

## Legislation Text

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**File #:** 3011, **Version:** 1

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**CC MEETING:** December 6, 2016

**DATE:** November 21, 2016

**TO:** Leonard Martin, City Manager

**FROM:** Loren Shapiro, Chief Planner

**Hold A Public Hearing To Consider 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 Uses To Single-Family Residential Detached Uses. Case No. 11-16MD11 Trails At Arbor Hills (Land Use-Comp Plan). Case Coordinator: Loren Shapiro.**

**BACKGROUND:**

This is a request for an amendment to the Comprehensive Plan and Land Use Map to change an approximately 13.7-acre site from Medium-Intensity Office uses to Single-Family Detached uses.

The property is currently in the Town of Hebron. On October 18, 2016 City Council approved a resolution instructing staff to provide a service plan and held two public hearings on November 1st and 15th 2016 to annex the subject property. City Council is considering a companion case adopting an ordinance annexing the subject property into the city. The annexation is required prior to City Council taking action on the zoning request. Disannexation from the Town of Hebron is expected prior to Council adoption to annex the property.

A companion request to change the zoning on the subject property is on this agenda (Case No. 11-16Z2Trails at Arbor Hills - Zoning).

**FINANCIAL IMPLICATIONS:**

There are no financial implications on the current and future operating budgets regarding this request.

**STAFF RECOMMENDATION/ACTION DESIRED:**

On November 7, 2016 the Planning & Zoning Commission unanimously recommended approval to amend the Comprehensive Plan changing the land use designation from Medium Intensity Commercial to Single-Family Detached. The attached resolution reflects the commission's recommendation. However, because the accompanying annexation case received one public opposition response, and the annexation is required prior to taking action on the zoning and land use, this item is being placed on the Public Hearing - Individual Consideration portion of the agenda.