

### **AGENDA**

Planning & Zoning Commission January 5, 2012 - 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 **December 1, 2011**.

### **PUBLIC HEARINGS**

- 2. Hold a public hearing and consider approval of a **Special Use Permit for a Multi-Family Residential Development**. The approximately 5-acre tract is located on the north side of Frankford Road at the intersection of Trade Center Drive and is zoned PD-188 for the (TC) Transit Center District, Urban General Sub-District. Case No. 12-11SUP2 Frankford Station Lofts/Minor Alexander. Case Coordinator: Christopher Barton.
- 3. Hold a public hearing and consider approval of a **Special Use Permit to allow an indoor Trampoline Park (classified as All Other Amusement and Recreational Industries)**. The 6.1-acre site is located at the southwest corner of Frankford Road and Eisenhower Street and is zoned (LI) Light Industrial District and Gateway District. Case No. 01-12SUP1 Sky Zone/James Hanna, H4 Enterprises, Inc. Case Coordinator: Loren Shapiro.
- 4. Hold a public hearing and consider approval of **Amendments to the Future Land Use Map of the Comprehensive Plan**. The request is to change the future land use designation from High Intensity Commercial to Single Family Detached. The approximately 30-acre site is located at the southeast corner of S.H. 121 (Sam Rayburn Tollway) and Carrollton Parkway and is zoned PD-123 for the (FWY) Freeway District. Case No. 01-12MD1 Estates of Indian Creek 7/JBI Partners. Case Coordinator: Loren Shapiro.
- 5. Hold a public hearing and consider approval of Amendments to PD-123 for the (FWY) Freeway District to rezone to (SF) Single Family with amended development standards. The approximately 30-acre site is located at the southeast corner of S.H. 121

- (Sam Rayburn Tollway) and Carrollton Parkway and is zoned PD-123 for the (FWY) Freeway District. Case No. 01-12Z1 Estates of Indian Creek 7/JBI Partners. Case Coordinator: Loren Shapiro.
- 6. Hold a public hearing and consider approval of **Amendments to the Transportation Plan of the Comprehensive Plan**. The request is to change the designation of Chickasaw Drive from a (A4D) 4-Lane Divided Arterial to a (C2U) 2-Lane Undivided Collector. Chickasaw Drive is located between S.H. 121 (Sam Rayburn Tollway) and Maumee Drive. Case No. 01-12MD2 Estates of Indian Creek/JBI Partners. Case Coordinator: Loren Shapiro.
- Map of the Comprehensive Plan to change an approximately 229.24-acre site from Mixed-Use/Urban (mixed use) uses to Single-Family Detached Residential, Multi-Family Residential, Medium-Intensity Office and Medium-Intensity Commercial uses. The property consists of three major tracts. The first is located at the southeast corner of Plano Parkway and Parker Road, the second is on the south side of Plano Parkway west of the Burlington Northern & Santa Fe Railroad and the third is located at the northwest corner of Plano Parkway and Dozier Road. All three tracts are currently zoned PD-175 for the (SF-TH) Single-Family Townhouse, (MF-18) Multi-Family Residential, (O-4) Office and (LR-2) Local Retail Districts. Case No. 01-12MD3 Mustang Park (Comp Plan)/Dowdy Anderson & Assoc. Case Coordinator: Christopher Barton.
- 8. Hold a public hearing and consider approval of Amendments to PD-175 for the (SF-TH) Single-Family Townhouse, (O-4) Office and (LR-2) Local Retail Districts to rezone to the (SF-TH) Single-Family Townhouse, (O-2) Office, (LR-2) Local Retail and (MF-18) Multi-Family Residential Districts with Amended Development Standards. The approximately 155-acre site is located on the south side of Plano Parkway between the Burlington Northern & Santa Fe Railroad and Parker Road (F.M. 544), and is currently zoned PD-175 for the (SF-TH) Single-Family Townhouse, (O-4) Office and (LR-2) Local Retail Districts. Case No. 01-12Z2 Mustang Park (Zoning)/Dowdy Anderson & Assoc. Case Coordinator: Christopher Barton.

### INDIVIDUAL CONSIDERATION

9. Hold a public hearing and consider approval of **Text Amendments to the Comprehensive Zoning Ordinance** regarding changes to Article XX. <u>Transit Center</u> regarding prohibited uses. Case No. 01-12ZT1 Transit Center Prohibited Uses/City of Carrollton. Case Coordinator: Christopher Barton.

### **OTHER BUSINESS:**

- a. Selection of P&Z rep to CIPAC
- b. Staff Reports

**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.

### **ADJOURNMENT**

# 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 or postponed, 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: December 29, 2011

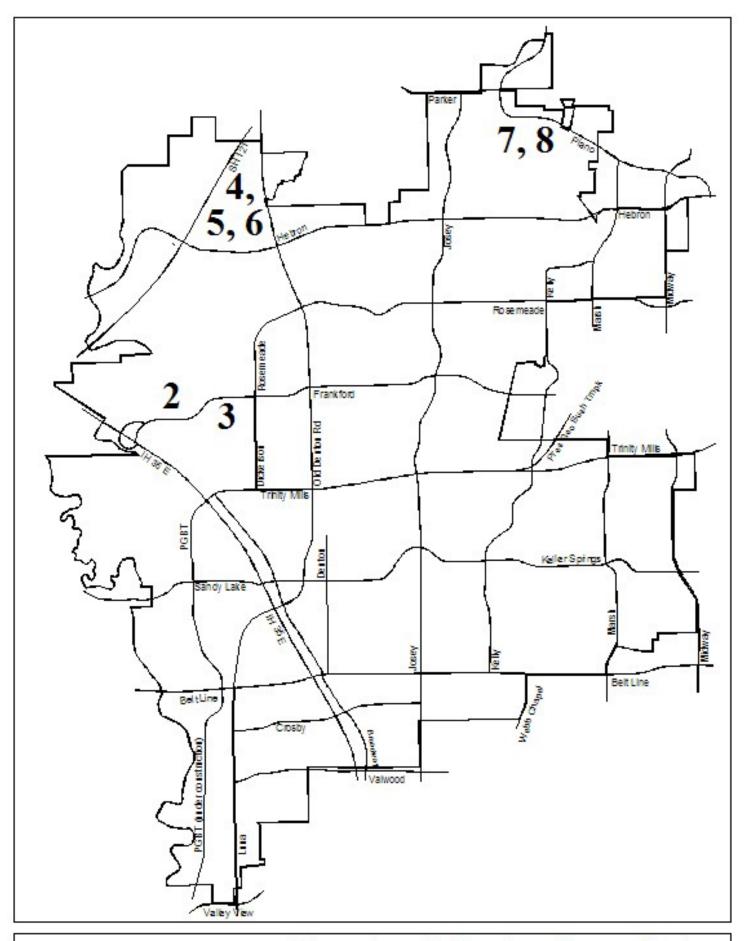
TIME POSTED: 5:00 PM
POSTED BY: Lydia Tormos

# 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-Ninth day of December, 2011, at 5:00 PM.

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 January 5, 2012