

## Legislation Text

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**File #:** 3013, **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 On An Approximately 21.9-Acre Site Located On The South Side Of Parker Road (FM 544), Approximately 1,100 Feet East Of Plano Parkway From Medium Intensity Office Uses To Single-Family Residential Detached And Single-Family Residential Attached Uses. Case No. 11-16MD12 Parker Ranch (Land Use - Comp Plan). Case Coordinator: Loren Shapiro.**

**BACKGROUND:**

This is a request for an amendment to the Comprehensive Plan and Future Land Use Map to change an approximately 21.9-acre site from medium intensity office uses to single-family detached and single-family attached uses.

The property is currently in the Town of Hebron. On October 18, 2016 City Council approved a resolution instructing staff to prepare a service plan and held public hearings on November 1 and 15, 2016 to annex the 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 will occur prior to Council adoption of an annexation ordinance.

A companion request to change the zoning on the property is on the agenda (Case No. 11-16Z2 Parker Ranch - Zoning).

**STAFF RECOMMENDATION/ACTION DESIRED:**

At the November 7, 2016 Planning & Zoning Commission meeting a motion to approve the amendments to the Comprehensive Plan failed due to a tie vote. Three commissioners opposed the townhomes (single-family attached use). Therefore, the attached resolution reflects the recommendation of staff. Although no public opposition has been received, the motion to approve the request failed at the Planning and Zoning Commission meeting. Therefore, this item is being placed on the Public Hearing - Individual Consideration portion of the agenda. A simple majority vote by City Council is necessary to approve the Plan amendment.