I owned 5600 Gregory Lane a 16.75 acre parcel with a home. We had our property on the market for over three years with Keller Williams and needless to say we had multitudes of showings and the ongoing comment left by potential buyers was the fact of the appearance of a commercial horse boarding and training facility behind our 6.75 acre property. We would try to explain that the facility was a private riding arena for personal use and were always met with the return comment that if it was for personal use it should have a home built on the property. This is the way we understood the original permit to be when it was issued to Mr. Stockton years ago. Needless to say because of this situation it affected my investment dramatically making the property difficult to sell and had has cost me over \$100,000 to finally move 10 acres of the parcel. I still have had no luck selling the 6.75 remaining acres due to the fact that potential clients do not want the horses or the flies and the volume of heavy traffic outside the back door of their home. I am not sure what made the city of Parker abandon their by laws and code enforcement on this property and the property of Jean Veilock referencing horse to acre ratio on boarding as well as free grazing. Due to the lack of code enforcement this had already cost me a large sum of money. I feel that there will be no immediate resolve for the continual loss in my investment within the City of Parker. In closing I hope that the City of Parker will stand up and do what's right to preserve their original mission statement that enticed my wife and others to invest in this community. I ask that this be handled swiftly.

>>

>> Sincerely,

>> John & Cindy Pratt
>> 214-802-6063
>>
>> Sent from my iPhone
>

3. Additional Comments:

We like the elevation of the additional acreage for building a big home. They do like the area, but not all the barns and large building behind the six acres.

Friday, April 27, 2012
10:30 AM - 12:30 PM

BARBARA LANGE
COLDWELL BANKER RESIDENTIAL
BROKERAGE, FRISCO

972-712-8500 (o)
Private (v)
Private (d)
214-662-1072 (c)

Showing/
Setup

Feedback

1. Is your buyer considering this property?

Yes

No

Not Sure

Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:

Are you holding an Open House this Sunday as she would like to show the house to her husband and I am not available. The property is great. The house inside is a little dark, but nicely laid out and has a homey appeal.

Monday, April 02, 2012
6:30 PM - 7:30 PM

TERRY BENNER
EBBY HALLIDAY, REALTORS
Buyer: Sil

214-509-0808 (o)
Private (v)
Private (d)
214-228-7633 (c)

Showing/
Setup

Feedback

1. Is your buyer considering this property?

Yes

No

Not Sure

Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:

Beautiful setting, but it's a bit more acreage than client really needs, and the configuration of the tract make it almost impossible to break up the 10 acres.

Sunday, February 12, 2012
12:30 PM - 2:30 PM

KATHERINE TOMPKINS
KELLER WILLIAMS REALTY

972-599-7000 (o)
469-441-3538 (c)

Preview/
Declined By Seller

Cancellation Reason Not a good day

Thursday, June 14, 2012
12:45 PM - 2:45 PM

ROY PLAT
PLAT REALTY

214-317-1212 (o)
Private (v)
214-317-1212 (c)

Showing/
Setup

Feedback

1. Is your buyer considering this property?

Yes No Not Sure Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:

thought about building a new home on the six acres but two many large building behind it.

Friday, June 08, 2012
10:00 AM - 12:00 PM

RAGEN JONES
KELLER WILLIAMS REALTY

972-599-7000 (o)
972-733-7546 (v)
972-943-7377 (d)
469-774-0955 (c)

Showing/
Setup

Feedback

1. Is your buyer considering this property?

Yes No Not Sure Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:

Saturday, May 19, 2012
1:00 PM - 2:00 PM

JUDY ARRIAGA
FATHOM REALTY

800-933-7511 (o)
Private (v)
Private (d)
214-681-9079 (c)

Showing/
Setup

Feedback

1. Is your buyer considering this property?

Yes No Not Sure Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:Same buyers as before.

Tuesday, September 04, 2012
4:00 PM - 5:00 PM

RUSS PARKER
CEDAR REALTY

972-378-9200 (o)
 972-804-9700 (v)
 Private (d)
 972-804-9700 (c)

Showing/
 Setup

Feedback**1. Is your buyer considering this property?**

Yes

No

Not Sure

Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:

This is a great property for horse people and my clients are not. Everything has been really well-cared for! The house feels very 70's and we are looking for something with more updates. They weren't crazy about the large buildings behind the six arces. They want more aesthetics as opposed to the functionality of the barns, pens, etc. But, thank you for allowing us to view this home.

Tuesday, June 19, 2012
1:30 PM - 2:30 PM

RAGEN JONES
KELLER WILLIAMS REALTY

972-599-7000 (o)
 972-733-7546 (v)
 972-943-7377 (d)
 469-774-0955 (c)

Showing/
 Setup

Feedback**1. Is your buyer considering this property?**

Yes

No

Not Sure

Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:

Monday, December 10, 2012
11:45 AM - 12:45 PM

JENNIE PAYNE
EBBY HALLIDAY, REALTORS

972-409-3229 (o)
972-443-1462 (v)
214-215-5645 (c)

Showing/
Declined By Seller

Cancellation Reason No Reason Given

Monday, December 03, 2012
3:30 PM - 4:30 PM

ELLEN GOMEZ
RE/MAX PREMIER

972-991-1616 (o)
972-733-8900 (v)
Private (d)
214-533-5345 (c)

Preview/
Setup

Feedback

1. Is your buyer considering this property?

Yes No Not Sure Maybe

2. If not interested, why?

Priced too high.
Floorplan not right for client.
Needs too much work.
Did not like exterior.
Did not like interior.
Did not like the neighborhood.

3. Additional Comments:

liked the land but not the buildings behind the land the homes need to much work

Friday, September 28, 2012
12:15 PM - 1:15 PM

LEANN ANDREWS
RE/MAX HINET, REALTORS

972-852-4463 (o)
Private (v)
Private (d)
214-437-7668 (c)

Showing/
Setup

Feedback

1. Is your buyer considering this property?

Yes No Not Sure Maybe

2. If not interested, why?

Priced too high.
Floorplan not right for client.
Needs too much work.
Did not like exterior.
Did not like interior.
Did not like the neighborhood.

3. Additional Comments:

I just need to determine if the land can be subdivided to allow for addition houses. This home buyer is wanting to have a group of homes for family. It will be a cash offer.

Sunday, September 23, 2012
5:30 PM - 6:30 PM

RAGEN JONES
KELLER WILLIAMS REALTY

972-599-7000 (o)
972-733-7546 (v)
972-943-7377 (d)
469-774-0955 (c)

Showing/
Setup
2nd Showing!

Feedback

1. Is your buyer considering this property?

Yes No Not Sure Maybe

Cancellation Reason No Reason Given

Sunday, May 05, 2013
1:30 PM - 2:30 PMKATHERINE TOMPKINS
KELLER WILLIAMS REALTY972-599-7000 (o)
469-441-3538 (c)Showing/
Showing Inst. Restriction

Cancellation Reason No Reason Given

Thursday, April 04, 2013
2:15 PM - 3:45 PMKATIE LAQUEY
RE/MAX DALLAS SUBURBS972-208-9200 (o)
Private (v)
Private (d)
469-231-2264 (c)Showing/
Setup

Feedback

1. Is your buyer considering this property?

Yes

No

Not Sure

Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:

The layout and interior didn't work for my client. They loved the property though. Good Luck!Tuesday, March 19, 2013
2:00 PM - 3:30 PMKATIE LAQUEY
RE/MAX DALLAS SUBURBS972-208-9200 (o)
Private (v)
Private (d)
469-231-2264 (c)Showing/
Declined By Seller

Cancellation Reason Sick Family Member

Friday, March 15, 2013
2:00 PM - 3:30 PMKATIE LAQUEY
RE/MAX DALLAS SUBURBS972-208-9200 (o)
Private (v)
Private (d)
469-231-2264 (c)Showing/
Declined By Seller

Cancellation Reason Sick Family Member

Sunday, March 10, 2013
3:00 PM - 4:00 PMPATRICK GOODEN
RE/MAX TOWN & COUNTRY
Buyer: Schlobohm972-390-0000 (o)
903-814-7254 (c)Showing/
Cancelled by Agent

Cancellation Reason No Reason Given

Sunday, February 17, 2013
12:00 PM - 2:00 PMKAREN WYDRA
EBBY HALLIDAY, REALTORS972-783-0000 (o)
972-768-2923 (c)Showing/
Setup

Feedback

1. Is your buyer considering this property?

Yes

No

Not Sure

Maybe

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:

Showing Report for 5600 GREGORY LN (11714737)

21 Showings


ROXANNE DEBERRY - KELLER WILLIAMS REALTY
larrydberry@msn.com; jennifer@thedeberryteam.com; jason@thedeberryteam.com

Cell: 214-676-8040

Voice: 972-733-9250

Showing Date/Time	Showing Agent/Office	Contact	Type/Result
Tuesday, July 09, 2013 6:00 PM - 7:00 PM	BILLIE SHEPPARD ALLIE BETH ALLMAN & ASSOC.	214-521-7355 (o) Private (v) Private (d) 214-415-3511 (c)	Showing/ Setup

Feedback Note: Feedback has not been approved for seller.

1. Is your buyer considering this property?

Yes	No	Not Sure	Maybe
-----	----	----------	-------

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

3. Additional Comments:
Tuesday, June 25, 2013
12:15 PM - 1:45 PM
JEANNE KUHN SLAY
RE/MAX DFW ASSOCIATES V

 972-312-9000 (o)
 972-733-1970 (v)
 Private (d)
 214-557-9656 (c)

 Showing/
 Setup

Feedback
1. Is your buyer considering this property?

Yes	No	<u>Not Sure</u>	Maybe
-----	----	-----------------	-------

2. If not interested, why?

Priced too high.

Floorplan not right for client.

Needs too much work.

Did not like exterior.

Did not like interior.

Did not like the neighborhood.

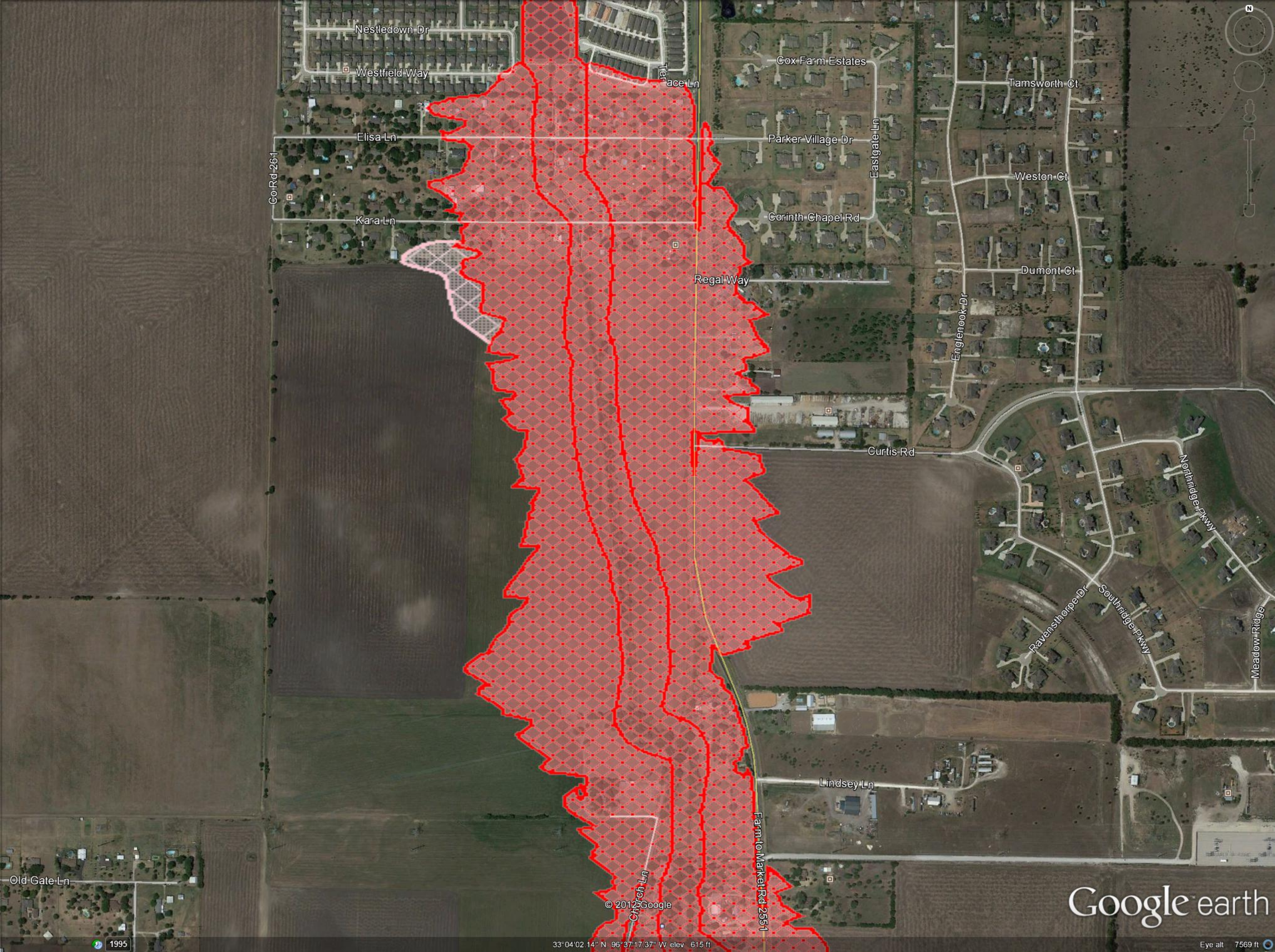
3. Additional Comments:

Buyer's mother was quite concerned about the horses on the property. Felt they were very hungry :)

Sunday, May 05, 2013
1:30 PM - 2:00 PM
AMBER MEREDITH
THE MIKE MAZYCK GROUP

 214-396-4445 (o)
 Private (v)
 Private (d)
 940-391-6005 (c)

 Showing/
 Showing Inst. Restriction



Nestledown Dr

Westfield Way

Elisa Ln

Kara Ln

ace Ln

Cox Farm Estates

Parker Village Dr

Corinth Chapel Rd

Regal Way

Curtis Rd

Lindsey Ln

Farm to Market Rd 2551

Church Ln

Tamsworth Ct

Weston Ct

Dumont Ct

Northridge Pkwy

Southridge Pkwy

Ravenshorpe Dr

Meadow Ridge

Google earth

© 2011 Google

33°04'02.14" N 96°37'17.37" W elev 615 ft

1995

Eye alt 7569 ft

An aerial photograph of a residential neighborhood. A road runs vertically through the center of the image. A red arrow points to a specific location on the left side of the road, near the bottom. The area is characterized by green trees, grass, and some buildings.

Associates LTD

oo Ln

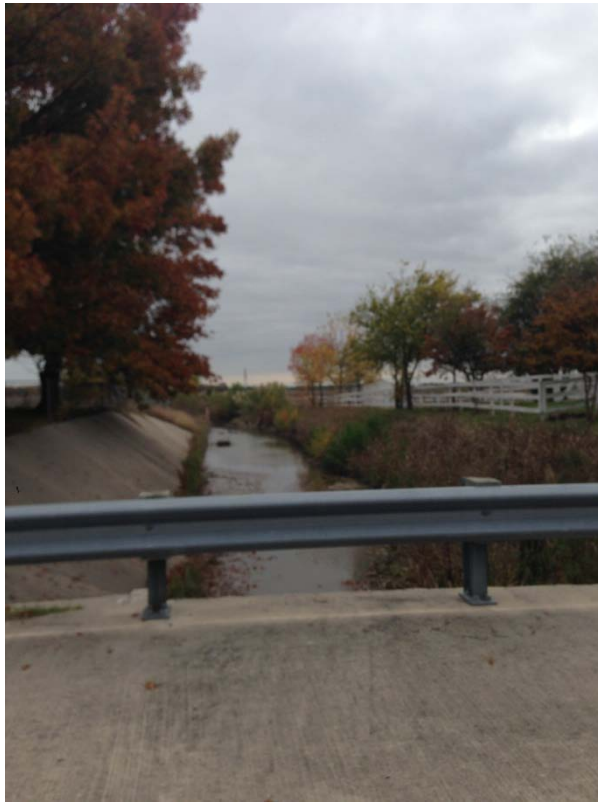
An aerial photograph of a residential neighborhood. A red arrow points from the left edge of the frame to a specific location on a road or driveway. The area includes houses, trees, and a parking lot.

An aerial photograph of a property. A large, dark-roofed building is visible on the left side of the image. To its right is a smaller, lighter-colored structure. A paved area, possibly a driveway or parking lot, is situated between these buildings. The surrounding land is mostly bare earth with some sparse vegetation. A red line is drawn across the top right corner of the image, likely indicating a boundary or a specific area of interest.

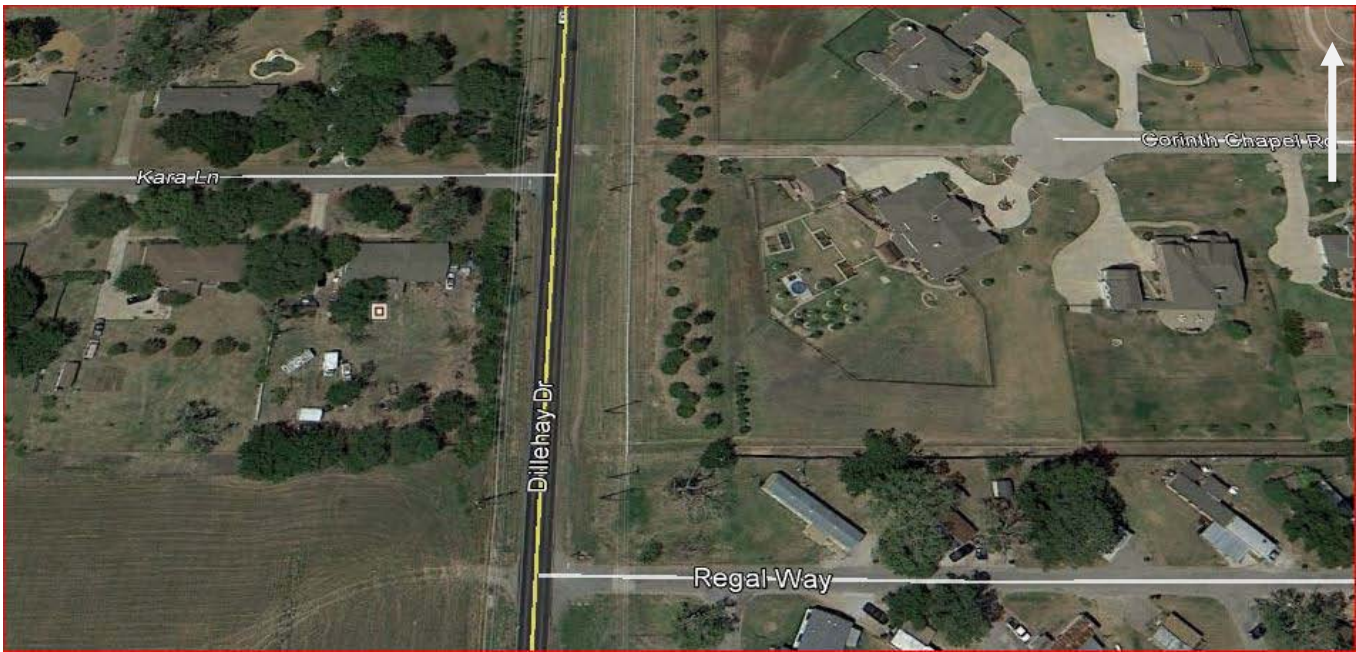
ADJACENT PROPERTIES to PARKER ESTATES



North of East Parcel looking into Easy Acres



From Easy Acres looking South to East Parcel & Future Lake Position



North East Corner of **East Parcel** looking to Parker Lake Estates



North East Corner of **East Parcel** looking to Mobile Home Park



NorthEast Corner of **East Parcel** looking to Mobile Home Park



Upper Middle of East Parcel looking East to homes across FM2551



Middle of **East Parcel** looking to Commercial Storage Yard



Middle of **East Parcel** looking to Commercial Storage Yard



South East Corner of East Parcel looking to riding academy



South East Corner of East Parcel looking to riding academy



South East Corner of **East Parcel** Looking to Commercial Property



South East Corner of **East Parcel** Looking to Commercial Property



South East Corner of East Parcel



South Side of 151 acre West Parcel looking North from Sallman ETJ Property



NorthWest Side of 151 acre West Parcel looking West to ± 2 acre lots



Springhill Estates



Parker Lake Estates



The Willows



The Bluffs

The Boulders

Creekside Estates

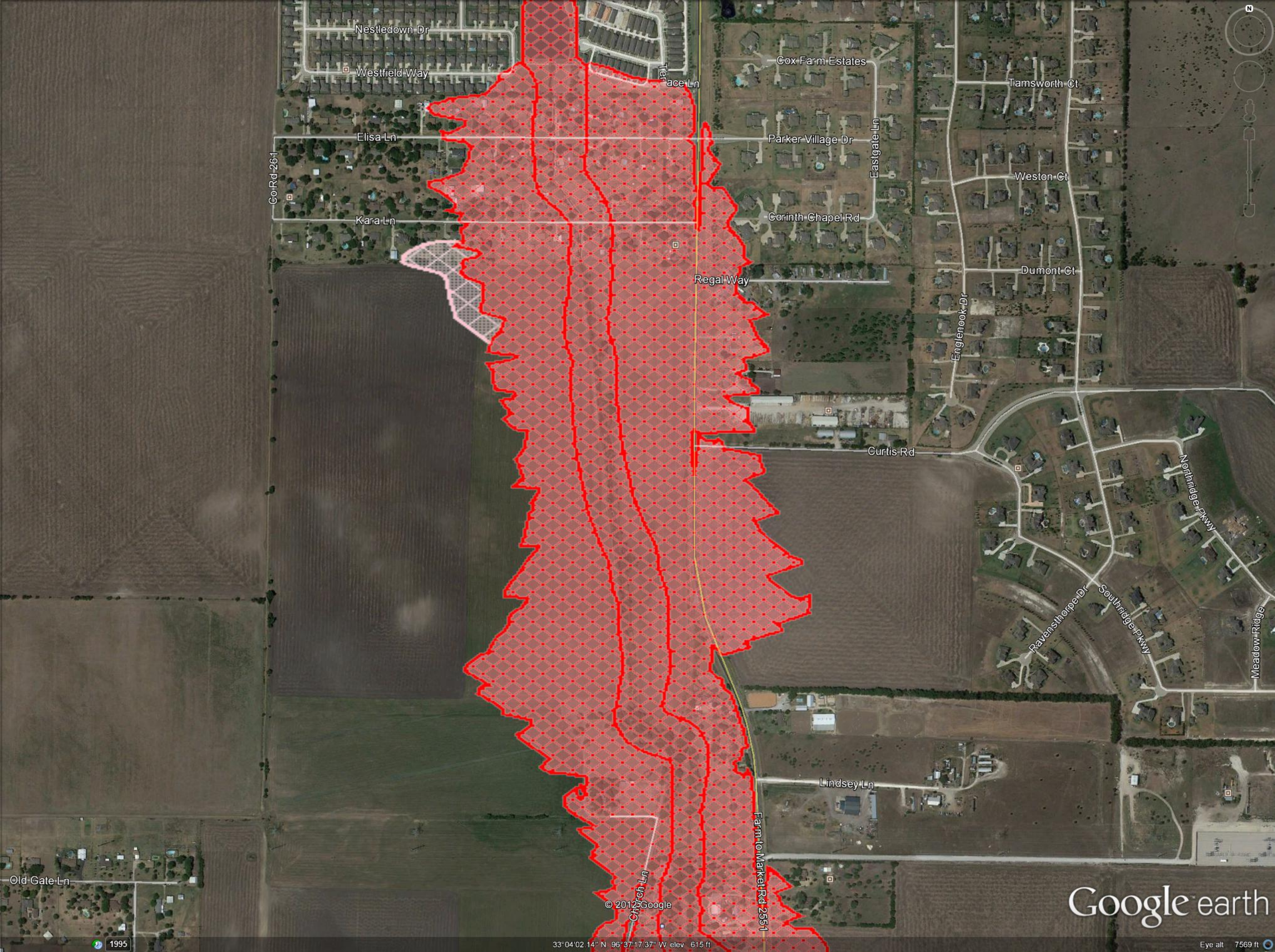
Dublin Creek Estates

Eagle Point Estates

Edgewater Estates

The Knolls

The Oaks



Nestledown Dr

Westfield Way

Elisa Ln

Kara Ln

ace Ln

Cox Farm Estates

Tamsworth Ct

Parker Village Dr

Eastgate Ln

Weston Ct

Corinth Chapel Rd

Dumont Ct

Regal Way

Englenook Dr

Curtis Rd

Northridge Pkwy

Ravenshorpe Dr

Southridge Pkwy

Meadow Ridge

Lindsey Ln

Farm to Market Rd 2551

Church Ln

Old Gate Ln

Google earth

1995

33°04'02.14" N 96°37'17.37" W elev 615 ft

Eye alt 7569 ft



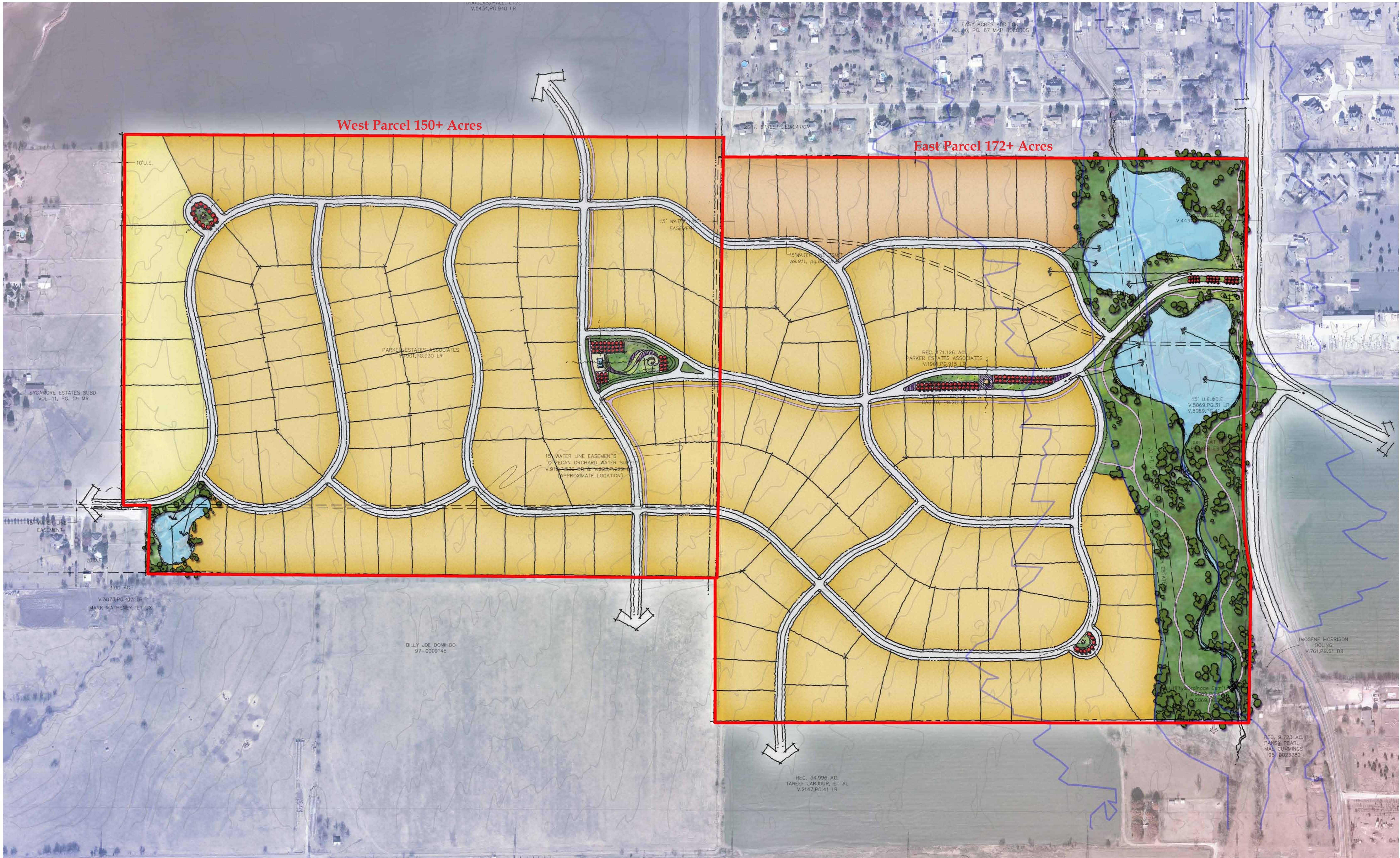
Residential Summary			
Net Residential			
	Units	Acreage	
Single-Family (Platted)	101	171.0	
Proposed Single-Family (Unplatted)	138	154.0	
Total Residential	239	325.0	



November 8, 2013
Scale 1"=200'
0' 200' 400'

Parker Estates

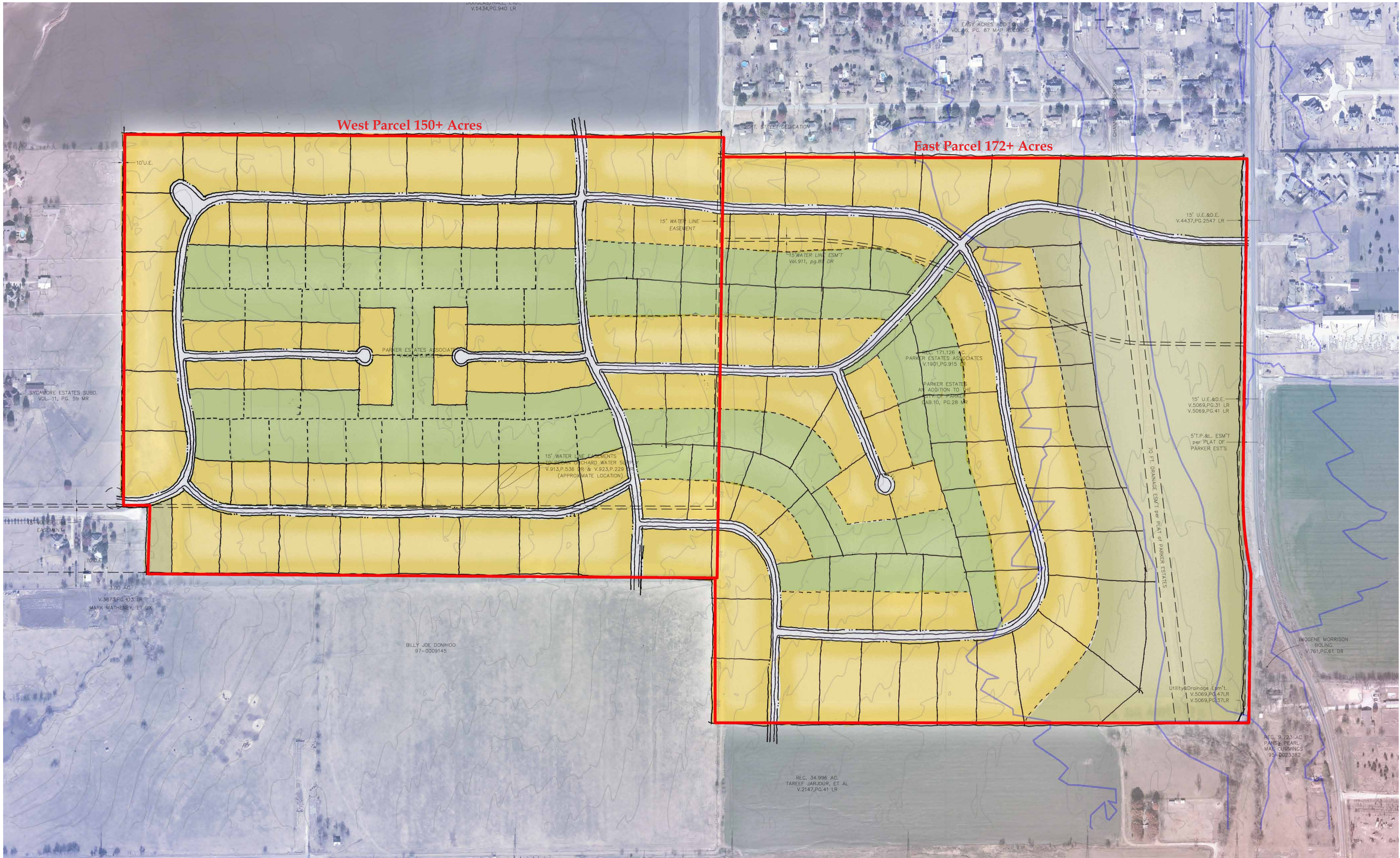
Option 1 - Final Plat East Parcel



November 8, 2013
Scale 1"=200'
0' 200' 400'

Parker Estates

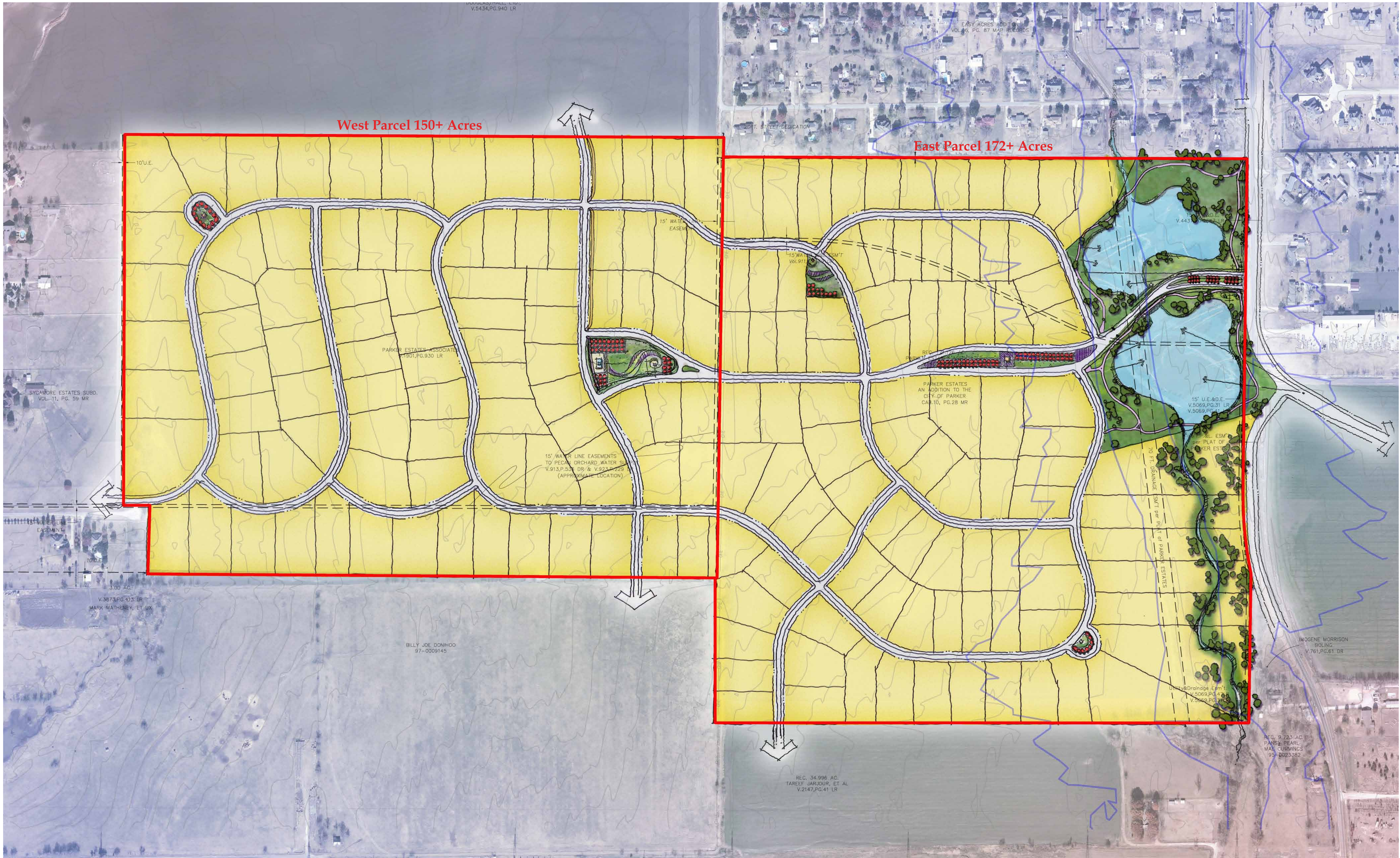
Option 2 - East Parcel & West Parcel Original Concept



November 8, 2013
Scale 1"=200'
0' 200' 400'

Parker Estates

Option 3 - Two Acre Lots Concept



November 8, 2013
Scale 1"=200'
0' 200' 400'

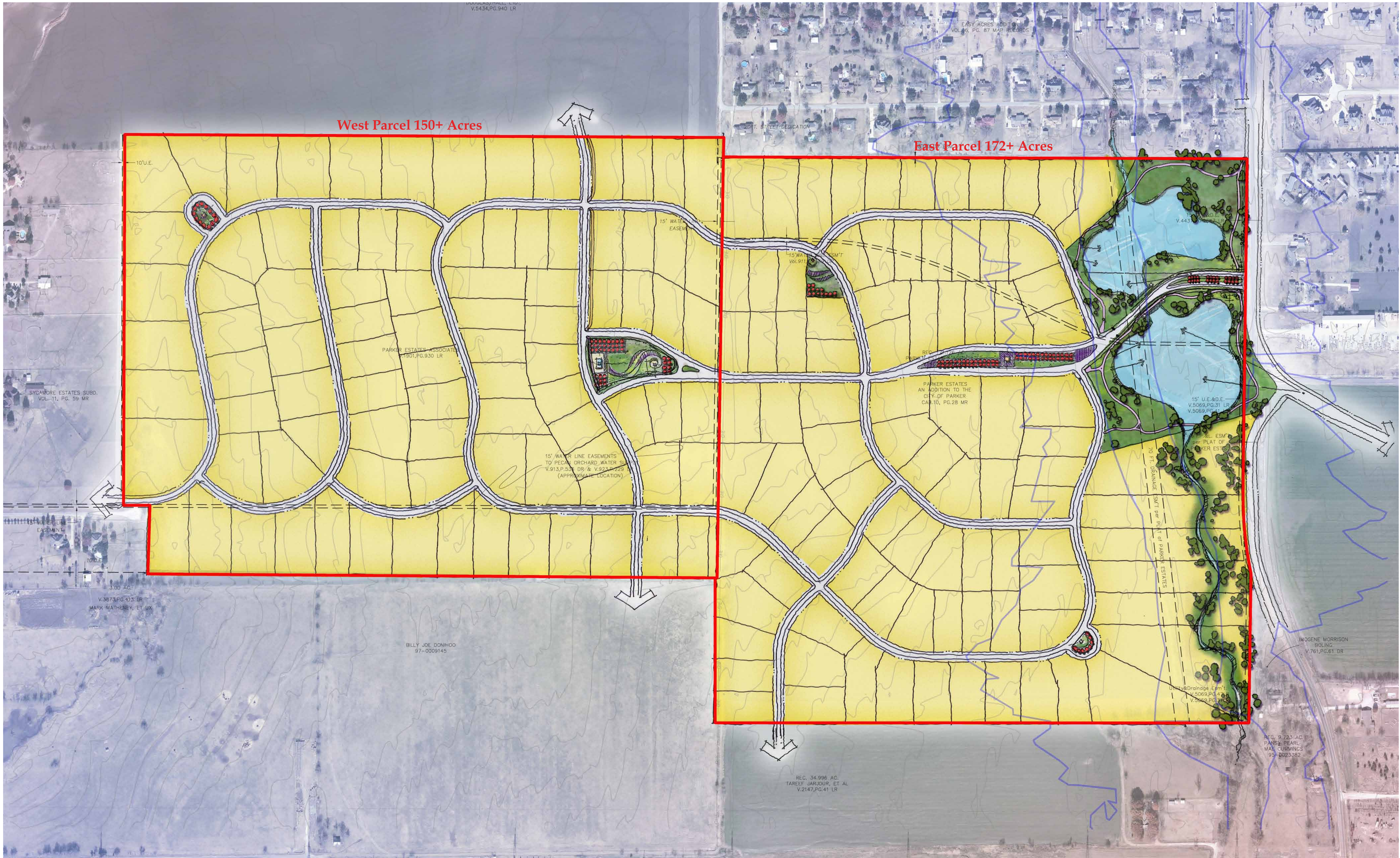
Parker Estates

Option 4 - P&Z Approved Concept

PLATTING FEATURES
to meet some of resident requests:

Same as P&Z approval plus Additional changes:

1. Road connecting to the west at Pecan Orchard would be for emergency access only, a City decision.
2. Water discharge to the SW will be brought to pre-development flows, including detention if needed.
3. Grading will cause no water to flow from the lots onto Easy Acres.
4. Flood study will encompass Easy Acres and the land to the east of FM2551 (Dillehay Drive). Using Retention/Detention and green space within my property we will try to emancipate some of the land out of the 100 year flood plain. If City follows up with a new LOMR (FEMA), after our development, this might reduce some flood insurance requirements for some of the residents.
5. North/Side collector road will be a 60 feet ROW. Traffic will be encouraged to move toward FM2551.
6. All lots will follow the 1 acre lot standards.
7. Developer will “face” existing contiguous 2 acre or more lots with matching 2 acre lots.



November 8, 2013
Scale 1"=200'
0' 200' 400'

Parker Estates

Option 4 - P&Z Approved Concept

Request for Approval

1. P&Z's approval and recommendation of 1.5 acre average lot size, with 1 acre minimums and 50 foot ROW for all roads.
2. All lots will follow the 1 acre lot standards to provide uniformity of appearance adjoining existing residents.
3. Existing contiguous residential 2 acre or more lots will have 2 acre lots adjacent to them
4. Connection to Pecan Orchard Drive to be restricted to emergency access only.
5. North/South road be 60 feet of ROW to provide for major north-south planned thoroughfare road.