

**MINUTES**  
**CITY COUNCIL MEETING**  
**August 18, 2015**

**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 6:00 p.m. City Administrator Jeff Flanigan, City Attorney Jim Shepherd and Councilmembers Stone, Standridge, Pettie and Taylor were present. Councilmember Levine was absent.

**EXECUTIVE SESSION – 6:00 TO 7:00**

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.
2. RECONVENE REGULAR MEETING.

Mayor Marshall called the meeting to order at 7:01 p.m.

Staff Present: City Attorney Jim Shepherd, City Administrator Jeff Flanigan, Finance/H.R. Manager Johnna Boyd, and Fire Chief Mike Sheff

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

No action was taken.

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Eagle Scout Ricky Wille led the pledge.

TEXAS PLEDGE: Eagle Scout Ricky Wille 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.

Mayor Marshall announced that he would like to hold comments on item #6 until that agenda item is reached.

No comments on any other items.

**CONSENT AGENDA** Routine 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.

4. APPROVAL OF MEETING MINUTES FOR AUGUST 11, 2015 [GRANGER]

Amendments:

Page 2, under Individual Consideration: Item 6: Change Madeliene Dixon to Madeliene Dickson

Page 4, under Routine Items: Item 13: Change adjourned time from 7:40 p.m. to 8:40 p.m.

5. DEPARTMENT REPORTS-POLICE, COURT, BUILDING AND WEBSITE

MOTION: Councilmember Pettie moved to approve the consent agenda as amended. Councilmember Taylor seconded with Councilmembers Stone, Standridge, Pettie and Taylor voting for. Motion carried 4-0.

**INDIVIDUAL CONSIDERATION ITEMS**

6. CONSIDERATION AND APPROPRIATE ACTION ON A DEVELOPMENT PLAT PROPOSED BY PARKER STORAGE, LLC [FLANIGAN]

The Mayor asked if the applicant would like to speak, and the Applicant declined.

City Attorney Jim Shepherd explained that the property was located in the ETJ. The City does not have zoning authority in the ETJ, however the city may review the plat. The plat was recommended for denial by the Planning and Zoning commission. The applicant revised the plat and submitted it for Council review. Council must take action on the plat within 30 days from 7/23/15, the date of the Planning and Zoning recommendation. The application was filed without the normal waiver of the 30 day review.

A letter from the City Engineer regarding his review of the amended development plat was received on 8/18. The letter described numerous issues with the revised plat. The City had also received numerous letters from the public regarding the self-storage facility. The city sent a letter in response to the public in response to those concerns.

This hearing is on the development plat rather than zoning or use. Some of the concerns outlined by the City Engineer are that acreage amounts are incorrect, corner monuments and iron rods are not properly designated; and other significant issues with drainage. Any one of the plat regulations not being met could cause Council to not approve the plat.

**Public Comments:**

Steve Rhodes, 6808 Audubon Dr, President of Brooks Farm HOA – Stated that he thought the developer would have asked the neighbors if they wanted the project. He is concerned about traffic issues, additional commercial properties and decrease in property values. He would like Council to find a way to deny or delay the

application. If not possible to deny, then he requests that the developer be required to put something in writing that is legally binding stating that the project will be moved back with landscaping added.

Roger Gains, 7210 Meadow Glen Dr, President of McCreary Creek HOA - Stated that no one in his sub-division wants this development. The developer did not ask neighbors. He has concerns about traffic. He asked Council to deny the plat.

Rich Crucknol, 3608 Margaux Dr – He is concerned about additional traffic as speeding is already an issue. He wants Council to request a Traffic Impact Analysis. He believes this project will affect future development. He requested Council deny the plat.

Mayor Marshall stated that the City had received 20 emails regarding this issue and they will be included in the permanent record.

City Attorney Shepherd instructed Council that when they review the engineer's letter there are concerns regarding construction and sub-division issues. Any basis for their vote must be due to subdivision or development plat requirements.

MOTION: Councilmember Stone moved to deny the development plat. Councilmember Standridge seconded with Councilmembers Stone, Standridge, Pettie and Taylor voting for. Motion carried 4-0.

7. PUBLIC HEARING ON PROPOSED 2015 PROPERTY TAX RATE OF .350984 PER \$100 OF VALUE [MARSHALL]

This was the second of two required public hearings on the proposed 2015 tax rate.

Mayor Marshall announced Council will vote on the 2015 tax rate on September 1, 2015.

Mayor Marshall read the public notice that was published in The Dallas Morning News.

Mayor Marshall opened the public hearing at 7:20 p.m.

No Comments.

Mayor Marshall closed the public hearing at 7:21 p.m.

Vote on the 2015 tax rate will be taken on September 1, 2015.

8. FIRST PUBLIC HEARING ON PROPOSED 2015-2016 FISCAL BUDGET. [MARSHALL]

This was the first of two required public hearings on the proposed 2015-2016 budget.

Mayor Marshall announced Council will vote on the 2015-2016 budgets on September 1, 2015.

Finance Manager Johnna Boyd reviewed the changes made to the proposed budget since the August 11<sup>th</sup> meeting.

Mayor Marshall commented that we have been able to increase reserves each year.

Mayor Marshall explained Bond Issue stems back to litigation from the 90's regarding Allen Heights; other street projects and drainage also included.

Mayor Marshall opened the Public Hearing at 7:28 p.m.

No Comments.

Mayor Marshall closed the Public Hearing at 7:29 p.m.

Vote on the 2015-2016 budget will be taken on September 1, 2015.

## ROUTINE ITEMS

### 9. FUTURE AGENDA ITEMS

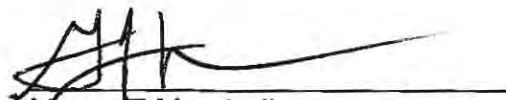
Councilmember Standridge stated he wants more visibility for National Night Out.

### 10. ADJOURN

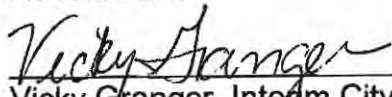
Mayor Marshall adjourned the meeting at 7:31 p.m.



APPROVED:

  
Mayor Z Marshall

ATTESTED:

  
Vicky Granger, Interim City Secretary

APPROVED on the 1<sup>st</sup> day  
of September, 2015.



Jeff Flanigan, City Administrator

August 14, 2015

Dear Residents,

Re: Self Storage – 3453 McCreary Road

The Mayor, City Council, Planning & Zoning Commission, and City Staff are deeply concerned about the proposed self-storage facility to be located on McCreary Road. On June 29, 2015 the city received an application for a Development Plat located in the ETJ (Extra Territorial Jurisdiction). This means the property is not in the City of Parker, and is therefore not subject to our Zoning Ordinance. Zoning is how a city controls use of the land, such as residential versus commercial. The applicant is aware of this, and has chosen the property to take advantage of that legal limitation.

On July 23, 2015 there was Planning & Zoning hearing on the development plat where the applicant presented his development plat and received many public comments from residents in the area. The Planning & Zoning Commission recommended denial of development plat; as it failed to comply with the standard specifications as required by the city ordinance for development plats. Plats provide information on the property and its layout of buildings, access, utilities, and related factors. Unfortunately the state law does not allow subdivision plat regulations to regulate use. That is done by the zoning process, within the city limits.

The City of Parker is a Type a General Law City and is under the guidelines of The Texas Local Government Code. The city ability to annex property in our ETJ is limited. We will have the opportunity to change our type of government when we reach a population of 5,000 and become Home Rule City. This change is voted on by the citizens of Parker by adopting a City Charter.

The applicant has amended its plat based on the objections presented by the Planning and Zoning Commission. The City Engineer's office will review the revised plat for compliance with the state and city legal requirements for a development plat. Based on the city engineer's review, and that of the staff, the City Council will vote on the plat's compliance with the plat requirements. The City Council does not have the legal ability to vote against the plat based on zoning where no zoning is available.

Feel free to give me a call with any questions.

Sincerely,

Jeff Flanigan  
City Administrator  
City of Parker  
jflanigan@parkertexas.us  
(972) 442-6811

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Sunday, August 16, 2015 8:24 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: Proposed Storage Facility For McCreary Road

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** [REDACTED]  
**Date:** August 16, 2015 at 8:21:19 PM CDT  
**To:** <[REDACTED]>  
<[REDACTED]>  
**Subject:** Proposed Storage Facility For McCreary Road

Hello,

We are deeply concerned the negative impact the proposed storage facility building for McCreary Rd will have on the City of Parker if approved. The City of Parker has consistently supported rural, neighborhood communities that provide a secure, family oriented environment. If allowed to be built the storage facility on McCreary will drastically change the future direction of the City of Parker and negatively impact existing and future property values.

Have there been any type of impact studies done on the proposed development covering -  
environment (water and pollution run off from the proposed facility mandating possible changes to the 100 year flood plan and existing drainage construction)  
road network (increases in numbers and types of trucks using the nearby road system due to the facility)  
land use (impacts to existing acreage uses and functions)

It is essential that a complete set of impact studies be completed and available for council and citizen before the proposed facility should even be considered.

Thanks for listening,

Paul and Evelyn Bates  
6804 Overbrook Dr.  
Brooks Farm

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Sunday, August 16, 2015 6:38 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: Storage building

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** Marie Dinverno [REDACTED]  
**Date:** August 16, 2015 at 11:02:54 AM CDT  
**To:** [REDACTED]

**Subject: Storage building**

We are highly opposed to the proposed storage unit being built in our neighborhood. The lights, traffic, looks, as well as other issues will cause a decrease in our property values. We moved to Parker in the upscale neighborhood of Brooks Farm and want to keep it that way. We were also under the impression that there would not be any commercial property built in our area.

Our hope. is that this project can be stopped. We would like to attend the meeting in person but we are currently out of the country.

Sincerely,  
Alex & Marie Dinverno

Sent from my iPad

Marie Dinverno  
PRESTIGE MAINTENANCE USA  
[REDACTED]

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Sunday, August 16, 2015 4:50 PM  
**To:** Jim Shepherd; Scott Levine; Jeff Flanigan  
**Subject:** Fwd: Proposed Storage Facility on McCreary Road

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** Pam [REDACTED]  
**Date:** August 16, 2015 at 4:07:12 PM CDT  
**To:** [REDACTED]  
**Subject:** Proposed Storage Facility on McCreary Road

Dear Mayor Marshall,

I am writing you today to express my significant concerns about the negative impacts of the proposed storage facility on McCreary Road.

We joined the community in Parker because of the small town values including land use rules, safety and the top ranking in D Magazine for best places to live in North Texas.

This proposed commercial storage business being allowed to be built in this area of our community is opposed to all of the reasons we love living in Parker. The impacts on traffic, crime and environmental issues are significant not to mention the financial impacts of many of our citizens' property values.

We love living in Parker and are active in our community participating in community events, donating to the Fire Department, serving on Parker Jury Duty and voting in our local elections.

We ask that you deny this commercial storage facility and honor all of the things that we love and value about our city.

Thank you for supporting our Citizens.

Pam Coleman  
7403 Meadow Glen Dr  
Parker, TX 75002

## Jeff Flanigan

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**From:** Z Marshall [REDACTED]  
**Sent:** Saturday, August 15, 2015 12:10 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Cc:** Scott Levine  
**Subject:** Fwd: We urge you to stop, delay or at least improve the proposed storage facility on McCreary

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Let's get a response out to all of these emails by Monday morning.  
Thx

Sent from Z iPad

Mayor  
City of Parker, TX  
[REDACTED]

Begin forwarded message:

Resent-From: [REDACTED]  
From: Steve Rhodes [REDACTED]  
Date: August 14, 2015 at 6:50:58 PM CDT  
To: [REDACTED]  
Subject: We urge you to stop, delay or at least improve the proposed storage facility on McCreary  
Reply-To: [REDACTED]

Dear Mayor and Council members,

As both a homeowner and as the President of the Brooks Farm HOA, I strongly urge you to do all in your power to stop the proposed storage facility on McCreary. It will be an eyesore, will have trailers making awkward U-turns on McCreary, will increase light pollution with its 24-hour lights and will encourage other undesirable commercial facilities to be built nearby it on McCreary. And, yes, it will also decrease our property values.

I respectfully suggest that you use all of the powers you have or that you can think of to deny its approval. And, if, in the end, you have to approve it, delay the approval as much as possible, since the developer may get the hint that we do NOT want him here. Finally, if all else fails, get him to move it back off of the property line, and have put in writing that he will plant extensive front and side landscape (and make commit to sizes and types of trees and shrubs.)

Sincerely,

Steve Rhodes  
Brooks Farm HOA Board President

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From: Steve Rhodes [REDACTED]  
Sent: Saturday, August 08, 2015 12:26 PM  
To: Brooks Farm  
Subject: Brooks Farm: Eyesore about to be built

Dear Brooks Farmers,

I am passing along a note from Cleburne Raney about an eyesore that is very likely to be built near us on McCreary just outside of City of Parker Jurisdiction, i.e. land controlled mainly by Collin County.

If you have any questions or comments, please contact Cleburne [REDACTED] directly since he is on the Parker Planning and Zoning Committee, rather than replying to me.

Thanks  
Steve

From: Cleburne Raney [REDACTED]  
Sent: Saturday, August 08, 2015 11:03 AM  
To: Steve Rhodes  
Subject: storage facility

Steve, could you send this out today to our HOA members?

Thanks,  
Cleburne

This information is to keep Brooks Farm Neighbors aware of the potential storage facility to be built on McCreary across the street from the McCreary Creek Neighborhood. A person who owns several storage facilities purchased about 6 acres where the small white house, trailer house, and horse shack is. This property is in Parker's ETJ (Extra Territorial Jurisdiction), but not in the city. It is county property. In this situation, the city's only approval is the plat for the development. The developer presented the plat plan to the Parker Planning & Zoning Commission (P & Z) on July 23, 2015. His application was not complete so the P & Z denied his application. In this case, since the property is not in the city there are only a few items that the P & Z had to evaluate. In other words, if the developer had been better prepared the P & Z would have had to approve the application.

A large number of McCreary Creek neighbors attended the meeting and many of them express their opposition to the storage facility being built across the street from them. Loss of property value, commercial building, the increased traffic, lights that would be required around the facility, and the appearance of large metal buildings were some of the issues they presented. Their opinion was McCreary Road should look as good if not better than Dublin Road and that a commercial building should not be approved for the property. [Also, one commercial building there could encourage others commercial builders to consider building in the nearby county lots.]

**McCreary Creek HOA has planned a meeting for those that are interesting in finding ways to prevent this storage building from being built at this site. The meeting is Tuesday evening, August 11, 2015 at 6:30 at the Murphy City Hall. Brooks Farm residents are invited to attend.**

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Friday, August 14, 2015 6:02 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: Parker - Storage Facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** Golam Biswas [REDACTED]  
**Date:** August 14, 2015 at 5:46:33 PM CDT

**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Parker - Storage Facility

Greetings Mr. Mayor and City Councils:

My neighbors and I are very much opposed to building a storage facility in our residential neighborhood, across from McCreary Creek Estates. My family and I chose Parker as our home because of its Country feel, great sense of community and its low crime rate.

Having a storage facility across from my home will negate all of the above reason why we moved to Parker. I hope you seriously consider dismissing this proposal immediately.

Thank you for your prompt attention in this matter.

Sincerely,  
Pamela Singh, MD  
Golam Biswas  
7402 Meadow Glen Dr.

Sent from my iPad

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Friday, August 14, 2015 1:21 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: Opposition to Parker Storage Facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** Nishith Tripathi [REDACTED]  
**Date:** August 14, 2015 at 1:15:48 PM CDT  
**To:** [REDACTED]  
[REDACTED], [REDACTED], [REDACTED],  
[REDACTED], [REDACTED], [REDACTED],  
[REDACTED], [REDACTED], [REDACTED]  
**Cc:** RG [REDACTED]  
**Subject:** Opposition to Parker Storage Facility  
**Reply-To:** Nishith Tripathi [REDACTED]

Dear City Council:

Hope you and your family are doing well.

My family and I would like to convey our opposition to the proposed storage facility on McCreary Road, which (if approved) would be located across our McCreary Creek Estates community. Regarding the storage facility, we have significant safety concerns in addition to traffic, noise, and light concerns. We enjoy open and peaceful environment that Parker offers. Such tranquility and open space prompted us to move from Allen/Plano to Parker.

We sincerely request you to disapprove the application of the storage facility. We further request the storage facility owner to choose a commercial area instead of the currently proposed residential area for the storage facility.

Thank you for your consideration and cooperation.

Sincerely,  
Dr. Nishith Tripathi  
[REDACTED]

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Friday, August 14, 2015 10:29 AM  
**To:** Jeff Flanigan; [REDACTED]  
**Subject:** FW: Proposed Parker Storage Facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Z Marshall**  
**Mayor**  
**City of Parker, TX**  
[REDACTED]

**From:** Jody Low [mailto:[REDACTED]]  
**Sent:** Friday, August 14, 2015 10:28 AM  
**To:** [REDACTED]  
**Cc:** MCE HOA Board  
**Subject:** Proposed Parker Storage Facility

Greetings,

Myself and many residents of the McCreary Creek Estates subdivision are vehemently opposed to the construction of a storage facility on the West side of McCreary Rd.

We understand the limitations of the ETJ. However, impacts to public safety, property value, crime, noise, light pollution, fire protection, taxes, traffic, access, setback and rural aesthetics are all major concerns.

Residents of McCreary Creek, Moss Ridge and Brooks Farm are joining forces to pursue every reasonable avenue to prevent the construction of this business.

Please help us avoid this nuisance.

Regards,  
Jody Low  
VP, MCE HOA

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Friday, August 14, 2015 7:20 AM  
**To:** Jeff Flanigan; Wim Shepherd  
**Subject:** Fwd: Mini Storage Development on McCreary

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

Resent-From: [REDACTED]  
From: RG <[REDACTED]>  
Date: August 14, 2015 at 6:46:21 AM CDT  
To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Subject: Mini Storage Development on McCreary  
Reply-To: RG <[REDACTED]>

Dear Mayor and Council Members,

We are residents of McCreary Creek Estates. Our property happens to be opposite and within a few hundred feet of the proposed storage development that is expected to come up for hearing before you soon.

We love where we live and moved here two years ago due to the non-commercialization and country atmosphere after living in Dallas for over 25 years. Our grandchildren come and live with us from time to time and love it here. The commercialization of McCreary Creek Road so close to one of the finest development in Parker is detrimental to our welfare. The increased traffic and a possibility of unwanted elements, noise, pollution and aesthetics are just a few of several matters concerning us. We believe that this situation would affect our health and welfare very negatively and we would be seriously considering moving out of here if this goes through..

As elected members of the council, we believe that you would look at the severe negative implications of the proposed development to the residents all around this proposed development and vote against it.

Roger & Savita Gaind  
7210 Meadow Glen Dr.

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Thursday, August 13, 2015 7:26 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Cc:** Scott Levine  
**Subject:** Fwd: Development Concern

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please put together a standard response for these letters. I understand we will be receiving many more.

Thx

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** "Hadaway, Joann" <[REDACTED]>  
**Date:** August 13, 2015 at 6:49:31 PM CDT  
**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Development Concern

I am a concerned resident of Parker, Texas—McCreary Creek Estates subdivision. I understand an application has been submitted to the city for the development of a mini storage commercial business adjacent to the opening of our neighborhood on McCreary Road. I am writing to inform you I am in opposition of this development, and I speak on behalf of my family, my children and myself as an HOA Board Member. Below are my concerns that lead to my opposition:

1. Public safety concerns—this business will put an extra burden on our police and fire departments as well as traffic flow concerns that need to be managed.
2. Flood concerns—McCreary Road has been closed three times this year directly in front of this development area due to flooding, we are concerned the development will exacerbate this issue.
3. Aesthetic appeal/rural environment/property value—we have all appreciated our property value and have also enjoyed our beautiful country atmosphere consisting of homes and land all noncommercial. This will undoubtedly change with this development.

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Monday, August 17, 2015 8:54 AM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: McCreary storage facility

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** Lay Wah Ooi <[REDACTED]>  
**Date:** August 17, 2015 at 1:51:32 AM CDT  
**To:** [REDACTED], [REDACTED], [REDACTED]  
[REDACTED]  
**Subject:** McCreary storage facility

Hi All,

I recently learned that there was a new developer who was going to build a storage facility across from McCreary Creek neighborhood.

We moved into Brooks Farm last year, and really liked the neighborhood. We bought the house we were going to retire in, and hoped we wouldn't have to move again. The area that the proposed storage facility is going to be at is zoned as Single Family Residential, while it's not in Parker, we thought Parker had a say in keeping it Single Family Residential. We don't understand why there's a zoning map with different zones and developers can just change them whenever they want.

We hope that you do not approve the storage facility development, not only will it decrease our property value, it will increase the traffic on McCreary, increase lighting. Parker is supposed to be more country, please keep it that way!

Sincerely,  
Lay Wah Ooi  
Brooks Farm resident

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Monday, August 17, 2015 8:54 AM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: Parker Storage

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from Z iPhone  
Mayor-Parker,TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** Ted Niederecker [REDACTED]  
**Date:** August 17, 2015 at 3:24:43 AM CDT  
**To:** [REDACTED], [REDACTED], [REDACTED]  
[REDACTED], [REDACTED], [REDACTED]  
**Subject:** Parker Storage

This email should be like many others that you should be receiving from us who live in Parker off McCreary Rd.

As a resident of Parker, I'm shocked that the zoning for the subject property is so out of control. It makes my wife and I wonder what other potential similar situations exist that will spoil the image and property values of Parker homeowners.

Up until now, Parker has done a commendable job in managing growth and the image of Parker, as reflected by the high ratings by D Magazine the past 3 years and growth in property values. Once the acre + size lots develop landscaping, Parker has the potential to be another Highland Park, Southlake, or Beverly Hills.

Seeing stars at night and country living were primary reasons we were attracted to the Parker area.

This proposed commercial operation has the opposite effect. It will make Parker look like another Lavon. The storage facility developer should know that the homeowners of Parker intend to boycott using their facility, and that they should consider selling the property.

In order to compete against the 10+ storage facilities in a 10 mile radius, this site will have to do what the other sites do to operate cheaply. Naming,

- Use bare minimum set backs

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Monday, August 17, 2015 12:42 PM  
**To:** Jeff Flanigan; Jim Shepherd  
**Subject:** Fwd: Storage Facility McCreary Road

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]

**From:** "Knox, Jennifer" [REDACTED]

**Date:** August 17, 2015 at 12:14:18 PM CDT

**To:** [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Subject:** Storage Facility McCreary Road

Mayor Marshall and Council:

It was with great disappointment that the residences on McCreary Road, especially McCreary Creek Estates and Brooks Farm, were recently notified that a Storage Facility is being planned across from the entrance to McCreary Creek Estates. When I purchased my home in McCreary Creek Estates, I bought it specifically in Parker because I believed that Parker was residential only and not store-front facing businesses. I realize there are home businesses but generally no other types of businesses other than Southfork Ranch.

With the approval to allow a storage facility to be erected, begins the trend toward allowing more businesses to be built in areas where the landscape should remain natural or for housing communities. Most people who bought homes in Parker did so because they wanted non-intrusive interference or appearance of businesses especially those constructed next to our home communities. Parker is a rural community where people want to enjoy their homes, the landscape and not the traffic, the business signs and advertising associated with a business. Parker residents can get any type of access to store-front businesses by simply driving to Murphy or Allen or other cities butting up to Parker. Look how most of those communities have expanded into more and more of the store-front types of businesses.

I'm uncertain how our property values may be affected by this facility being built. I know across the Dallas area you can find beautiful estates and right up the street, some unsightly business or possibly a run-down community. I've relocated a number of times with my company and I always, without reservation, look for communities that are established, that provide a unique presence and are not highly congested with businesses. Parker was supposed to be unique in that regard that it did not allow the distraction of business. When I leave work for the day, I want to come to my community in

McCreary Creek Estates not being greeted by a storage facility across from my neighborhood's entrance. Nor the last thing that I see when I exit my neighborhood is the storage facility.

Let's keep Parker the way it was intended to be – rural, country and a place where beauty comes from being free of displaced and inappropriately built buildings.

Thank you for supporting the opposition to allowing the Storage Facility to be built across from and next to our communities.

Best Regards,

Jennifer Knox

**FUJITSU**

Jennifer Knox, CCP

Senior Manager/Senior Human Resources Business Partner

Fujitsu Network Communications, Inc.

2801 Telecom Parkway, Richardson, TX 75082

[REDACTED]

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Monday, August 17, 2015 3:04 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: Proposed Self Storage on McCreary Rd

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** Cal Arnold <[REDACTED]>  
**Date:** August 17, 2015 at 2:52:15 PM CDT  
**To:** [REDACTED]  
**Subject:** Proposed Self Storage on McCreary Rd

Dear Mayor Marshall,

I am writing in opposition to the proposed Self Storage business on McCreary Rd. The noise, light, traffic, and presence of this business among residential subdivisions will be a huge negative that will result in the areas surrounding it to be seen as a less desirable place to live. The net result being a lowering of property value. Surely, there must be some area of state law that addresses situations like this. It is not right that an individual can come in interrupting the quiet environment enjoyed in family neighborhoods with a commercial business without regard for local impact or feelings.

Cal Arnold

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Monday, August 17, 2015 3:05 PM  
**To:** Jeff Flanigan; Jim Shepherd  
**Subject:** Fwd: Proposed storage unit

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** sarah proctor [REDACTED]  
**Date:** August 17, 2015 at 1:02:17 PM CDT  
**To:** [REDACTED]  
[REDACTED]  
**Subject:** Proposed storage unit

To Whom It May Concern,

I have heard that there is a possibility that a storage unit facility could be built on McCreary Road and I am concerned about this. I live in Brooks Farms and do not want the eye sore of this type of facility, the lights, or the traffic that comes with it. We specifically moved into a subdivision with an HOA so that we wouldn't build a \$600,000+ home next to a shanty or junklot. While I understand that this is an unincorporated area, I would appreciate you doing everything in your power to prevent this sort of thing from being constructed near our large, peaceful lots and imposing on our quiet.

Thank you so much,  
Sarah Proctor  
6803 Audubon Drive  
Parker, TX 75002

**Jeff Flanigan**

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**From:** [REDACTED]  
**Sent:** Monday, August 17, 2015 11:14 PM  
**To:** Jeff Flanigan  
**Subject:** Fwd: Concerns Regarding Storage Facility to be built on McCreary across the s...

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Sent:** 8/17/2015 9:28:37 P.M. Central Daylight Time  
**Subj:** Concerns Regarding Storage Facility to be built on McCreary across the street from the McCreary Creek Neighborhood.

Parker City Council Members,

As a person who recognizes the value businesses can bring to a city, county, and neighborhood, I understand that considerations regarding how land will be used can be complex and requires you to balance a significant number of agendas. That being said, I can't help but be concerned about the storage facility being contemplated on McCreary, across the street from the McCreary Creek Neighborhood. My husband and I are concerned that without the correct standards being placed with regards to building materials, number of units, surrounding landscaping requirements, and requirements regarding proximity to the street, we could face reduced property values. We are extremely proud of our neighborhood and many of the surrounding neighborhoods. We have worked to improve the area and attract people with the same objective. I am sure it is clear to you we take care of our investment and take the rules and regulations imposed by our HOA very seriously. We ask that you please find a way to stop, slow down or at least improve the proposal that is currently on the table. Please help to protect our investment and please demand the standards you would expect if something of this nature was being built next to your home.

Thank you in advance for your support and consideration,

Melissa and Shaji Mathews  
6806 Overbrook Dr.  
Parker, TX 75002

## Jeff Flanigan

**From:** Z Marshall [mailto:ZMarshall@mcgill.ca]  
**Sent:** Monday, August 17, 2015 8:24 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: McCreary Rd. Storage Facility

Sent from Z iPhone  
Mayor-Parker, TX

**Begin forwarded message:**

**Resent-From:** <[REDACTED]>  
**From:** Rich Crucknol <[REDACTED]>  
**Date:** August 17, 2015 at 6:30:42 PM CDT  
**To:** "[REDACTED]" <[REDACTED]>

**Subject: McCreary Rd. Storage Facility**

Dear Parker Team,

Our names are Rich & Sonia Crucknol and we live at 3608 Margaux Dr. in Brooks Farm. Our home is currently the only home in the subdivision that backs up to McCreary Rd.

**We already have daily speeding violations up and down McCreary Rd. All sorts of vehicles race some well over 100 mph.**

Now a developer is proposing an eyesore, a storage facility that will without a doubt lower our property values, increase traffic and speeders, pollution, noise pollution and light pollution with night time lighting of the facility.

**This area of Parker is NOT an industrial area, but if you allow this to pass it will lead to additional unwanted development. This is a residential area and there are 13 storage facilities with in a 5 mile radius. We do not need this in this section of town.**

I urge you to deny the application at tomorrows meeting and any subsequent meetings should he refile.

**Respectfully,  
Rich & Sonia Crucknol  
3608 Margaux Dr.  
Parker, TX 75002**

**Jeff Flanigan**

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**From:** Z Marshall- [REDACTED]  
**Sent:** Tuesday, August 18, 2015 9:45 AM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: Opposition to proposed storage facility

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** Francisco Sanchez [REDACTED]  
**Date:** August 18, 2015 at 9:36:12 AM CDT  
**To:** [REDACTED], [REDACTED], [REDACTED]  
[REDACTED], [REDACTED], [REDACTED]  
**Cc:** Rachel Sanchez [REDACTED]  
**Subject:** Opposition to proposed storage facility

Parker City Council,

I am writing to oppose the possible construction of a storage facility on McCreary Rd. Part of the charm of living in Parker is the country feel and having little or no commercial businesses within the city limits. The issues that may arise from the facility being constructed are a loss of property value, the increased traffic, lights that would be required around the facility, and the appearance of large metal buildings. Please support our concerns and vote against the construction.

Thanks,

Francisco Sanchez  
6609 Overbrook Dr.

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Tuesday, August 18, 2015 11:07 AM  
**To:** Jeff Flanigan; [REDACTED]  
**Subject:** FW: Proposed Storage Facility on McCreary Road

**Z Marshall**  
**Mayor**  
**City of Parker, TX**  
[REDACTED]

**From:** Steve Cotton [REDACTED]  
**Sent:** Tuesday, August 18, 2015 10:59 AM  
**To:** [REDACTED]  
**Cc:** Peggy & Steve Cotton  
**Subject:** Proposed Storage Facility on McCreary Road

Parker City Council:

I want to express my concern about the proposed storage facility to be constructed on McCreary Road near the Brooks Farm subdivision.

My wife and I moved to the Brooks Farm subdivision a little over 7 years ago to get a little more country living that Parker offers. We used to live in Richardson where there is more traffic, commercial businesses and a lot more congestion. One of the main reasons we moved to Parker was to get away from the commercial business activity and live in an area that has more wide open spaces. I am concerned that the new storage facility proposed on McCreary road will take away from that "country living" atmosphere that Parker offers. This facility will certainly bring more traffic, more noise and distract from the country feel that Parker offers.

I oppose bringing commercial businesses near the housing subdivisions near Brooks Farm and the surrounding areas. Please do what you can to discourage and prevent this proposed storage facility near our neighborhoods.

Thanks

Steve

Steve Cotton  
CFO  
L&S Mechanical



**L&S MECHANICAL**

**BUILDING EXCELLENCE**

**PLUMBING • ELECTRICAL**

**Jeff Flanigan**

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**From:** Z Marshall [REDACTED]  
**Sent:** Tuesday, August 18, 2015 2:42 PM  
**To:** Jim Shepherd; Jeff Flanigan  
**Subject:** Fwd: PROPOSAL FOR CONSTRUCTION OF STORAGE UNIT FACILITY on MCCREARY ROAD

Sent from Z iPhone  
Mayor-Parker, TX  
[REDACTED]

Begin forwarded message:

**Resent-From:** [REDACTED]  
**From:** [REDACTED]  
**Date:** August 18, 2015 at 2:10:42 PM CDT  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** PROPOSAL FOR CONSTRUCTION OF STORAGE UNIT FACILITY on MCCREARY ROAD

August 18 2015

Good Afternoon City of Parker Elected Officials.

First of all I would like to thank you for all the work that you do in the City of Parker - I have been in this City for just over 3 years now and am very impressed the way the City has been handled - even better when you either hold or decrease the local taxes!

I have lived in the area adjacent to McCreary Road since 2003 - between 2003 and 2012 in Wylie at Creekside Estates and 2012 through present at Brooks Farm Estates.

When I first moved to Wylie in 2003, there were significant pieces of land either side of McCreary that were just farmland. I felt I was living in the country. Since then residential developments have been tastefully built up and down McCreary between FM544 and Parker. It is inevitable that such key pieces of land are going to be developed for residential purposes as the area continues to grow.

In the past there was going to be a section 8 housing development at the NE corner of McMillen and McCreary but local residents succeeded in persuading the City of Wylie not to approve that development. The lot finally became home to a LOCAL Walmart Store.

However, right now, there is NOT a true COMMERCIAL Building on McCreary and that is how I would like it to stay. I am sure that Storage Unit developments can look very photogenic, but it brings a number of negative issues to the locale.

Allowing one Commercial Property on McCreary could be just the tip of the iceberg - there are several homes on the north end of McCreary on acreage where the owners "might" be enticed to sell to a commercial developer.

The volume of traffic on McCreary will increase at all hours of the day and night as unit renters access their storage area(s).

There is the potential of additional noise

Storage Units often have areas for Boats, RVS etc - before long it just looks like a parking lot.

I really enjoy living in the area that I do on Brooks Farm - I would like to continue to feel that I am in the peaceful country and not on the edge of a commercial development.

I strongly request that permission for the construction of such a storage unit facility be denied. Unfortunately I am unable to attend the meeting this evening, but I am sure that there will be plenty of folks who will represent my feelings

Tim J Taylor  
6705 Overbrook Drive  
Brooks Farm Estates

