



**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.

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**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

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**GENERAL PROJECT INFORMATION**

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

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
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



