

**NOTICE OF PUBLIC MEETING
CITY OF CARROLLTON
RE-DEVELOPMENT SUB-COMMITTEE**

October 13, 2020
4:30 pm
Conference Room 1W2

AGENDA

- I. Review and Approve Minutes of the September 1, 2020 Sub-Committee Meeting.
- II. Consider an Application for a Single-Family Rehabilitation Grant at 1833 Spring Avenue.
- III. Consider an Application for a Single-Family Rehabilitation Grant at 2304 Halifax Drive.
- IV. Consider an Application for a Single-Family Rehabilitation Grant at 1021 Ryan Avenue.
- V. Discuss Eliminating the (NS) Neighborhood Services Zoning District from the Comprehensive Zoning Ordinance.
- VI. Other Business.

CERTIFICATE – *I certify that the above agenda giving notice of a meeting was posted on the City website of Carrollton, Texas on the 6 day of October, 2020 at 5:00 pm.*

Chloe Sawatzky

Chloe Sawatzky, Deputy City Secretary

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MINUTES

CITY OF CARROLLTON RE-DEVELOPMENT SUB-COMMITTEE

September 1, 2020
4:30 pm

TELEPHONIC MEETING

City Council Sub-Committee members present were Chairman Glen Blanscet, Steve Babick and Young Sung. City staff members present were Marc Guy, Cory Heiple, Meagan Tucker, Ravi Shah, Robert Winningham, Jody Byerly, Loren Shapiro, Molly Coryell, Susan Keller and Kelli Lewis.

Mr. Blanscet called the meeting to order at 4:30 pm.

- I. ***Review and Approve Minutes of the August 4, 2020 Sub-Committee Meeting.*** The minutes were approved as presented.

- II. ***Consider an Application for a Single-Family Rehabilitation Grant at 3016 Ravine Trail.*** Meagan Tucker presented this item. The property owner's rehab proposal is to replace existing windows and doors with energy-efficient windows and doors. The total project cost is \$11,350, resulting in grant eligibility of \$2,837.50.

The Sub-Committee recommended favorably for the grant as submitted.

- III. ***Consider an Application for a Single-Family Rehabilitation Grant at 1200 East Russell Avenue.*** Meagan Tucker presented this item. The property owner's rehab proposal is to replace existing windows with energy-efficient windows and replace an oak tree in the rear yard that was destroyed by a recent storm. The total project cost is \$5,771.94, resulting in grant eligibility of \$1,442.98.

The Sub-Committee discussed whether the oak tree replacement was consistent with the program policy since it is in the rear yard. The property is a corner lot and the tree would be visible from the adjacent public street. As a result, the Sub-Committee felt that its replacement was consistent with the intent of the program policy.

The Sub-Committee recommended favorably for the grant as submitted.

- IV. ***Consider an Application for a Single-Family Rehabilitation Grant at 2708 Mill Trace.*** Meagan Tucker presented this item. The property owner's proposal is to replace gutters and vinyl siding with Hardie Board siding. The total project estimate is \$12,291.55, resulting in grant eligibility of \$3,072.89.

The Sub-Committee discussed the existing vinyl siding, which appeared to be in good condition based upon the presentation photos. The Sub-Committee tabled the application, seeking more photos of the existing vinyl siding on the entire house to assess its condition.

- V. ***Discuss Eliminating the (NS) Neighborhood Services Zoning District from the Comprehensive Zoning Ordinance.*** Molly Coryell presented this item, which is part of the Sub-Committee's 2020-21 workplan. The project intent is to eliminate the (NS) Neighborhood Services District from the Zoning Ordinance. This district is intended to accommodate very low intensity uses in areas that are near or adjacent to residential neighborhoods. Contemporary land use trends have rendered the district obsolete and is no longer needed in the Zoning Ordinance. Only three properties in the City are currently zoned to the (NS) District.

Staff has analyzed the current uses on the tracts zoned for the (NS) District, and has concluded that the (LR-1) Local Retail District, which is also a very restrictive district intended for properties near residential neighborhoods, would be a suitable replacement zoning category for these properties.

Staff is recommending that the text of the Zoning Ordinance be amended to remove the (NS) District, and initiate rezoning of the three (NS)-zoned properties to the (LR-1) District. An implementation process and target timeline were presented.

The Sub-Committee was receptive to the project layout but wanted to discuss the item further at the next Sub-Committee meeting after staff has had an opportunity to discuss the proposal with the affected property owners.

- VI. ***Other Business.*** There was no other business.

The meeting adjourned at 5:03 pm.