

## Legislation Text

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**File #:** 3014, **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 An Ordinance Establishing Zoning On A Proposed Annexation Located On An Approximately 1,100 Feet East Of Plano Parkway As A (PD) Planned Development District To Allow For The (SF-PH) Single-Family Patio Home And (SF-TH) Single-Family Townhouse Residential Districts With Development Standards; And Amending The Official Zoning Map Accordingly. Case No. 11-16Z3 Parker Ranch (Zoning)/Taylor Duncan Interests. Case Coordinator: Loren Shapiro.**

**BACKGROUND:**

This is a request to establish the zoning on a proposed annexation of approximately 21.9-acres to a planned development district for the (SF-PH) Single-Family Patio Home and (SF-TH) Single-Family Townhome districts.

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 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 case amending the Comprehensive Plan Future Land Use Map for the property is also on the agenda (Case No. 11-16MD12 Parker Ranch - Comp Plan).

**STAFF RECOMMENDATION/ACTION DESIRED:**

At the November 7, 2016 Planning & Zoning Commission meeting a motion to approve the zoning request failed due to a tie vote. Three commissioners opposed the townhome portion of the development. Therefore, the attached ordinance reflects the recommendation of staff. The applicant has agreed to provide 90 percent masonry (brick and stone) along Parker Road, without the inclusion of stucco or cementitious stucco board, as previously requested. Additionally, the applicant has agreed not to include stucco as a defined masonry product for the townhomes. No public opposition was received for this case. However, since the motion to approve the request failed at the Planning and Zoning Commission meeting, 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 zoning request.