AGENDA

Planning & Zoning Commission
November 7, 2013 - 7:00 PM

COUNCIL CHAMBERS, 2nd Floor
CITY HALL, 1945 E. Jackson Road

TO CONSIDER THE FOLLOWING ITEMS:

DINNER AND BRIEFING SESSION: 5:45 PM: The dinner and briefing session is held in the City Council Briefing Room, behind the City Council Chambers. No public testimony will be allowed at the briefing.

CALL MEETING TO ORDER: 7:00 PM

1. **MINUTES:** Approval of the minutes of **October 3, 2013 meeting**.

INDIVIDUAL CONSIDERATION

2. Consider final action approval for a **Final Plat for College Avenue West Business Park.** The approximately 6.74-acre tract is located at 1401 W. College Avenue and is zoned (LI) Light Industrial District and (FWY) Freeway District with the I-35E Interstate Overlay District. **Case No. 11-13FP2 1401 W. College Avenue**/Texas Development Services. Case Coordinator: Michael McCauley.

PUBLIC HEARINGS

3. Hold a public hearing and consider an **Ordinance to Rezone to Repeal and Re-Establish PD-123** for the (LR-2) Local Retail District with modified development standards and to allow the additional uses of a self-storage/mini warehousing and a Continuing Care Retirement Community and/or an Assisted Living Facility for the Elderly; amending accordingly the Official Zoning Map. The approximately 4.5 and 4-acre tracts are located at the northeast and southeast corners, respectively, of State Highway 121 (Sam Rayburn Tollway) and Creek Valley Boulevard and is zoned PD-123 for the (LR-2) Local Retail District. **Case No. 09-13Z2, Creek Valley-121 Development**/Amish Gupta for AAA Investments. Case Coordinator: Michael McCauley.

4. Hold a public hearing and consider an **Ordinance to Rezone to Amend PD-124** to change the base zoning of a certain tract to the (SF-TH) Single-Family Residential Townhouse District with modified development standards; amending accordingly the Official Zoning Map. The approximately 13-acres/159 lots are located at the southwest corner of Hebron Parkway and Huffines Boulevard and are currently zoned PD-124 for

the (LR-2) Local Retail, (O-2) Office and (MF-18) Multi-Family Residential Districts. Case **No. 10-13Z1 The Village at The Collection**/Mardy Brown, Texas Development Services. Case Coordinator: Michael McCauley.

5. Hold a public hearing and consider an **Ordinance to Rezone to Amend PD-52** to allow modified development standards for a retail store including approximately 14,315 square feet of outdoor display and sales area; amending accordingly the Official Zoning Map. The approximately 12.292-acre tract is located at 2011 Keller Springs Road and is currently zoned PD-52 for the (LR-2) Local Retail District. **Case No. 11-13Z1 Home Depot PD-52 Amendment**/Jackson Walker, LLP. Case Coordinator: Michael McCauley.

6. Hold a public hearing and consider an **Ordinance to Rezone to Amend PD-164** to include modified development standards including a revised site plan and elevation drawings; amending accordingly the Official Zoning Map, and to rezone to remove SUP 307 for accessory uses in its entirety. The approximately 32.89-acre tract is located on the west side of Old Denton Road between Hebron Parkway and Indian Run Drive and is currently zoned PD-164 for the (MF-15) Multi-Family Residential District with SUP 307 for accessory uses. **Case No. 11-13Z1 Salado Apartments**/J.D. McCaslin & Co. Case Coordinator: Christopher Barton.

7. Hold a public hearing and consider an **Ordinance to Rezone to Remove a Planned Development District** for a certain approximately 37.42-acre tract and **Establish a New Planned Development** for the (O-4) Office District with modified development standards. The subject tract is located at the northeast corner of Midway Road and International Parkway and is currently zoned PD-43 for the (HC) Heavy Commercial District with SUP 301 for automobile detailing and minor repair. **Case No. 11-13Z2 Prince of Peace**/Middleton & Assoc. Case Coordinator: Christopher Barton.

8. Hold a public hearing and consider an **Ordinance to Rezone to Establish a Special Use Permit** for outside above-ground storage of flammable or combustible liquids or hazardous materials (quantities more than 10,000 gallons), with special conditions; amending accordingly the Official Zoning Map. The approximately 1.40-acre tract is located at 2114 McDaniel Drive and is currently zoned for the (LI) Light Industrial District. **Case No. 11-13SUP1 Buzzballz**/Gregory Rogers. Case Coordinator: Christopher Barton.

9. Hold a public hearing and consider a **Resolution for an Amendment to the Transportation Plan** and the Transportation Map to change the designation of Grouse Trail between Quail Creek Drive & Medical Parkway from (C4U) Four-Lane Undivided Collector to (C2U) Two-Lane Undivided Collector. **Case No. 11-13MD1 Grouse Trail (transp plan)/**City of Carrollton. Case Coordinator: Christopher Barton.

10. Hold a public hearing and consider an **Ordinance Amending Article V Use of Land and Structures** of the Comprehensive Zoning Ordinance by amending Section C. Use Matrix to reorganize and change items 0100 Housing Units, 0200 Group Quarters, 1000 Reserved for Future Use (now renamed 1000 Health Care & Social Assistance) 2200

Finance, Insurance & Real Estate, 2300 Personal Services, 2400 Business Services, 2600 Professional Services and 5600 Miscellaneous Land Uses, NEC; **Amending Article 9 Duplex** to revise regulations for accessory buildings; **Amending Articles 15 Commercial and 18 Industrial** to revise Section J Height & Area Regulations to remove the reference to "stories;" **Amending Article 27 Performance Standards**, Section B to include language regarding luminaires; **Amending Article 28 Special Conditions & Development Standards** Section F Site Plan Review for Public Schools to apply said section to any technical site plan and to establish an expiration date for approved plans; **Amending Article 34 Definitions** to revise definitions for Child **Day** Care Services, Registered & Licensed Child Care Services and Community Home for Disabled Persons and to **Amend the Requirement for Screening of Rooftop Equipment** in non-residential districts and for multi-family developments. **Case No 02-13ZT1 CZO Text Changes**/City of Carrollton. Case Coordinator: Christopher Barton.

OTHER BUSINESS:

a. Staff Reports.

ADJOURNMENT

VISITORS' COMMENTS: Hearing of any citizen/visitor on items not listed on the regular agenda. Pursuant to state open meetings law, the Planning & Zoning Commission is restricted in discussing or taking action on items not posted on the agenda. Action on such issues can only be taken at a future meeting.

INFORMATION FOR APPLICANTS AND THE PUBLIC

The Planning & Zoning Commission holds regular meetings on the first Thursday of each month. Special meetings are held on the third Thursday of each month as needed. If a meeting date is canceled, postponed or rescheduled notice will be posted at the City Hall. The Planning & Zoning Commission follows the printed agenda.

The meeting is being taped; if you have testimony, please step forward to the podium and give your name and address prior to your remarks.

DATE POSTED:	**November 4, 2013**
TIME POSTED:	**8:30 am**
POSTED BY:	**Lydia Tormos**

CITY HALL BULLETIN BOARD

CERTIFICATE – I certify that the above agenda giving notice of this meeting was posted on the bulletin board at the City Hall of the City of Carrollton, Texas, on the Fourth day of November 2013, at 8:30 AM.

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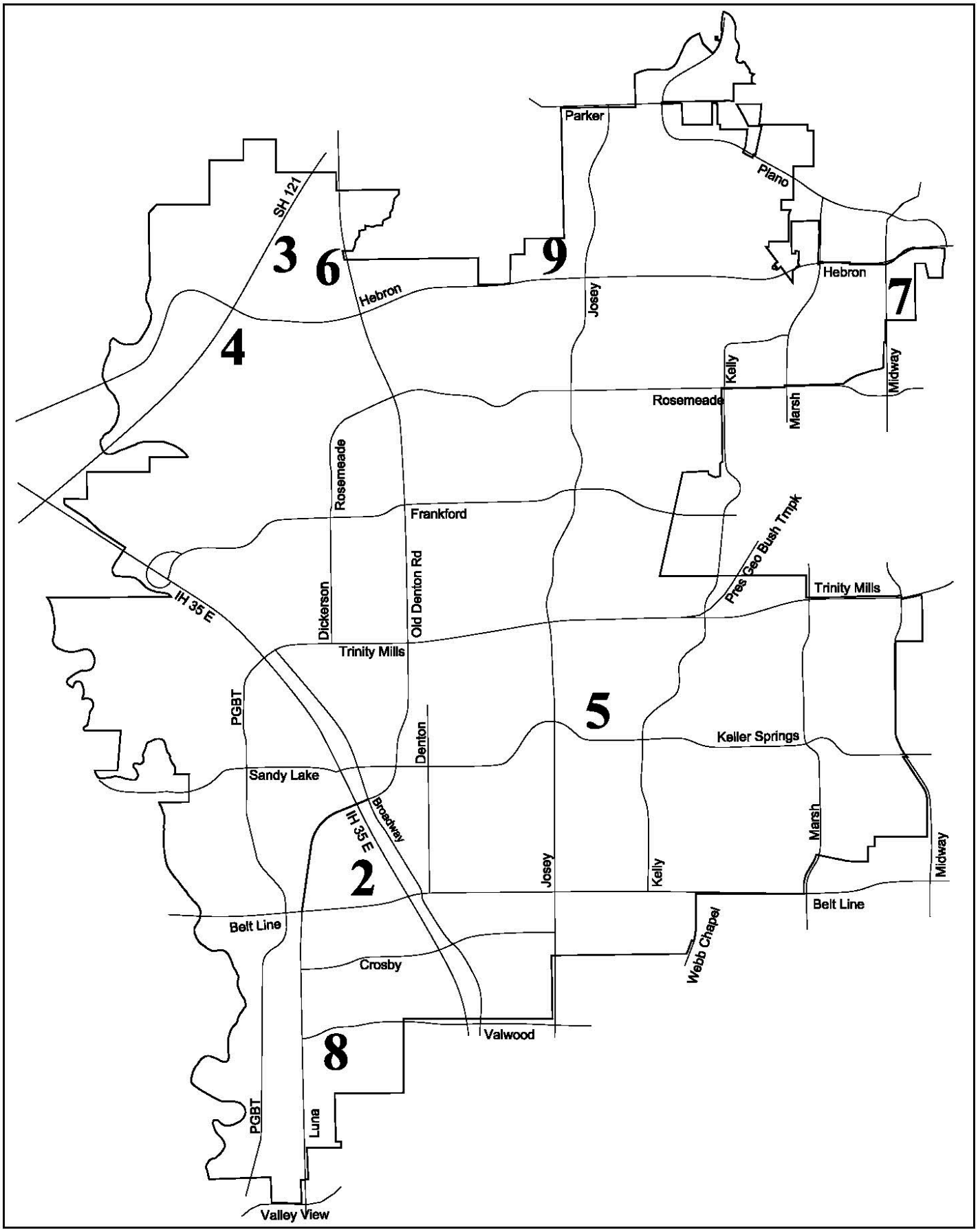
Lydia Tormos

This building is wheelchair accessible. For accommodations or signed interpretive services, please contact the City Secretary's office 48 hours in advance of this meeting at 972-466-3021.



Planning & Zoning Commission
Case Locator Map
November 7, 2013