

PLANNING & ZONING COMMISSION AGENDA PACKET

October 1, 2020





AGENDA

PLANNING & ZONING COMMISSION Briefing Session and Meeting October 1, 2020 – 6:15 pm

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

BRIEFING SESSION: 6:15 pm – COUNCIL CHAMBERS

Staff will do a brief presentation on each of the items on the regular agenda. The briefing session will be held in the City Council Chambers. No public testimony will be allowed during the briefing.

REGULAR MEETING – CALL TO ORDER: 7:00 pm - COUNCIL CHAMBERS

1. MINUTES: Approval of the September 3, 2020 meeting.

Public comments on items listed on the agenda for Planning and Zoning Commission consideration, except public hearing items.

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Planning and Zoning Commissioners or staff; Stand at the podium, speak clearly into the microphone and state your name and address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted; No placards, banners or signs will be permitted in the Chambers or in any other room in which the Council is meeting. In accordance with the State Open Meetings Act, the Planning and Zoning Commission is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

CONSENT AGENDA

2. Consider And Take Final Action On A **Replat** Of Simmons Parkway Hayes Booth Additions, Lot 1, Block 1, Booth Industrial District, Lot 1, Block 1, Sandy Lake Road Development Company Addition, Lot 1, Block 1, Western Extrusion Addition, Lot 1R, Block 1, Harley Davidson Of North Texas Addition, Lot 1R, Block 1, Western Extrusions Corporation Tract, And The Right Of Way Abandoned By Ordinance 3950 (Simmons Parkway And A Portion of Booth Drive) For Tracts Totaling Approximately 64.4-Acres Located Along The South Side Of Sandy Lake Road And North Side Of Luna Road, Approximately 150 Feet West Of IH-35E, Creating One Lot From Several Tracts, Dedicating Easements And Right Of Way For The Booth Drive Cul-De-Sac. **Case No. PL RP 2020-110 Western Extrusion Addition And Harley Davidson Of North Texas Addition.** Case Coordinator: Molly J. Coryell.

3. Consider And Take Final Action On A **Conveyance Plat Of Raiford Addition, Phase 3** For An Approximately 11.34-Acre Tract Located Approximately 800 Feet North Of E. Trinity Mills Road, Between Raiford And McCoy Roads. **Case No. PL FP 2020-106 Raiford Addition Phase 3**. Case Coordinator: Molly J. Coryell.
4. Consider And Take Final Action On A **Replat Of The Retreat At Carrollton Marchant Hebron Addition Block A, Lot 2R** For An Approximately 4.31-Acre Tract Located At 4010 Nazarene Drive. **Case No. PL RP 2020-107 Retreat at Carrollton**. Case Coordinator: Molly J. Coryell.
5. Consider And Take Final Action On A **Replat Of Thomas Place** For An Approximately 19.977-Acre Tract Located On The East Side Of Denton Drive And North Side Of Hutton Branch Creek. **Case No. PL RP 20-109 Thomas Place**. Case Coordinator: Loren Shapiro.
6. Consider And Take Final Action On A **Technical Site Plan For The Grand Plaza Center** For An Approximately 7.4-Acre Tract Located At The Northwest Corner of East Jackson Road and Old Denton Road. **Case No. PL TSP 2020-096 Grand Plaza Center**. Case Coordinator: Molly J. Coryell.

PUBLIC HEARING

7. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 5-Acre Tract Zoned PD-218 For The (O-2) Office District And Located At The Northwest Corner Of Josey Lane And Walnut Avenue To Amend Planned Development District 218 To Revise Conceptual Plans And Modify The Development Standards Allowing An Other Individual & Family Services Facility With Ancillary Uses; Amending The Official Zoning Map Accordingly. **Case No. Case No. PL Z 2020-108 Metrocrest Services - 2**. Case Coordinator: Loren Shapiro.

OTHER BUSINESS:

- a. Staff Reports

ADJOURNMENT

INFORMATION FOR APPLICANTS AND PUBLIC

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

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission reserves the right to consult in a closed meeting with its attorney and receive legal advice regarding any item listed on this agenda.

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

DATE POSTED:	September 24, 2020
TIME POSTED:	12:00 p.m.
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 Twenty-fourth day of September 2020 at 12:00 p.m.

Lydia Tormos

This building is wheelchair accessible. For accommodations or signed interpretive services, please contact the City Secretary's office 72 hours in advance of this meeting at 972-466-3005.

**Minutes
City of Carrollton
Planning & Zoning Commission
September 3, 2020
Telephonic Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, September 3, 2020 at 7:00 p.m. by means of a telephonic meeting on Zoom.

Commission Members Present:

Chad Averett, Chair
Larry Kiser, Vice Chair
Mel Chadwick, 1st Vice Chair
Tony Romo II
Margot Diamond
John Powell
John Denholm
Kathryn Taylor
Sunil Sundaran

Commission Members Absent:

Staff Members Present:

Loren Shapiro, Planning Manager
Susan Keller, 1st Asst. City Attorney
Herb Cavanaugh, Fire Department
Cory Heiple, Dir. of Environmental Services
Rob Guarnieri, Plan Review Manager
Ed Green, Bldg. Inspection Plans Examiner
Lydia Tormos, Admin. Support Specialist

Michael McCauley, Senior Planner
Kanika Juneja, Asst. City Attorney
Tom Hammons, Transportation Div. Mgr.
Molly J. Coryell, Planner
John Romberger, Engineering Transportation
Ravi Shah, Dir. of Development Services

Guests Present:

Council Observer Pat Cochran

*(Note: * = designation of a motion)*

DINNER AND BRIEFING SESSION: 6:00 PM:

- A. Mayor's Comments to the Commission
- B. Staff will do a brief presentation on each of the items on the regular agenda. No public testimony will be allowed during the briefing.

REGULAR MEETING - CALL TO ORDER: The meeting was called to order at 7:12 pm.

1. MINUTES: Approval of the minutes of the **August 6, 2020** meeting.

* *Chadwick moved approval of the Planning & Zoning minutes of the August 6, 2020 meeting as presented; second by Denholm, and the motion was approved with a unanimous 9-0 vote.*

INDIVIDUAL CONSIDERATION:

2. Consider And Take Final Action On **A Replat Of Capital Parkway** Lots 1R & 2R, Block 1, For An Approximately 6.935-Acre Tract Abutting The South Side of Capital Parkway And Bordered By Capital Parkway And Crescent Drive Establishing Easements For Development And Creating One Lot From Two Existing Legal Lots Of Record. Case No. PLRP 2020-095 Capital Parkway Lots 1R & 2R, Block 1. **Case Coordinator: Molly J. Coryell.**

Planner Molly J. Coryell stated that the applicant is planning to develop a new warehouse distribution center and that 5 feet of right-of-way is being dedicated along Capital Parkway. Staff recommended approval with stipulations and with the added stipulation that the address for the property to the west be 1550 Capital Parkway rather than 1550 Crescent Drive.

* *Kiser moved approval of Case No. PLRP 2020-095 Capital Parkway Lots 1R & 2R, Block 1 with stipulations including the added stipulation of the address change and with the finding that the right-of-way is necessary and proportional to the proposed development; second by Diamond. The motion was approved with a unanimous 9-0 vote.*

PUBLIC HEARING:

3. Hold A **Public Hearing To Consider A Resolution Amending The Transportation Plan And The Transportation Plan Map Of The City of Carrollton Comprehensive Plan** To Change The Roadway Designation Of N. Broadway Street Between W. Trinity Mills Road And W. Jackson Road From A (C4U) Four-Lane Undivided Collector To A (C3SD) Three-Lane Special Design Collector. Case No. PLTRA 2020-088 Broadway Street (Gateway I-35E). **Case Coordinator: Michael McCauley.**

Senior Planner Michael McCauley presented the request to change the designation from a four-lane undivided collector to a three-lane special design collector. He stated that the existing road is a two-lane road with a turn lane at its intersection with Ismaili Center. He advised that last month City Council approved a Special Development Plan for the Carrollton Gateway Master Plan Project that included the use of this stretch of Broadway as a three-lane collector as supported by the Traffic Impact Analysis. He stated that the C3SD is a new designation recommended by the Transportation Engineering Department and supported by staff. Approval of the amendment will benefit the Carrollton Gateway project as well as future development along this corridor without adversely impacting any surrounding uses. Staff recommended approval.

Averett opened the public hearing; there being no speakers, he opened the floor for discussion or a motion.

* *Chadwick moved to close the public hearing and approve Case No. PLTRA 2020-088 Broadway Street (Gateway I-35E); second by Kiser. The motion was approved with a unanimous 9-0 vote.*

4. Hold A **Public Hearing To Consider An Ordinance** Amending The Text Of Article XXVIII Special Conditions And Development Standards And Article XXXIV Definitions Of The City Of Carrollton Comprehensive Zoning Ordinance To Revise The Provisions Related To Food Trucks, Food Trailers And Food Service Facilities, Including Allowing Food Trailers And Food

Service Facilities In The Transit Center Districts, Modifying The Definition Of Food Truck, And Adding Definitions For Food Trailer And Food Service Facility. Case No. PLZT 2020-101 CZO Amendment Food Trucks, Food Trailers And Food Service Facilities. **Case Coordinator: Michael McCauley.**

McCauley stated the case was a City initiated request and he noted that staff routinely proposes updates to Codes and ordinances. He referred to the update made last month to allow food trucks in the Transit Center District in conjunction with breweries. Due to mention at both the P&Z Commission meeting and the City Council meeting about food trailers, staff initiated another amendment to include food trailers and food service facilities. He talked about the history of food trucks and stated the additions proposed can make the area a destination venue while increasing business traffic in Downtown. He stated that allowing food trailers and food service facilities will afford the business owner of the brewery or restaurant quicker and greater access to different food service providers. He provided photos of a food trailer and a food service facility, similar to what one would see at a special event or festival. He reviewed a chart addressing the current regulations and proposed changes, including definitions.

Averett opened the public hearing and invited speakers to address the Commission.

Morgan Tavallae, 2032 St. Pierre Drive, spoke in support of the proposed changes.

There being no other speakers, Averett opened the floor for discussion or a motion.

* *Denholm moved to close the public hearing and approve Case No. PLZT 2020-101 CZO Amendment Food Trucks, Food Trailers and Food Service Facilities with stipulations; second by Chadwick.*

Sundaran stated his belief that food trucks should be allowed outside of the Transit Center. He agreed that this amendment would be great for Downtown and he was in support of the motion. In response to Kiser, McCauley confirmed that food trucks are allowed in all three Transit Center Districts.

The motion was approved with a unanimous 9-0 vote.

OTHER BUSINESS:

- a. Staff Reports –Shapiro reported that the City Council approved the food truck regulations as well as the Auto Zone SUP. He also reported that the Heritage at Creek Valley case was approved by Council at the September 1st meeting. He further advised that the City Council would meet in person at City Hall for the next meeting scheduled for September 15 meaning it's probable that the P&Z Commission could do the same for the October meeting.

Sundaran thanked Ms. Coryell for her efforts to increase Carrollton's participation in the Census, particularly in areas where the population has been undercounted. Coryell voiced her appreciation and noted the assistance of the Council as well as the Marketing Department. She reported that Carrollton is now one of the few cities in Texas that has surpassed the 2010 self-response rate and staff is still working toward 100%.

ADJOURNMENT

Chair Averett adjourned the meeting at 7:40 pm.

Loren Shapiro, Planning Manager

Chad Averett, Chair
Planning and Zoning Commission



P&Z MEETING DATE: October 1, 2020

DATE: September 21, 2020

TO: Planning & Zoning Commission

FROM: Molly J. Coryell, Planner

SUBJECT: Consider And Take Final Action On A **Replat Of Simmons Parkway Hayes Booth Additions, Lot 1, Block 1, Booth Industrial District, Lot 1, Block 1, Sandy Lake Road Development Company Addition, Lot 1, Block 1, Western Extrusion Addition, Lot 1R, Block 1, Harley Davidson Of North Texas Addition, Lot 1R, Block 1, Western Extrusions Corporation Tract, And The Right Of Way Abandoned By Ordinance 3950 (Simmons Parkway And A Portion of Booth Drive)** For Tracts Totaling Approximately 64.4-Acres Located Along The South Side Of Sandy Lake Road And North Side Of Luna Road, Approximately 150 Feet West Of IH-35E, Creating One Lot From Several Tracts, Dedicating Easements And Right-Of-Way For The Booth Drive Cul-De-Sac. **Case No. PLRP 2020-110 Western Extrusion Addition And Harley Davidson Of North Texas Addition.** Case Coordinator: Molly J. Coryell.

BACKGROUND:

The purpose of the replat is to combine several parcels into a single lot of record, establish easements, and dedicate right-of-way for the Booth Road cul-de-sac.

Public right-of-way is being dedicated by this plat. Due to this dedication, the Commission must find that the right-of-way dedication is necessary and proportional to the proposed development.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** with one stipulation.

ATTACHMENTS:

Result sheet

PLRP 2020-110 Western Extrusion Addition And Harley Davidson Of North Texas Addition

Technical Comments
Location & Current Zoning
Applicants Exhibits

RESULT SHEET

Date: 10/01/20

Case No./Name: PLRP 2020-110 Western Extrusion Addition And Harley Davidson Of North Texas Addition

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulation:

1. The engineering plans shall be approved by the City Manager or designee prior to filing the plat with the appropriate county clerk, as required in Article VI. Final Plat, Section B. General Provisions of the City of Carrollton Comprehensive Subdivision Ordinance.

B. P&Z RECOMMENDATION from P&Z meeting: 10/01/20

Result: /Vote:

REPLAT

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

SITE ZONING: PD-181 for the (LI) for the Light Industrial District and (FWY) Freeway District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial with SUP-453 for a gas station	Undeveloped
SOUTH	(LI) Light Industrial and (FWY) Freeway Districts	Used Auto Sales and Undeveloped
EAST	(FWY) Freeway District and with SUP-338 for Used Auto Sales	Used Auto Sales, Restaurant with Drive Through and Hotel
WEST	(SF-12/20) Single Family District	City of Dallas Water

REQUEST: Combine several parcels into a single lot of record, establish easements, and dedicate right-of-way for the Booth Road cul-de-sac

EXISTING USE: Aluminum Extrusion located on several lots and automotive sales

ACRES/LOTS: Approximately 64.4-Acres / 5 sets of parcels

LOCATION: South side of Sandy Lake Road and north side of Luna Road, approximately 150 feet west of IH-35E

HISTORY: The properties consist of four separate subdivided tracts containing lots and one tract that has not been platted.

COMPREHENSIVE PLAN: High Intensity Commercial and Industrial

TRANSPORTATION PLAN: Sandy Lake Road and Luna Road are designated as an (A6D) 6-Lane Divided Arterials; IH-35E is a Controlled Access Highway.

OWNER: Western Extrusion and Maverick Realty Inc.

PLRP 2020-110 Western Extrusion Addition And Harley Davidson Of North Texas Addition

REPRESENTED BY: Ed Damp, Western Extrusion

STAFF ANALYSIS

PROPOSAL

The applicant is requesting a replat to combine several parcels into a single lot of record, establish easements, and dedicate right-of-way for the Booth Road cul-de-sac.

PLAT ELEMENTS

Dedication:

Approximately 4,621 square feet of right-of-way is being dedicated by this plat in order to create a cul-de-sac for Booth Drive.

The replat dedicates several easements for the purpose of new development on the site, primarily in the portion of Simmons Parkway that was abandoned by Ordinance No. 3950.

ZONING ORDINANCE

The replat request is consistent with the Comprehensive Zoning Ordinance for the (FWY) Freeway District and (LI) Light Industrial District regulations.

SUBDIVISION ORDINANCE

Article VII. Replat, of the Comprehensive Subdivision Ordinance sets forth certain technical content requirements for a replat. The general elements shown on the replat meet these requirements.

CONCLUSION

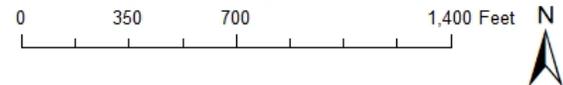
The replat is in conformance with the Comprehensive Subdivision and Zoning Ordinances once the stipulation is met.

Location & Zoning Map

PLRP 2020-110 Western Extrusions Addition



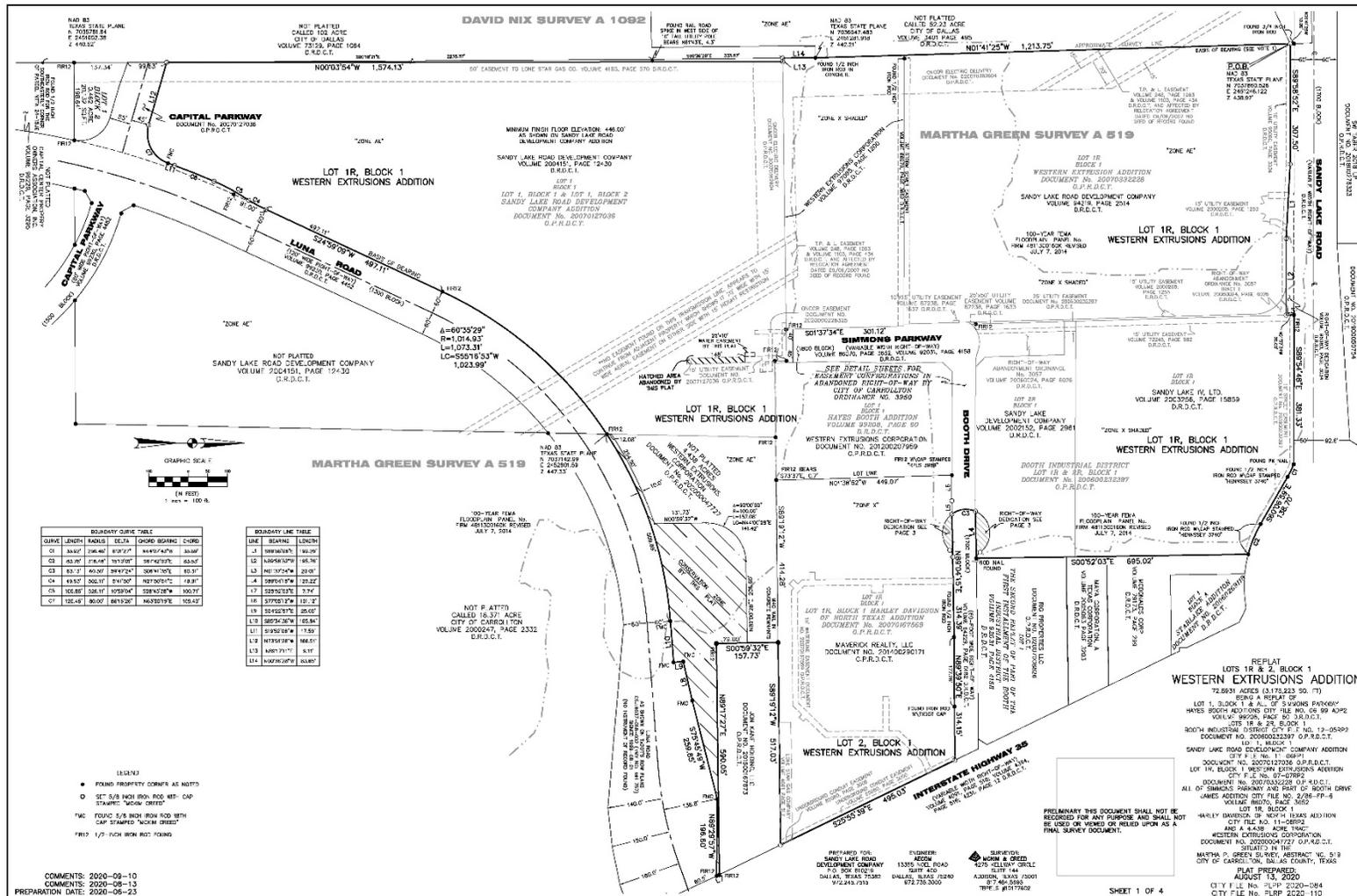
 Subject Property



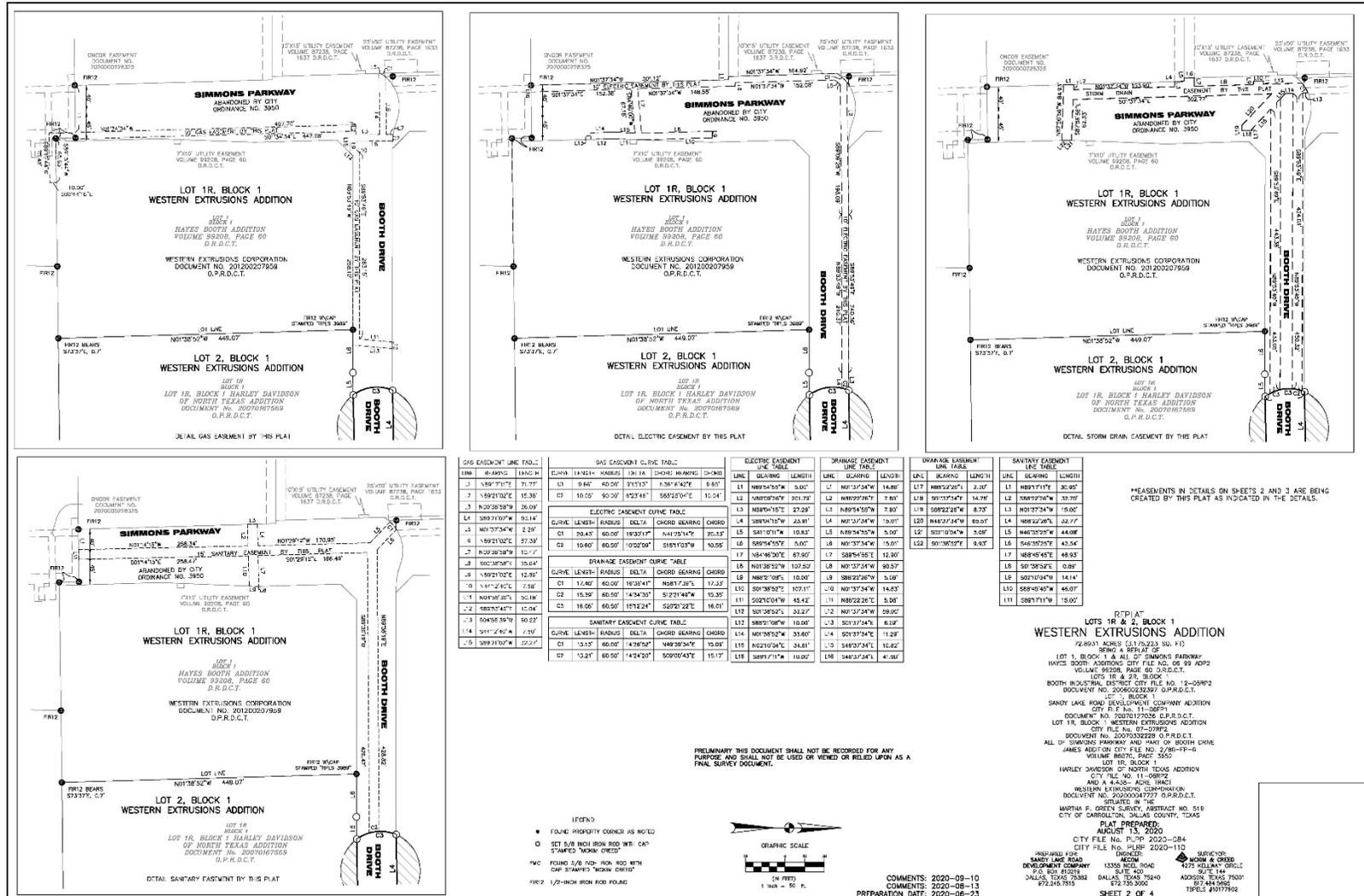
Agenda Item No. 2

PLRP 2020-110 Western Extrusion Addition And Harley Davidson Of North Texas Addition

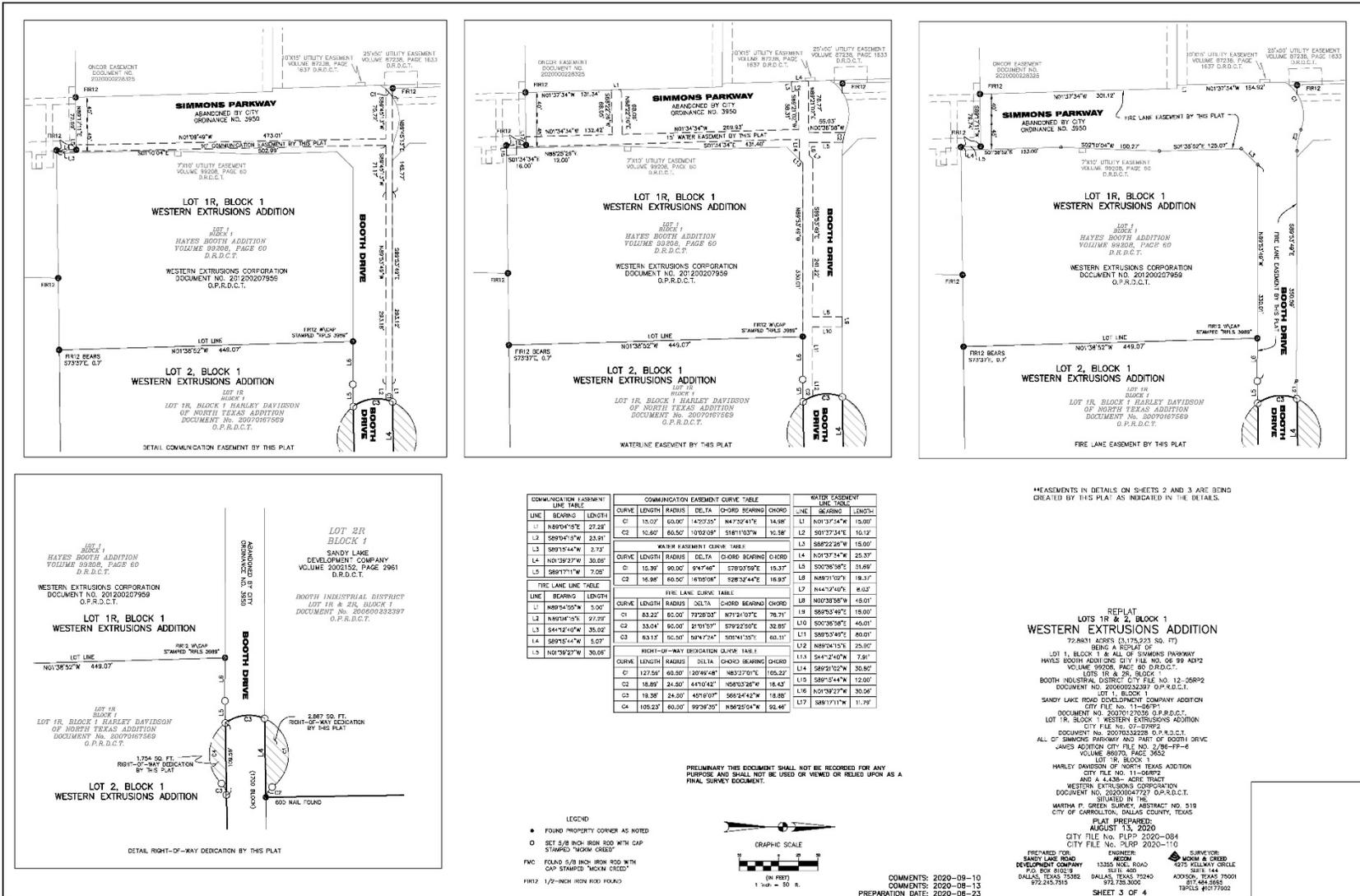
Applicant's Exhibit



PLRP 2020-110 Western Extrusion Addition And Harley Davidson Of North Texas Addition



PLRP 2020-110 Western Extrusion Addition And Harley Davidson Of North Texas Addition





P&Z MEETING DATE: October 1, 2020

DATE: September 21, 2020

TO: Planning & Zoning Commission

FROM: Molly J. Coryell, Planner

SUBJECT: Consider And Take Final Action On A **Conveyance Plat Of Raiford Addition, Phase 3** For An Approximately 4.607-Acre Tract Located Approximately 800 Feet North Of E. Trinity Mills Road, Between Raiford And McCoy Roads. **Case No. PLFP 2020-106 Raiford Addition Phase 3.** Case Coordinator: Molly J. Coryell.

BACKGROUND:

The purpose of the plat is to convey an approximately 4.607-acre tract in order to create a legal lot of record for the purpose of completing a land sale.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL**.

ATTACHMENTS:

- Result sheet
- Technical Comments
- Location & Current Zoning
- Applicants Exhibits

RESULT SHEET

Date: 10/01/20

Case No./Name: PLFP 2020-106 Raiford Addition Phase 3

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL**.

B. P&Z RECOMMENDATION from P&Z meeting: 10/01/20

Result: /Vote:

CONVEYANCE PLAT

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

SITE ZONING: PD-189 for the (O-4) Office District with (SUP-459) to allow for a residence hotel

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	PD-189 for the (O-4) Office District	Undeveloped
SOUTH	PD-189 for the (O-4) Office District	Hotel (Courtyard by Marriott)
EAST	(SF-8.4/16) Single-Family Residential	Residential Subdivision (Nob Hill across McCoy Road)
WEST	PD-05 for the (LR-2) Local Retail District	Home Improvement Store (Lowe's)

REQUEST: Approval of a conveyance plat to establish lot lines for the purpose of completing a land sale

PROPOSED USE: Residence Hotel

ACRES/LOTS: Approximately 4.6 acres / 1 lot

LOCATION: Approximately 800 feet north of E. Trinity Mills Road, between Raiford and McCoy Roads

HISTORY: PD-189 was established in 2010. In July 2020, a SUP was approved to allow for a hotel.

The property is currently undeveloped.

COMPREHENSIVE PLAN: Multi-Family Residential

TRANSPORTATION PLAN: Raiford Road is designated as a (C4U) 4-Lane Undivided Collector (TOD Area) and McCoy Road is designated as a (C2U) 2-Lane Undivided Collector.

OWNER: City of Carrollton

REPRESENTED BY: Mike Linke / Prism Surveys

STAFF ANALYSIS

PROPOSAL

Applicant is requesting approval of a conveyance plat to establish lot lines for the purpose of completing a land sale.

PLAT ELEMENTS

The conveyance plat establishes new lot lines for a portion of unplatted land in order to create a platted tract that can be sold as a legal lot of record.

General Note No. 5 on page 2 of the plat clarifies that the conveyance plat does not give approval for development on this site until the site establishes easements for the purpose of development – which shall be done via a replat in the future.

ZONING ORDINANCE

The conveyance plat request is consistent with the Comprehensive Zoning Ordinance for the (O-4) Office District.

SUBDIVISION ORDINANCE

Article 8, Section E, Miscellaneous Plats and Abandonments of the Comprehensive Subdivision Ordinance sets forth certain technical content requirements for a conveyance plat. The general elements shown on the plat meet these requirements.

CONCLUSION

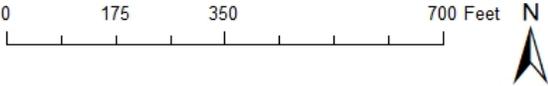
The conveyance plat is in conformance with the Comprehensive Subdivision and Zoning Ordinances.

Location & Zoning Map

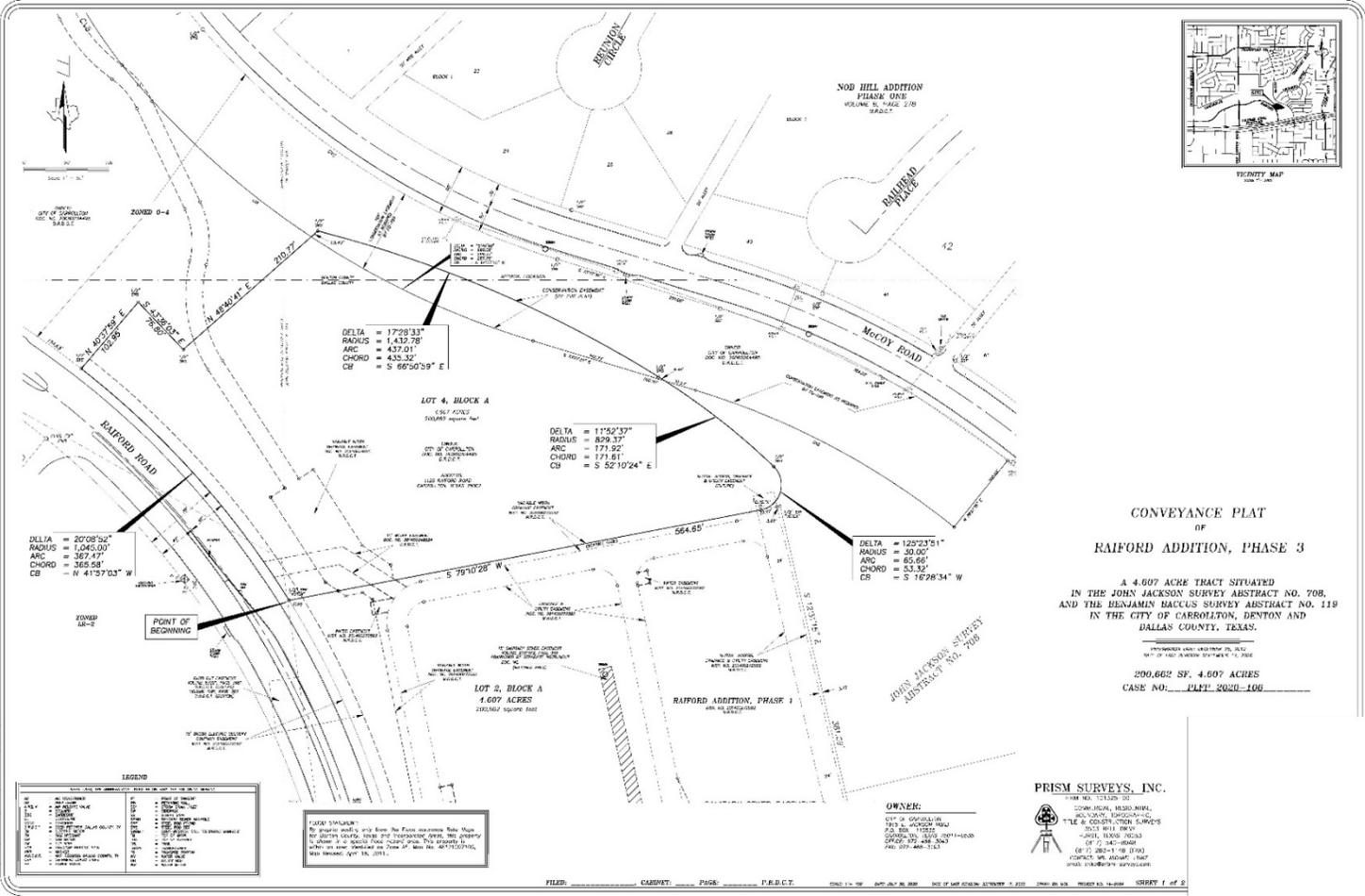
PLFP 2020-106 Raiford Addition Phase 3



 Subject Property



Applicant's Exhibit





P&Z MEETING DATE: October 1, 2020

DATE: September 21, 2020

TO: Planning & Zoning Commission

FROM: Molly J. Coryell, Planner

SUBJECT: Take Final Action On A **Replat Of The Retreat At Carrollton Marchant Hebron Addition Block A, Lot 2R** For An Approximately 4.31-Acre Tract Located At 4010 Nazarene Drive. **Case No. PLRP 2020-107 Retreat at Carrollton.** Case Coordinator: Molly J. Coryell.

BACKGROUND:

The purpose of the replat is to establish easements and new lot lines for development of an assisted living facility.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** with one stipulation.

ATTACHMENTS:

- Result sheet
- Technical Comments
- Location & Current Zoning
- Applicants Exhibits

RESULT SHEET

Date: 10/01/20

Case No./Name: PLRP 2020-107 Retreat at Carrollton

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulation:

1. The engineering plans shall be approved by the City Manager or designee prior to filing the plat with the appropriate county clerk, as required in Article VI. Final Plat, Section B. General Provisions of the City of Carrollton Comprehensive Subdivision Ordinance.

B. P&Z RECOMMENDATION from P&Z meeting: 10/01/20

Result: /Vote:

REPLAT

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

SITE ZONING: (PD-124) with a base zoning (O-2) for the Office District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(PD-124) with a base zoning (O-2) for the Office District	Place of Worship
SOUTH	(SF-7/16) for the Single-Family District	Place of Worship
EAST	(SF-7/16) for the Single-Family District	Single-Family Homes
WEST	(PD-124) with a base zoning for the Office District	(O-2) Place of Worship

REQUEST: Approval of a replat to establish easements and new lot lines for development of an assisted living facility

PROPOSED USE: Senior Care Facility

ACRES/LOTS: 4.319 acres / 1 Lot

LOCATION: 4010 Nazarene Drive

HISTORY: The property is currently undeveloped.

COMPREHENSIVE PLAN: Office – Medium Intensity

TRANSPORTATION PLAN: State Highway 121 is designated as a Controlled Access Highway, Nazarene Drive is designated as a Local Street.

OWNER: Inspired Group LLC

REPRESENTED BY: Michael A. Ponce

STAFF ANALYSIS

PROPOSAL

Applicant is requesting approval of a replat to establish easements and new lot lines for development of an assisted living facility.

PLAT ELEMENTS

The replat dedicates a 15' water easement around the perimeter of the property for the purpose of developing the site.

ZONING ORDINANCE

The replat request is consistent with the Comprehensive Zoning Ordinance for the (O-2) Office District.

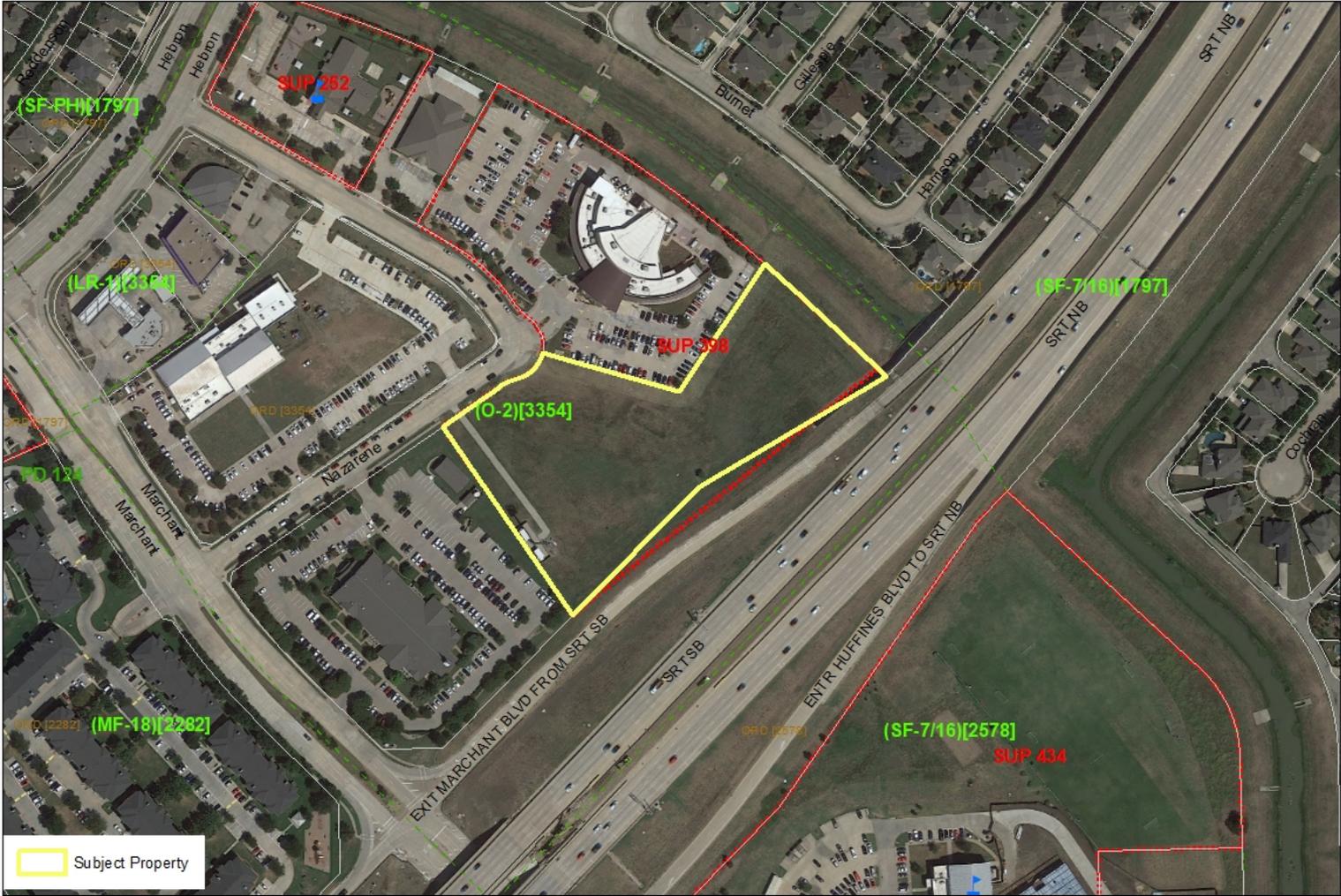
SUBDIVISION ORDINANCE

Article VII. Replat, of the Comprehensive Subdivision Ordinance sets forth certain technical content requirements for a replat. The general elements shown on the replat meet these requirements.

CONCLUSION

The replat is in conformance with the Comprehensive Subdivision and Zoning Ordinances once the stipulation is met.

Location & Zoning Map





P&Z MEETING DATE: October 1, 2020

DATE: September 24, 2020

TO: Planning & Zoning Commission

FROM: Loren Shapiro, Chief Planner

SUBJECT: Consider And Take Final Action On A **Replat Of Thomas Place** For An Approximately 19.977-Acre Tract Located On The East Side Of Denton Drive And North Side Of Hutton Branch Creek. **Case No. PLRP 20-109 Thomas Place.** Case Coordinator: Loren Shapiro.

BACKGROUND:

The purpose of the replat is to relocate a Federal Emergency Management Agency (FEMA) floodplain line and correct dedication language for two street easements along Jackson Street. A Letter of Map Revision has been approved by FEMA allowing the adjustment of the floodplain line. The new floodplain line removes several single family lots from inside the floodplain.

There are no changes to existing easements, right-of-way, or lot lines with this replat.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** as submitted.

ATTACHMENTS:

- Result Sheet
- Technical Comments
- Site Location and Zoning Map
- Applicant's Exhibits

RESULT SHEET

Date: 10/01/20

Case No./Name: PLRP 20-109 Thomas Place

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** as submitted.

B. P&Z ACTION from P&Z meeting: 10/01/20

Result: / Vote:

RESIDENTIAL REPLAT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

ZONING: PD-213 for the (SF-5/12) Single-Family Residential Detached and (SF-TH) Single-Family Townhouse Residential Districts

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential, (D) Duplex, and (MF-18) Multifamily Districts	Single-Family Detached, Duplex, and Multifamily
SOUTH	(SF-7/14) Single-Family Residential District and Downtown Transit Center, Urban Fringe and Urban General	Single-Family Detached and Rail Yard
EAST	PD-15 for the (SF-7/14) Single-Family Detached Residential District	Single-Family Detached
WEST	PD-199 for the (SF-7/14) Single-Family Detached Residential District	Single-Family Detached

REQUEST: Request to replat and reestablish the location of the FEMA floodplain and correct dedication language for two street easements along Jackson Street. The replat will not change existing lot lines, easements or right-of-way.

PROPOSED USE: Single-Family Residential Detached and Attached

ACRES/LOTS: 19.977-acres/1 lot

LOCATION: East side of Denton Drive and north side of Hutton Branch Creek

HISTORY: On February 6, 2018 City Council approved rezoning the property to PD-213 for the (SF 5/12) Single-Family Residential Detached and Townhouse Residential Districts. Beforehand, the properties were zoned Transit Center Urban Fringe and Urban General since 2005.

A replat was approved by the Planning and Zoning Commission on May 3, 2018 for 36 townhome lots, 35 casita lots, 21 villa lots, and nine common area tracts with residential streets and easements. The subdivision replat was filed with Dallas County on May 6, 2020.

COMPREHENSIVE PLAN: Mixed-Use Urban Transit

TRANSPORTATION PLAN: Denton Drive is designated a (C4U) 4-Lane Undivided Collector.

OWNER: City of Carrollton, Thomas Place Development, Ltd.; David Weekley Homes and Kindred Homes

REPRESENTED BY: Greg Helsel, Spiars Engineering

STAFF ANALYSIS

REQUEST

The purpose of this replat is to relocate the FEMA floodplain line from several single-family lots. The relocation of the floodplain line is a result of a Letter of Map Revision (LOMR) approved by FEMA. The replat also corrects wording for the dedication of two street easements to the City along Jackson Street.

PLAT ELEMENTS

Three single-family residential types, number of lots and tract configurations remain the same in the Thomas Place Subdivision. There are still 36 townhouses, 35 casitas, 21 villas, and 9 common area lots proposed.

Easements/Right-of-Way:

The subdivision configuration remains the same. No lot lines, street right-of-way or easements are modified with the replat.

ZONING ORDINANCE

The property is zoned PD-213 for the (SF-5/12) Single-Family and (SF-TH) Single-Family Townhouse Residential District. The planned development allows three housing lot types – Townhouse (single-family attached) and two single-family detached – Casitas and Villas.

The replat meets the requirements of PD-213 for the (SF-5/12) Single-Family and (SF-TH) Single-Family Townhouse Residential District standards.

SUBDIVISION ORDINANCE

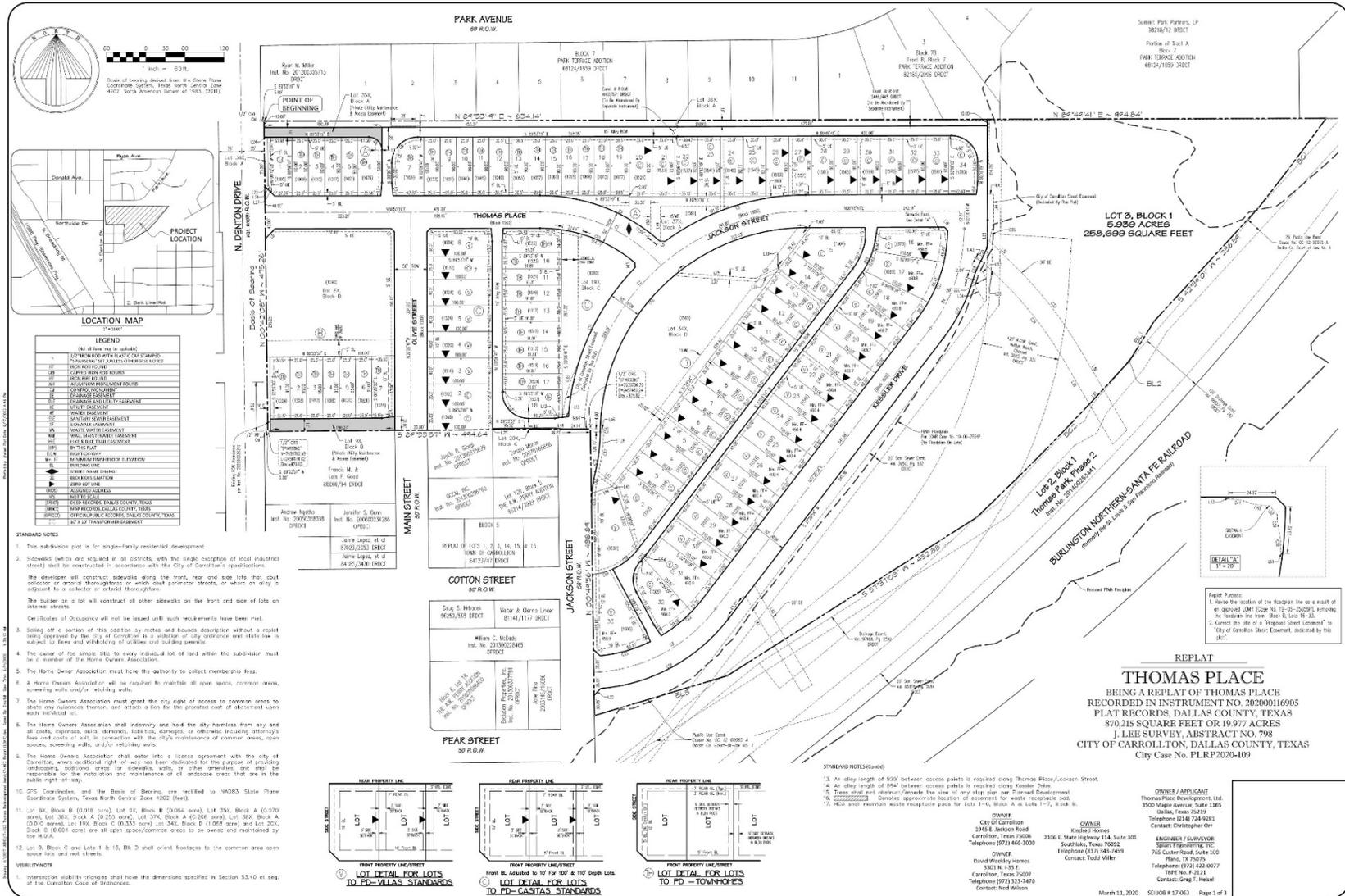
The proposed replat meets the requirements of the Subdivision Ordinance and does not modify the previously approved replat including the lot configuration, street right-of-way or easements.

CONCLUSION

The proposed replat is in conformance with all requirements of the Comprehensive Subdivision and Zoning Ordinances. Staff recommends approval of the replat, as submitted.

APPLICANT'S EXHIBITS

Agenda Item No. 5
PLRP 2020-109 Thomas Place



APPLICANT'S EXHIBITS

Agenda Item No. 5
PLRP 2020-109 Thomas Place

Line #	Length	Direction
B1	68.45'	S 31°45'06" W
B2	7.54'	S 40°19'31" W
B3	219.53'	S 73°20'54" W

Curve #	Length	Radius	Chord	Chord Bearing	Date
B1	171.96'	4141.33'	171.94'	S 37°07'02" W	7/13/04
B2	330.70'	4441.33'	330.62'	S 44°32'36" W	4/15/04

Line #	Length	Direction
L28	119.89'	S 88°32'48" E
L29	37.78'	N 69°47'57" E
L30	1.49'	S 50°30'06" E
L31	22.90'	S 63°47'57" W
L32	126.45'	N 88°52'18" W
L33	24.73'	S 20°'01'17" E
L34	37.61'	N 39°51'17" W
L35	63.04'	S 45°'29'41" E
L36	69.89'	S 30°'39'41" E
L37	31.30'	S 43°07'52" W
L38	79.86'	N 30°16'42" W
L39	46.37'	N 40°16'42" W
L40	165.12'	S 30°'39'45" E
L41	87.66'	N 30°16'18" W
L42	3.07'	N 89°49'4" E
L43	40.17'	S 00°'01'07" E
L44	5.02'	S 89°33'57" E
L45	36.73'	S 50°'00'06" E
L46	53.29'	N 00°06'41" W
L47	41.72'	N 00°06'41" W
L48	1.00'	N 83°21'17" W
L49	8.09'	N 42°43'54" W
L50	1.00'	N 00°16'19" W

Lot #	Block #	Square Feet	Average
1	A	3,791	0.016
2	A	2,250	0.052
3	A	2,250	0.052
4	A	2,250	0.052
5	A	2,250	0.052
6	A	3,375	0.075
7	A	4,075	0.084
8	A	2,250	0.052
9	A	2,250	0.052
10	A	2,250	0.052
11	A	2,250	0.052
12	A	2,745	0.053
13	A	2,745	0.053
14	A	2,250	0.052
15	A	2,250	0.052
16	A	2,250	0.052
17	A	2,250	0.052
18	A	2,250	0.052
22	A	5,225	0.074
23	A	3,225	0.051
26	A	3,210	0.051
27	A	4,158	0.073
28	A	3,150	0.072
29	A	3,150	0.072
30	A	3,150	0.072
31	A	3,150	0.072
32	A	3,150	0.072
33	A	3,150	0.072
34	A	3,931	0.084

Lot #	Block #	Square Feet	Average
1	B	2,287	0.081
2	B	2,270	0.085
3	B	2,376	0.095
4	B	2,376	0.095
5	B	2,376	0.095
6	B	3,375	0.125
7	B	2,270	0.085
8	B	2,270	0.085
9	B	2,270	0.085
10	B	2,270	0.085
11	B	2,270	0.085
12	B	2,270	0.085
13	B	2,270	0.085
14	B	2,270	0.085
15	B	2,270	0.085
16	B	2,270	0.085
17	B	2,270	0.085
18	B	2,270	0.085
19	B	2,270	0.085
20	B	2,270	0.085
21	B	2,270	0.085
22	B	2,270	0.085
23	B	2,270	0.085
24	B	2,270	0.085
25	B	2,270	0.085
26	B	2,270	0.085
27	B	2,270	0.085
28	B	2,270	0.085
29	B	2,270	0.085
30	B	2,270	0.085
31	B	2,270	0.085
32	B	2,270	0.085
33	B	2,270	0.085
34	B	2,270	0.085

Lot #	Block #	Square Feet	Average
1	C	3,557	0.282
2	C	3,500	0.280
3	C	4,000	0.292
4	C	4,000	0.292
5	C	4,000	0.292
6	C	4,000	0.292
7	C	3,500	0.280
8	C	4,287	0.306
9	C	3,338	0.277
10	C	2,295	0.253
11	C	2,295	0.253
12	C	2,295	0.253
13	C	2,295	0.253
14	C	2,800	0.264
15	C	2,800	0.264
16	C	2,295	0.253
17	C	2,295	0.253
18	C	2,295	0.253
19	C	2,295	0.253
20	C	2,295	0.253
21	C	2,295	0.253
22	C	2,295	0.253
23	C	2,295	0.253
24	C	2,295	0.253
25	C	2,295	0.253
26	C	2,295	0.253
27	C	2,295	0.253
28	C	2,295	0.253
29	C	2,295	0.253
30	C	2,295	0.253
31	C	2,295	0.253
32	C	2,295	0.253
33	C	2,295	0.253

Lot #	Block #	Square Feet	Average
1	D	6,681	0.164
2	D	5,359	0.133
3	D	3,150	0.072
4	D	3,150	0.072
5	D	3,150	0.072
6	D	3,150	0.072
7	D	3,150	0.072
8	D	3,150	0.072
9	D	3,150	0.072
10	D	3,150	0.072
11	D	3,150	0.072
12	D	3,150	0.072
13	D	3,150	0.072
14	D	3,150	0.072
15	D	1,470	0.149
16	D	4,937	0.115
17	D	5,420	0.124
18	D	4,929	0.113
19	D	4,400	0.101
20	D	4,400	0.101
21	D	4,400	0.101
22	D	4,400	0.101
23	D	4,400	0.101
24	D	4,400	0.101
25	D	4,400	0.101
26	D	4,400	0.101
27	D	4,400	0.101
28	D	4,400	0.101
29	D	4,400	0.101
30	D	4,400	0.101
31	D	5,628	0.118
32	D	5,628	0.118
33	D	7,735	0.178

Lot #	Block #	Area
19C	X	0.333
20C	X	0.004
31C	X	0.588
37C	X	0.206

Line #	Length	Direction
L1	7.11'	N 45°24'23" W
L2	23.10'	N 20°25'57" E
L3	23.10'	N 05°49'19" E
L4	23.10'	N 05°49'19" E
L5	7.31'	S 87°12'56" E
L6	28.11'	N 83°13'20" E
L7	7.07'	N 45°26'41" W
L8	21.10'	N 44°35'35" W
L9	7.07'	N 44°35'35" W
L10	23.10'	N 05°49'19" E
L11	23.10'	N 20°25'57" E
L12	11.44'	S 83°51'19" W
L13	6.37'	S 83°51'19" W
L14	1.85'	N 02°'0'33" E
L15	19.84'	N 7°19'24" W
L16	32.10'	S 70°14'05" W
L17	26.14'	N 20°32'20" E
L18	3.06'	N 45°26'41" W
L19	19.88'	S 34°06'21" E
L20	19.88'	S 22°36'28" E
L21	13.72'	N 47°30'11" W
L22	14.48'	S 42°48'03" W
L23	41.97'	S 00°57'03" W
L24	5.00'	N 89°53'19" E
L25	14.22'	N 45°24'23" W
L26	7.31'	N 45°24'23" W
L27	7.03'	N 00°26'41" W

Curve #	Length	Radius	Chord	Chord Bearing	Date
C1	31.42'	20.00'	28.28'	N 45°06'40" W	9/01/00
C2	62.83'	40.00'	56.57'	S 41°52'19" W	9/01/00
C3	62.83'	40.00'	56.57'	N 45°10'19" W	9/01/00
C4	191.31'	366.00'	188.12'	S 68°27'06" W	9/29/03
C5	200.97'	275.00'	196.53'	N 87°10'22" W	4/15/04
C10	124.71'	225.00'	123.17'	N 85°42'56" W	3/15/21
C11	256.02'	366.00'	250.81'	S 24°29'11" W	4/04/20
C12	63.00'	40.00'	56.73'	S 45°19'22" E	6/21/22
C13	22.08'	225.00'	22.07'	S 07°58'47" W	5/1/22
C14	33.74'	225.00'	33.71'	S 09°56'16" W	8/25/22
C15	61.44'	275.00'	61.31'	N 08°56'04" E	12/46/22
C16	492.21'	316.00'	443.94'	S 45°27'21" E	8/14/40
C17	47.78'	100.00'	47.31'	N 23°48'56" E	2/21/59
C18	47.46'	100.00'	47.02'	N 52°20'44" E	2/21/59
C19	55.41'	100.00'	53.26'	N 75°13'25" E	1/24/62
C20	32.57'	115.00'	32.02'	N 52°13'50" E	1/24/62
C21	48.41'	225.00'	48.18'	N 21°30'11" E	1/16/22
C22	58.56'	225.00'	58.38'	N 31°28'20" E	1/16/22
C23	7.10'	15.00'	7.10'	N 43°07'41" E	3/23/17
C24	52.17'	40.00'	43.11'	S 07°43'09" W	2/28/16
C25	82.47'	225.00'	80.24'	N 74°16'26" E	2/19/22
C26	228.87'	275.00'	223.24'	S 01°28'43" W	4/25/22
C27	101.66'	275.00'	101.06'	S 28°54'28" W	2/15/20
C28	32.32'	138.50'	30.46'	S 22°27'50" W	12/23/20
C29	22.99'	191.50'	22.97'	S 24°55'13" W	8/10/16
C30	87.35'	250.00'	86.90'	S 16°35'28" W	2/21/07

Curve #	Length	Radius	Chord	Chord Bearing	Date
C33	191.01'	615.00'	160.55'	S 37°49'41" E	1/5/00
C34	153.15'	585.00'	152.72'	N 37°49'41" W	1/5/00
C35	42.37'	161.50'	42.24'	S 17°16'23" W	1/5/01
C36	4.68'	311.00'	4.68'	S 01°50'56" E	0/5/15
C37	6.58'	280.00'	6.75'	S 05°54'23" W	12/28/15
C38	0.21'	28.00'	0.19'	N 03°48'13" W	2/15/21
C39	9.52'	22.67'	9.49'	N 05°24'07" W	16/42/24
C42	1.55'	31.84'	1.48'	N 80°33'16" W	2/16/44
C41	8.66'	27.38'	8.61'	N 80°18'27" W	2/17/48

Curve #	Length	Radius	Chord	Chord Bearing	Date	
C1	298.77'	250.00'	169.91'	262.76'	S 66°11'17" E	4/7/04
C2	528.99'	341.00'	332.46'	478.00'	N 45°33'18" E	8/31/40
C3	217.33'	250.00'	116.07'	210.95'	N 82°24'58" E	4/28/20
C4	164.01'	150.00'	85.11'	164.17'	N	

APPLICANT'S EXHIBITS

Agenda Item No. 5 PLRP 2020-109 Thomas Place

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS THOMAS PLACE DEVELOPMENT, LTD. The City of Carrollton, kindred homes and David Weebly Homes are the owners of a tract of land situated in the J Lee Survey, Abstract No. 798, City of Carrollton, Dallas County, Texas, according to the deed recorded in Document Number 201900028795 and the subject tract being all of Lot 18, Block 1, Thomas Park, Phase 2 according to the deed recorded in Instrument No. 201900028441 of the Official Public Records, Dallas County, Texas (OPRC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPARSENO" set on the south line of a tract conveyed to Ryan M. Miller, recorded in instrument No. 2000003070 (OPRC), from which a 1/2" iron rod with plastic cap found on the east line of Denton Drive, a variable width right-of-way, bears S 89°37'03" W, 5.00 feet;

THENCE N 89°37'03" E, 0.2114 feet along the south line of said Miller tract and along the south line of Block 7 of Park Terrace Addition, recorded in Volume 88124, Page 1559 of the Deed Records, Dallas County, Texas (OPRC), to a 1/2" iron rod with plastic cap stamped "SPARSENO" set for corner;

THENCE N 89°48'41" E, 994.64 feet continuing along the north line of Block 7, one of Block 7B, Park Terrace Addition, recorded in Volume 82185, Page 2096 (OPRC), and of a tract conveyed to Sammie Park Hartman, Jr., recorded in Volume 93216, Page 12 (OPRC), and Lot 1, Block 2, Thomas Park, recorded in Volume 98224, Page 22 (OPRC), to 1/2" iron rod with plastic cap stamped "SPARSENO" set for the northeast corner of lot 18 and the northeast corner of lot 2, Block 1, Thomas Park, Phase 2;

THENCE along the west line and north line of Lot 2, the following:

A non-tangent curve to the right having a central angle of 02°13'08", a radius of 4461.33 feet, a chord of S 37°07'02" W - 171.94 feet, an arc length of 179.96 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

S 42°39'01" W, 236.29 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

S 31°48'48" W, 66.15 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

S 40°19'31" W, 7.54 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

A non-tangent curve to the right having a central angle of 04°15'58", a radius of 4441.33 feet, a chord of S 44°22'26" W - 230.62 feet, an arc length of 330.70 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

S 37°37'03" W, 452.85 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

And S 73°22'54" W, 2.23 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set on the east line of Jackson Street, a 50 foot right-of-way;

THENCE N 00°49'26" W, 438.89 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPARSENO" set for the northeast corner of Jackson Street;

THENCE S 89°37'03" W, 484.64 feet along the north line of Jackson Street, and of a tract conveyed to Zorany Moran, recorded in instrument No. 2007068566, and of a tract conveyed to Joyce B. Gong, recorded in instrument No. 20130015621, and of Main Street, a 50 foot right-of-way, and of a tract conveyed to Francis and Lois Good, recorded in Volume 88056, Page 94 (OPRC), to a 1/2" iron rod with plastic cap stamped "SPARSENO" set on the east line of Denton Drive for corner, and from which the northeast corner of said Good tract bears S 89°37'03" W, 5.00 feet;

THENCE N 00°42'08" W, 475.26 feet along the east line of Denton Drive to the POINT OF BEGINNING with the subject tract containing 570,215 square feet or 19,977 acres of land.

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, of Spars Engineering Inc., a Registered Public Surveyor, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Carrollton, Texas. Dated this the ____ day of _____, 2020.



DARREN K. BROWN, R.P.S., No. 25052

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Darren K. Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, THOMAS PLACE DEVELOPMENT, LTD., the CITY OF CARROLLTON, KINDRED HOMES, and DAVID WEEBLY HOMES do hereby adopt this plat covering the hereabove described property as THOMAS PLACE. In Addition to the City of Carrollton, and do hereby dedicate to the public use forever the streets and drive shown thereon and do hereby reserve the easement shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities existing to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and over the said easement strip for the purpose of constructing, reconstructing, inspecting, and maintaining, without the necessity of any leave of absence or permission of anyone. This plat agreed subject to all plotting ordinances, rules, regulations and resolutions of the City of Carrollton, Texas.

Whence our hands, this ____ day of _____, 2020.

THOMAS PLACE DEVELOPMENT, LTD.

By: _____
Alex Hodge, Project Manager

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Alex Hodge, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

CITY OF CARROLLTON

By: _____
Signature of Owner Position in City

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

KINDRED HOMES

By: _____
Todd Miller, Division President

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Todd Miller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

DAVID WEEBLY HOMES

By: _____
Lisa Wilson, Land Acquisition Manager

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Lisa Wilson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Alex Hodge, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

CITY SIGNATURE BLOCK

On the ____ day of _____, 20____, this plat was duly approved by the Planning and Zoning Commission of the City of Carrollton.

Signed: _____
Director of Development Services

Attest: _____
City Secretary

Signed: _____
Chairman Planning and Zoning Commission

UTILITY CERTIFICATE:

"This Plat correctly presents the required easements for the development."

Attest: Gas _____

Onor: Electric Delivery _____

REPLAT
THOMAS PLACE
BEING A REPLAT OF THOMAS PLACE
RECORDED IN INSTRUMENT NO. 20200016905
PLAT RECORDS, DALLAS COUNTY, TEXAS
870,215 SQUARE FEET OR 19,977 ACRES
J LEE SURVEY, ABSTRACT NO. 798
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
City Case No. PLRP2020-109

OWNER / APPLICANT
Thomas Place Development, Ltd.
3560 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 744-9481
Contact: Christopher Ohl

OWNER
City of Carrollton
1945 E. Jackson Road
Carrollton, Texas 75006
Telephone (972) 466-3000

OWNER
Kindred Homes
2306 E. State Highway 114, Suite 301
Southlake, Texas 76082
Telephone (817) 343-7959
Contact: Todd Miller

OWNER
David Weebly Homes
3121 N. 135 E.
Carrollton, Texas 75007
Telephone (972) 323-7470
Contact: Neil Wilson

REGISTERED SURVEYOR
Spars Engineering, Inc.
705 Gates Road, Suite 100
Pflug, TX 75075
Telephone (972) 427-2097
TFR# No. F-1311
Contact: Greg T. Hellett

March 18, 2020 SE 108 # 17 063 Page 3 of 3



P&Z MEETING DATE: October 1, 2020

DATE: September 21, 2020

TO: Planning & Zoning Commission

FROM: Molly J. Coryell, Planner

SUBJECT: Consider And Take Final Action On A **Technical Site Plan For The Grand Plaza Center** For An Approximately 7.4-Acre Tract Located At The Northwest Corner of East Jackson Road and Old Denton Road. **Case No. PLTSP 2020-096 Grand Plaza Center.** Case Coordinator: Molly J. Coryell.

BACKGROUND:

This is a request for approval of a Technical Site Plan (TSP) for a new drive-through restaurant which will be a part of a new development on the northwest corner of Jackson Road and Old Denton Road.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** with one stipulation.

ATTACHMENTS:

- Results Sheet
- Technical Comments
- Applicant's Exhibits

RESULT SHEET

Date: 10/01/20

Case No./Name: PLTSP 2020-096 Grand Plaza Center

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulation:

Development shall be in general conformance with the attached conceptual site plan, landscape plan, and building elevations.

B. P&Z ACTION from P&Z meeting: 10/01/20

Result: /Vote:

TECHNICAL SITE PLAN

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

SITE ZONING: Planned Development (PD-018) for the (HC) Heavy Commercial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	Planned Development (PD-018) for the (HC) Heavy Commercial District	Oncor Easement
SOUTH	(LR-2) Local Retail	Vacant
EAST	Planned Development (PD-203) for the (SF-PH) and (SF-TH) Single-Family Attached District	Single-Family Attached
WEST	(LI) Light Industrial District	Commercial and Industrial Multi-Tenant Building/Place of Worship

REQUEST: Approval of a Technical Site Plan for a Drive-Through Window

PROPOSED USE: Retail

ACRES/LOTS: Approximately 7.4 acres / 1 undeveloped lot

LOCATION: Northwest Corner of E. Jackson Road and Old Denton Road

HISTORY: The property is currently undeveloped.

COMPREHENSIVE PLAN: Commercial (High Intensity)

TRANSPORTATION PLAN: Old Denton Road is designated as an (A6D) 6-Lane Divided Arterial, Jackson Rd is designated as a (C4U) 4-Lane Undivided Collector.

OWNER: Grand Plaza Center, LLC

REPRESENTED BY: Mark Daniels, AIA / Callaway Architects

STAFF ANALYSIS

PROPOSAL

This is a request for approval of a Technical Site Plan for a new approximately 7,200 square foot drive-through restaurant.

ORDINANCE REQUIREMENTS

Article V of the Comprehensive Zoning Ordinance requires a TSP for drive-through restaurants on properties zoned (HC) Heavy Commercial District.

Per Article XXVIII Special Conditions & Development Standards, Section F of the Comprehensive Zoning Ordinance (CZO), an approved Technical Site Plan shall expire if a building permit has not been applied for within two years from the date of site plan approval. The same section also limits the Planning and Zoning Commission's review of the Technical Site Plan to the following:

1. Provision of a safe and efficient vehicular and pedestrian circulation system.
2. Design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
3. Use of landscaping and screening to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary.
4. The placement and orientation of buildings and other facilities.

ELEMENTS TO CONSIDER

1. The proposed parking, stacking, and landscaping meet the requirements of the Comprehensive Zoning ordinance.
2. The building will be sprinklered and the site has adequate hose-lay coverage with the proposed location for the fire lanes.

CONCLUSION

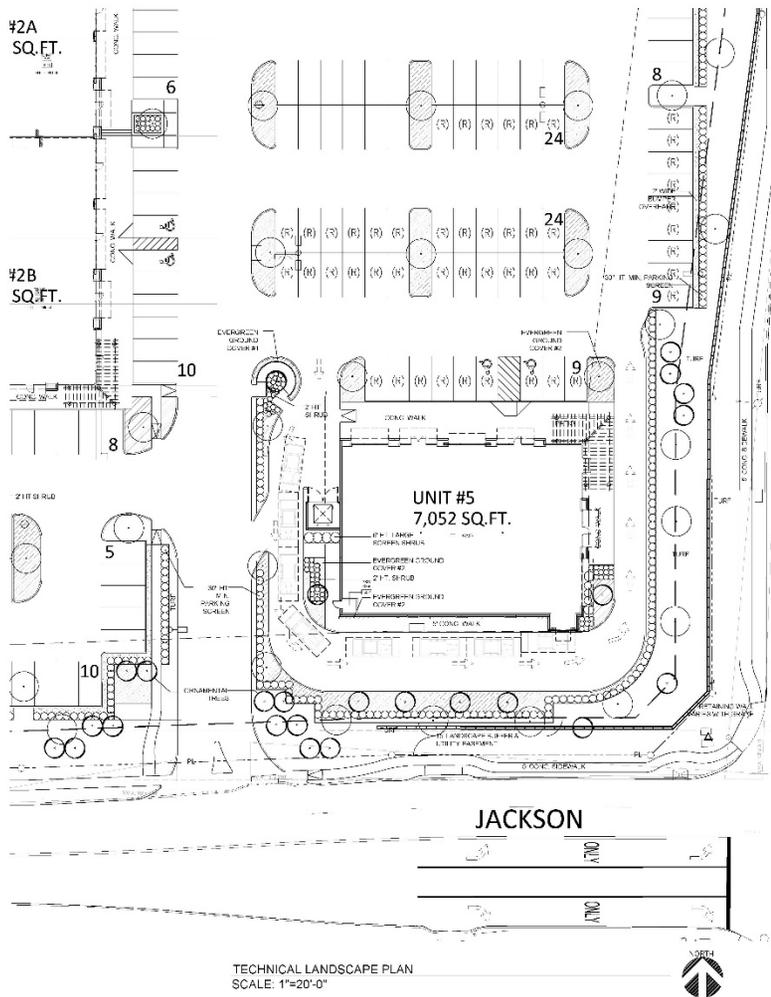
Staff believes the development proposal is consistent with the CZO, and therefore finds the proposal appropriate for this site.

SITE LOCATION AND ZONING MAP

PLTSP 2020-096 Grand Plaza Center



C:\Users\omni\Documents\RYBA - JESSY CASAGRANDE PLAZA - 19068 CALLAWAY LANDSCAPE\landscape.dwg 9/2/2020 12:42:15 PM



TECHNICAL LANDSCAPE PLAN
 SCALE: 1"=20'-0"

OLD DENTON ROAD

LANDSCAPING INFORMATION:

TOTAL LOT AREA = 322,431 SF 7.40 AC.
 LANDSCAPE AREA = 86,969.85 SF 1.99 AC.
 10% LANDSCAPE REQUIRED
 18% LANDSCAPE PROVIDED

CATEGORY OF PLANT MATERIAL

- 3" MIN. CALIPER SHADE TREE
- 10'-12" HT. ORNAMENTAL TREE
- MIN 20' HT. PARKING SCREEN SHRUB
- 6' HT. LARGE SCALE EVERGREEN SHRUB
- GROUND COVER #1
- GROUND COVER #2
- TURF
- TURF AREA

PLAN KEY

- LANDSCAPED AREA
- 2' WIDE CAR OVERHANG AREA
- LANDSCAPE RED EDGE
- SITE DISTANCE ANGLE



A NEW DEVELOPMENT FOR
Grand Plaza Center
 10 82 W JACKSON CARROLLTON, TX

REVISIONS:

JOB NO: 19068

TECHNICAL SITE
 LANDSCAPE PLAN

L2.00

DATE: 09/21/2020



P&Z MEETING DATE: October 1, 2020

DATE: September 24, 2020

TO: Planning & Zoning Commission

FROM: Loren Shapiro, AICP, Planning Manager

SUBJECT: Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 5-Acre Tract Zoned PD-218 For The (O-2) Office District And Located At The Northwest Corner Of Josey Lane And Walnut Avenue To Amend Planned Development District 218 To Revise Conceptual Plans And Modify The Development Standards Allowing An Other Individual & Family Services Facility With Ancillary Uses; Amending The Official Zoning Map Accordingly. **Case No. Case No. PLZ2020-108 Metrocrest Services - 2.** Case Coordinator: Loren Shapiro.

BACKGROUND:

This request amends PD-218 to allow an “Other Individual & Family Services” use for phased occupancy of an existing building with future expansion. The applicant proposes to develop the property in three phases leading to the replacement of the existing building with a new facility within 60 months.

FINANCIAL IMPLICATIONS:

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

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** with stipulations.

ATTACHMENTS:

- Results Sheet
- Technical Comments
- Public Comments
- Site Location Map
- Applicant’s Exhibits

RESULTS SHEET

Date: 10/01/20

Case No./Name: PLZ2020-108 Metrocrest Services - 2

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulations:

1. Development shall be in accordance with the following special conditions, restrictions, and regulations:
 - a. “Other Individual & Family Services” use shall be allowed for phased occupancy, in general conformance with exhibits for Phases I, II and III, exhibits C, D and E, respectively.
 - b. A temporary volunteer shelter housed in a shipping container shall be allowed as shown on Exhibits for Phase I and II. The shipping container shall be removed prior to issuance of a Certificate of Occupancy for Phase III.
 - c. Walnut Street vehicular access shall be prohibited except for emergency services with the placement of a driveway gate.
 - d. Phase III (Master Plan) shall be completed, demonstrated with a valid Certificate of Occupancy, not more than 60 months following adoption of this ordinance.
 - e. The new facility, shown in Phase III, may include food pantry and storage for food donations, and a community garden, as an accessory use(s) to “Other Individual & Family Services” only.

B. P&Z ACTION from P&Z meeting: 10/01/20

Result: /Vote:

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 11/17/20:

Result: /Vote:

ZONING CHANGE

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-218 for the (O-2) Office District and SUP 317

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LR-2) Local Retail District and (O-2) Office District	Medical Office and Parking
SOUTH	(SF-8.4/16) Single-Family Residential District	Single-Family Residential Subdivision
EAST	(LR-2) Local Retail District and JBL Overlay District	Shopping Center
WEST	(SF-8.4/16) Single-Family Residential District and SUP-78 for Day Care, Private School & Family Life Center	CFBISD School
REQUEST:	This request amends PD-218 to allow an “Other Individual & Family Services” use for phased occupancy of an existing building with future expansion. A new facility on the subject tract will replace the existing and short-term phasing within 60 months.	
PROPOSED USE:	Other Individual & Family Services Facility	
ACRES/LOTS:	Approximately 5 Acres/1 lot	
LOCATION:	1835 Walnut Avenue	
HISTORY:	On June 9, 2020 City Council approved Resolution 4440 amending the Future Land Use Map from Single-Family Detached Residential to Medium Intensity Office. On the same day, Council adopted Ordinance Number 3962 establishing PD-218 for the (O-2) Office District zoning to allow “Other Individual & Family Services” in a new facility as provided on the concept plans. SUP-317 was approved in 2004 for a child day care.	
COMPREHENSIVE PLAN:	Single-Family Detached Residential	
TRANSPORTATION PLAN:	Josey Lane is designated as an (A6D) 6-Lane Divided Arterial. Walnut Avenue and Pearl Street are designated as Local Roadways.	
OWNER:	First Christian Church	
REPRESENTED BY:	Bennett Ratliff	

STAFF ANALYSIS

PROPOSAL:

This is a request to amend Planned Development (PD-218) for the (O-2) Office District to allow an “Other Individual & Family Services” use for phased occupancy of an existing building with future expansion. The applicant proposes to develop the property in three phases leading to the replacement of the existing building with a new facility within 60 months.

ZONING

1. The Comprehensive Zoning Ordinance describes Metrocrest Services as an “Other Individual & Family Services” use under Article V *Use of Land and Structures*.
2. The property is zoned PD-218 for the (O-2) allowing “Other Individual & Family Services” but only as provided on the concept plans (in a new facility). The use is not allowed to operate in the existing building with the current zoning.

ELEMENTS TO CONSIDER

3. Metrocrest Services provides programs to individuals, families, and seniors in need that lead to self-sufficiency and fosters independence. The non-profit organization operates at a leased facility at 13801 Hutton Drive in Farmers Branch.
4. Metrocrest Services had planned relocation to the subject property upon completion of the new facility (shown on the approved concept plans). However, with ongoing COVID pandemic, the demand for services has increased dramatically, exceeding the capacity of their current facility in Farmers Branch.
5. Metrocrest Services is requesting an amendment to the PD to allow operations to occur in the existing First Christian Church building. The applicant proposes three phases to mitigate traffic and land use compatibility (See applicant’s narrative). The three phases are provided as exhibits in the staff report.
6. Phase 1 proposes administrative offices and a food pantry, without warehouse storage, occupying the existing building.
 - a. A volunteer shelter will occupy a temporary shipping container along the south side of the building. The shipping container shall be removed from the property prior to issuance of a certificate of occupancy for the new facility (Phase 3).
 - b. An access gate would close public access to the existing driveway from Walnut Avenue, except for emergency vehicles. Limiting access to the property from Walnut Avenue will reduce traffic impact for residents in homes along the street.
 - c. Additional landscaping shall be added along Josey Lane and Walnut Avenue. Ornamental metal fencing shall be provided adjacent to Walnut Avenue.
 - d. A landscaped parking lot, access driveway to Josey Lane, and temporary fire lane will be constructed to the east and north of the existing building.

7. Phase 2 allows Metrocrest Services to occupy the existing building during construction of the new facility.
 - a. Phase 2 includes parking lot expansion to the northeast, and completion of landscaping along Josey Lane and Pearl Street.
 - b. A new driveway is added from Pearl Street.
 - c. The classroom and office wing of the existing church would be demolished.
8. Phase 3 (Completed Facility - Master Plan)
 - a. Includes the completion of the permanent facility and demolition of the remaining existing building.
 - b. The facility will include administrative offices, a food pantry and storage for food donations, and a community garden.
 - c. All remaining landscaping, parking, loading spaces, and connection of the fire lanes shall be completed.
 - d. Phase 3 closes driveway access permanently to Walnut Avenue and removes the old driveway access from Pearl Street. The proposal will not have vehicular access to and from Walnut Avenue, removing any non-residential traffic into the facility.
 - e. The shipping container shall be removed from the property prior to issuance of a certificate of occupancy for the new facility.
 - f. The proposed Phase 3 plan is identical to the concept plan approved by P&Z and City Council earlier this year.
9. Metrocrest Service has indicated completion of Phase 3 will occur in 5 years (60 months).
10. The Phase 3 conceptual plans orient the building on the northern portion of the property minimizing visibility and commercial traffic to the nearby residential neighborhood to the south.
11. The building elevations provided match the approved facades approved earlier this year.
12. Special Use Permit No. 317 (SUP-317) was approved in 2004 for a child day care and is currently occupying a portion of the church. After Metrocrest Services purchases the property and the church leaves, staff will initiate repealing the SUP under a separate public hearing and ordinance.

CONCLUSION:

Staff believes the proposed use and phased development of the property is appropriate with the staff stipulations contained in the staff report. The revised PD amendments should not adversely affect surrounding properties.

APPLICANT'S NARRATIVE

Agenda Item No. 7
Case No. PLZ2020-108 Metrocrest Services - 2

From: Bennett Ratliff <bennett@ratliffgroup.com>
Sent: Friday, September 18, 2020 7:12 AM
To: Loren Shapiro <Loren.Shapiro@cityofcarrollton.com>
Cc: Tracy Eubanks <teubanks@metrocrestservices.org>
Subject: Re: [EXT]Revised Metrocrest Drawings

Loren,

Metrocrest Services has been serving Carrollton, Farmers Branch, Addison, Coppell, and a small portion of the City of Dallas (in Denton County) since 1971. Next year, 2021, is our 50th Anniversary year. We are excited to move back to Carrollton.

We will purchase the First Christian Church property at 1835 Walnut (address will be 1145 N. Josey). We will close on the property on December 16, 2020. Our plan, upon closing, was to continue to occupy our leased facility at 13801 Hutton, Farmers Branch while raising money to build the new facility. We expected the process to raise the funds and to build to take 3-4 years. Due to COVID, and the impact it has had on those we serve, our volume has increased dramatically. Our current facility has exceeded its physical capacity to the point that effectively providing critical services such as food and rent assistance is at risk. We therefore have determined that occupying First Christian Church in its current state is necessary to ensure we can continue to provide the support needed for our neighbors and to potentially accelerate the fundraising process in what are uncertain times for our donors.

Metrocrest Services is requesting an amendment to our zoning to allow us to move all our operations, except storage, to the existing Church buildings. This includes both administrative offices as well as the food pantry. We understand that this was not the originally approved use of the facility but the pandemic has necessitated that we pursue this path.

We are sensitive to the concerns of the neighbors, especially along Walnut, and have developed a plan to occupy that should not create issues for the neighborhood. As such, we have prepared a three phase approach to our occupancy of the facility:

Phase 1 will add landscaping and the permanent fence along Walnut and move all traffic to Pearl Street and Josey Lane. We will construct a small parking lot and temporary fire lane on Josey in order to establish our permanent Josey Lane address, close the driveway on Walnut (except to emergency vehicles) and do some minor remodeling inside the facility to accommodate our programs. This work will be completed prior to, or concurrent with, our move to the facility in early 2021.

In Phase 2, we will continue to occupy a portion of the facility during the construction phase of the new building, expand the parking and access and demolish the classroom/office wing of the existing facility. This will be also be a temporary arrangement only during the construction phase and we will work with our construction team to honor our commitment to the residents on Walnut and provide safety to our staff and clients. We will move to this phase as soon as we have raised the capital to start construction.

Phase 3 will be the permanent facility and site development that has already been approved. We will occupy the new building and demolish the remainder of the existing church once construction is complete.

APPLICANT'S NARRATIVE

Agenda Item No. 7

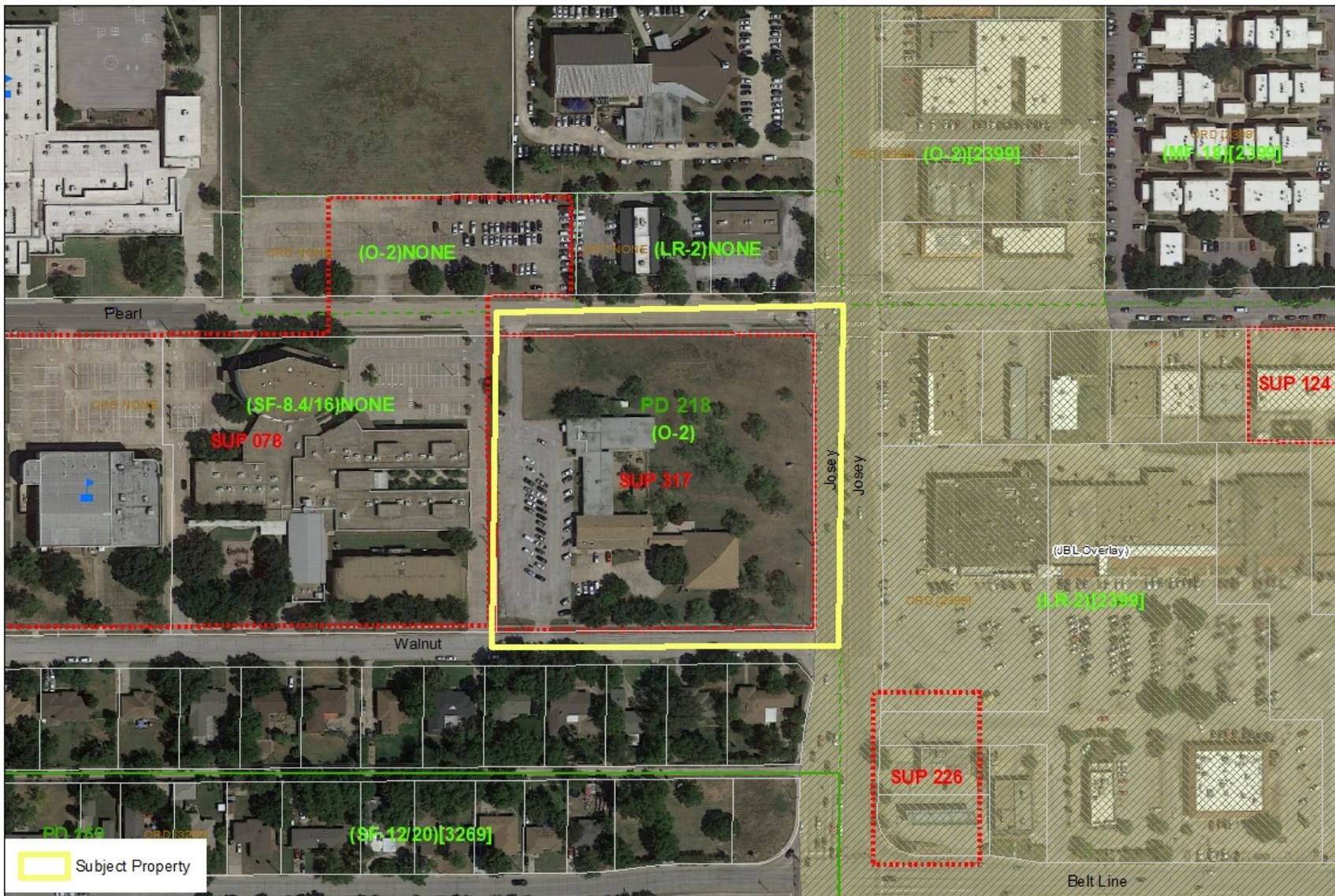
Case No. PLZ2020-108 Metrocrest Services - 2

Due to the pandemic and related economic impact on our donors, there is more uncertainty in terms of when construction will begin. However, we will begin the fundraising campaign this fall and believe we can raise the funds and complete the project within 60 months.

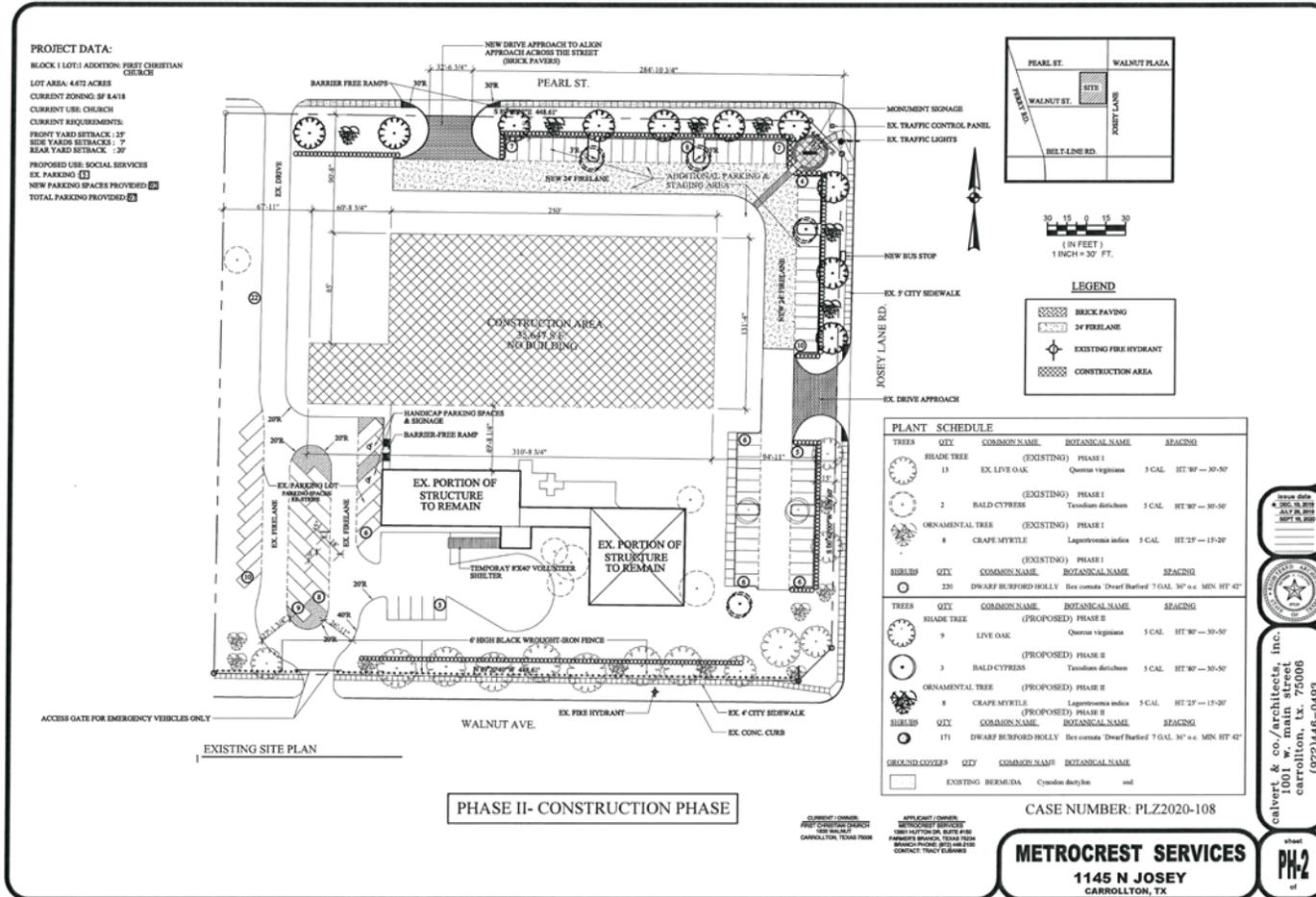
Bennett Ratliff, President
The Ratliff Group, LLC
Office 972-304-8800
Cell 214-707-2924
bennett@ratliffgroup.com

ZONING LOCATION MAP

Agenda Item No. 7
Case No. PLZ2020-108 Metrocrest Services - 2



CONCEPTUAL SITE PLAN - PHASE 2



CONCEPTUAL BUILDING ELEVATION (1 OF 2)



1 PEARL ST. VIEW



2 JOSEY LANE VIEW



4 WALNUT AVE. VIEW



5 LOADING DOCK VIEW

CURRENT / OWNER:
 FIRST CHRISTIAN CHURCH
 100 WALNUT
 CARROLLTON, TEXAS 75006

APPLICANT / OWNER:
 METROCREST SERVICES
 1301 HUTTON DR. SUITE #100
 FARMERS BRANCH, TEXAS 75244
 BRANCH OFFICE: 807-462-1100
 CONTACT: TRACY EUBANK

CITY FILE NO. PLZ2020-4X2"

METROCREST SERVICES
 1145 N JOSEY
 CARROLLTON, TX

Issue date
 * JAN 28, 2020
 MAR 17, 2020
 MAR 24, 2020



calvert & co./architects, inc.
 1001 W. MAIN STREET
 CARROLLTON, TX 75006
 (972)446-0493

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PD.3
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CONCEPTUAL BUILDING ELEVATION (2 OF 2)



CORNER VIEW #2

CURRENT OWNER:
 1901 CARRINGTON BLVD
 1000 W. MAIN ST
 CARROLLTON, TEXAS 75006

APPLICANT / OWNER:
 METROCREST SERVICES, INC.
 1001 W. MAIN STREET
 CARROLLTON, TEXAS 75006
 CONTACT: TRACY SWANSON

CITY FILE NO. PLZ 2020-4X27

METROCREST SERVICES
 1145 N JOSEY
 CARROLLTON, TX

Issue date
 - MAR. 26, 2020
 MAR. 17, 2020
 MAR. 26, 2020

APPROVED
 CITY OF
 CARROLLTON, TEXAS

calvert & co./architects, inc.
 1001 w. main street
 carrollton, tx. 75006
 (972)446-0493

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