



AGENDA

Planning & Zoning Commission
January 10, 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 **December 6, 2012.**

INDIVIDUAL CONSIDERATION

2. Consider final action approval of a **Final Plat for Mustang Park, Phase 6.** The approximately 45.498-acre tract is located approximately 1,500 ft southwest of the intersection at Dozier Road and Plano Parkway, and is currently zoned PD-175 for the (SF-5/12), (SF-7/16) and (SF-10/18) Single-Family Residential Districts. Case No. 01-13FP1 Mustang Park Phase 6/Dowdey Anderson & Associates, Inc. Case Coordinator: Michael McCauley.
3. Consider final action approval of a **Replat for Wellington Run, Phase 5.** The approximately 7.807-acre tract is located on the northwest corner of Marsh Lane and Running Duke Drive and is currently zoned PD-80 for the (SF-5/12) Single-Family Residential District. Case No. 01-13RP1 Villas of Wellington Run/Wilbow Corporation, Inc. Case Coordinator: Christopher Barton
4. Consider final action approval of a **Replat for the Estates of Indian Creek, Phase 8.** The approximately 7,522 sq ft site is located on the west side of Comanche Drive just south of Kiowa Drive and is zoned PD-123 for the (SF-TH) Single-Family Townhouse District. Case No. 01-13RP3 Estates of Indian Creek Phase 8/USA Professional Services Group, Inc. Case Coordinator: Michael McCauley.

PUBLIC HEARINGS

5. Hold a public hearing and consider approval of a **Special Use Permit for an Accessory Use on a Lot Separate from the Main Use.** The approximately 3.55-acre site is located

on the north side of Crosby Road between IH-35E and the Burlington Northern & Santa Fe Railroad and is currently zoned for the (FWY) Freeway Commercial District with the I-35E Interstate Overlay District. Case No. 01-13SUP1 Edwards Mail Service/Studio & Crew, Inc. Case Coordinator: Michael McCauley.

6. Hold a public hearing and consider approval of an **Amendment to Special Use Permit No. 211**. The approximately 3.617-acre site is located at 1029 Seminole Trail and is currently zoned PD-39 for the (O-1) Office District with SUP 211 for an assisted living facility. Case No. 01-13SUP2 Villagio of Carrollton/Terry K. Baumeister. Case Coordinator: Michael McCauley.
7. Hold a public hearing and consider approval of a revision to an approved **Technical Site Plan for The Cumberland at Mustang Park**. The approximately 9.927-acre site is located on the south side of Plano Parkway between Parker Road (FM 544) and the Burlington Northern & Santa Fe Railroad (future southwest corner of Plano Pkwy. and Mustang Pkwy.) and is zoned PD-175 for the (MF-18) Multi-Family District. Case No. 12-12TSP2 The Cumberland at Mustang Park/Cadence Diversified, L.P. Case Coordinator: Michael McCauley.
8. Hold a public hearing and consider approval of an **Amendment to the Future Land Use Map of the Comprehensive Plan**. The request is to change the future land use designation from Medium Intensity Commercial to Single Family Detached. The approximately 13.507-acre site is located at the northwest corner of Old Denton Road and Carrollton Parkway and is currently zoned PD-123 for the (LR-2) Local Retail District. Case No. 12-12MD1 The Ridge (comp plan)/Nathan D. Maier, Inc. Acquisition. Case Coordinator: Mike McCauley.
9. Hold a public hearing and consider approval of **Amendments to PD-123 for the (LR-2) Local Retail District, changing the base zoning to the (SF-5/12) Single-Family Residential District with modified development standards**. The approximately 13.507-acre site is located at the northwest corner of Old Denton Road and Carrollton Parkway and currently is zoned PD-123 for the (LR-2) Local Retail District. Case No. 12-12Z1 The Ridge (zoning)/Nathan D. Maier, Inc. Case Coordinator: Michael McCauley.
10. Hold a public hearing and consider approval of **Text Amendments to the Comprehensive Zoning Ordinance** regarding adding new provisions regulating renewable energy systems in single-family zoning districts. Case No. 01-13ZT1 Single-Family Residential District Amendments/City of Carrollton. Case Coordinator: Michael McCauley.

OTHER BUSINESS:

- a. **Case No. 01-13MD1** Annual Activity Report
- b. **Case No. 01-13MD2** Status of SUP 394 for a Day Care Center
- c. **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, 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: January 3, 2013
TIME POSTED: 4:30 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 Third day of January, 2013, 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.