

Legislation Text

File #: 3012, **Version:** 3

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 13.7-Acre Tract On The South Side Of Parker Road (FM 544) And The West Side Of Dozier Road As A (PD) Planned Development District To Allow For The (SF-5/12) Single-Family District With Development Standards; And Amending The Official Zoning Map Accordingly. Case No. 11-16Z2 Trails At Arbor Hills (Zoning). Case Coordinator: Loren Shapiro.

BACKGROUND:

This is a request to establish the zoning on a proposed annexation of approximately 13.7-acres to a planned development district for the (SF 5/12) Single-Family District.

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 to amend the Comprehensive Plan Future Land Use Map for the property is also on the agenda (Case No. 11-16MD11 Trails at Arbor Hills - Comp Plan).

STAFF RECOMMENDATION/ACTION DESIRED:

On November 7, 2016, the Planning & Zoning Commission unanimously recommended APPROVAL. The attached ordinance reflects the action of the Commission, except item number 8 under "Lots and Homes" where the applicant has agreed to provide 90 percent masonry (brick and stone) along Parker Road, but no longer including stucco and cementitious stucco board. No public opposition was received for this case. 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 designations, this item is being placed on the Public Hearing - Individual Consideration portion of the agenda.