

**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of November 7, 2016**

10. Public Hearing To Consider And Act On A Resolution **Amending The Comprehensive Plan And The Future Land Use Map** To Change An Approximately 13.7-Acre Tract On The South Side Of Parker Road And West Side Of Dozier Road From Medium Intensity Office To Single-Family Residential Detached. **Case No. 11-16MD11 Trails at Arbor Hills (Land Use – Comp Plan)**. Case Coordinator: Loren Shapiro.
11. Public Hearing To Consider And Act On An Ordinance **Establishing Zoning On A Proposed Annexation Tract** Located On An Approximately 13.7-Acre Tract On The South Side Of Parker Road And West Side Of Dozier Road As A (PD) Planned Development District To Allow For (SF-5/12) Single-Family District With Development Standards; Amending The Official Zoning Map Accordingly. Case No. **11-16Z2Trails at Arbor Hills (Zoning)**. Case Coordinator: Loren Shapiro.

Chair Averett announced that Items 10 and 11 would be heard simultaneously but would be acted on separately.

Shapiro presented the two cases and stated that staff recommended approval subject to Council's approval of the annexation.

Steven Davis, Taylor Duncan Interest, 12400 Coit Road, Dallas, stated the lots being developed in Villas at Parker were very similar if not exact to the ones proposed for Parker Ranch. The Trails was more of a standard type of development with 50 ft lots with 20 ft setbacks in the front and 10 ft setbacks in the rear with a minimum home size of 2,000 sq ft. He stated they would have enhanced landscaping to dress up the entrance and would also have enhanced landscaping, although to a lesser scale, on Dozier Road. It would be a mandatory HOA; a masonry wall on the north along Parker and a masonry wall along Dozier and would encompass the entire property with a board on board wood fence.

Chair Averett opened the public hearing and there being no speakers, offered the applicant an opportunity to making closing statements. Mr. Davis declined.

*\*Sundaran moved to close the public hearing and approve Case No. 11-16MD11 Trails at Arbor Hills (Land Use – Comp Plan) with staff stipulations; second by Chadwick and the motion was approved with a unanimous 6-0 vote.*

*\*Chadwick moved to close the public hearing and approve Case No. 11-16Z2Trails at Arbor Hills (Zoning) with staff stipulations; second by Kraus and the motion was approved with a unanimous 6-0 vote.*