

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

12. Public Hearing To Consider And Act On A Resolution **Amending The Comprehensive Plan And The Future Land Use Map** On An Approximately 21.9-Acre Site Located On The South Side of Parker Road (FM 544), Approximately 1,100 Feet West Of Plano Parkway From Medium Intensity Office To Single-Family Residential Detached And Single-Family Residential Attached. **Case No. 11-16MD12 Parker Ranch (Land Use – Comp Plan)**. Case Coordinator: Loren Shapiro.

13. Public Hearing To Consider And Act On An Ordinance **Establishing Zoning On A Proposed Annexation Tract** Located On An Approximately 21.9-Acre Tract On The South Side of Parker Road (FM 544), approximately 1,100 feet west of Plano Parkway As A (PD) Planned Development District To Allow For (SF-PH) Single-Family Patio Home And (SF-TH) Single-Family Townhouse Residential Districts With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. 11-16Z3 Parker Ranch (Zoning)**/Taylor Duncan Interests. Case Coordinator: Loren Shapiro.

Chair Averett stated that Items 12 and 13 would be heard simultaneously with separate action.

Shapiro presented the two cases and referred to the staff revised stipulations and explained the requested development variations. Staff recommended approval.

Steven Davis stated the proposal mirrors the Villas. He stated that approximately 37% would be Townhomes and the remaining would be patio homes. He reviewed the proposal in detail noting the masonry fence along Parker Road and noted some limitation due to the Atmos gas line easement.

Kiser asked if he understood all of the stipulations and Mr. Davis replied affirmatively. Kiser noted the requirement of one tree and asked about landscaping. Mr. Davis stated the subdivision would have a mandatory HOA and each home would be fully landscaped and fully irrigated.

Kraus asked why the move to townhomes and patio homes. Mr. Davis replied economics and because they felt there was a need for townhomes.

Denholm asked about the need for the longer alleyway length to 1000 feet. Mr. Davis stated that on the very far west boundary line was a Secure Lock storage facility and they felt that it would be better for houses to back to an alleyway rather than the storage facility.

Chadwick asked about parking for visitors for the townhomes. Mr. Davis stated that the streets would be the standard 31 ft back to back street and allow for parking.

Chair Averett opened the public hearing; the applicant had no closing comments.

Denholm asked about the stipulation regarding park fees in lieu of land dedication. Shapiro explained that the applicant previously agreed to exceed the typical dedication fee and was why the stipulation had to be included in the zoning.

Chadwick stated he was opposed to the request because of the townhomes.

****Sundaran moved to close the public hearing and approve Case No. 11-16MD12 Parker Ranch (Land Use – Comp Plan) with staff stipulations; second by Denholm. Kraus voiced his agreement stating opposition to the townhomes. The motion failed with a 3-3 vote; Chadwick, Kiser and Kraus opposed.***

Chair Averett advised the applicant that they had 10 days to appeal the decision to the City Council.

****Sundaran moved to close the public hearing and approve Case No. 11-16Z3 Parker Ranch (Zoning) with staff stipulations on the revised result sheet; second by Denholm and the motion failed with a 3-3 vote; Kraus, Kiser and Chadwick opposed.***

Chair Averett advised the applicant that they had 10 days to appeal the decision to the City Council.