

## FUTURE LAND USE MAP AMENDMENT

Case Coordinator: Michael McCauley

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### GENERAL PROJECT INFORMATION

**LAND USE:** Medium Intensity Commercial and Medium Intensity Office

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-207 for the (SF-5/15) Single-Family Residential District and Town of Hebron	Proposed Single-Family Subdivision and Existing Commercial Use (Hebron)
SOUTH	PD-175 for the (LR-2) Local Retail District (Part of Mustang Park)	Undeveloped
EAST	Town of Hebron	Undeveloped and Commercial Type Use
WEST	PD-193 for the (CC) Corporate Commercial District	Warehouse Distribution

**REQUEST:** Approval of an amendment to the Land Use designations shown on the Comprehensive Plan's Future Land Use Map from "Medium Intensity Commercial and Medium Intensity Office" to "Single Family Detached Residential" to allow for a proposed Single-Family Residential subdivision (Case No. 04-17Z1 Mustang Park).

**PROPOSED USE:** Single-Family Residential Subdivision

**ACRES/LOTS:** Approximately 11 acres

**LOCATION:** Northwest corner of Dozier Road and Plano Parkway

**HISTORY:** PD-175 (Ordinance 3019) was established in 2005 for the Mustang Park development.

PD-175 has been through various changes since its initial Council adoption.

**COMPREHENSIVE PLAN:** Medium Intensity Commercial and Office

**TRANSPORTATION PLAN:** Plano Parkway is designated as an (A6D) Six-Lane Divided Arterial and Dozier is designated as a (C2U) Two-Lane Undivided Collector.

**OWNER:** Mustang Carrollton Properties, Ltd.

**REPRESENTED BY:** Jed Dolson/Green Brick Partners

## **STAFF ANALYSIS**

### **PROPOSAL**

Approval of an amendment to the Land Use designations shown on the Comprehensive Plan's Future Land Use Map from "Medium Intensity Commercial and Medium Intensity Office" to "Single Family Detached Residential" to allow for a proposed Single-Family Residential subdivision (Case No. 04-17Z1 Mustang Park), Latera.

### **ELEMENTS TO CONSIDER**

1. A companion request to amend the zoning on the subject property is on this agenda (Case No. 04-17Z1 Mustang Park, Phase 10).

### **CONCLUSION**

The proposed changes to the Future Land Use Map appear appropriate and consistent with the proposed zoning with the accompanying Case No. 04-17Z1 Mustang Park, Phase 10 (Zoning).