

### **AGENDA**

Planning & Zoning Commission March 7, 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 **February 7, 2013**.

### INDIVIDUAL CONSIDERATION

2. Discuss and consider approval of a **Replat to combine two adjoining vacant lots into one**. The approximate 0.115 acres is located at the northeast corner of N. Denton Drive and Pear Street and is currently zoned (SF-7/14) Single Family Residential District. Case No. 03-13RP1 New Carrollton Replat/Arthur Surveying Co., Inc. Case Coordinator: Michael McCauley.

### **PUBLIC HEARINGS**

- 3. Hold a public hearing and consider approval of a request for approval of an **Alternate Landscape Plan** for the new building proposed for 1825 W. Belt Line Road. The 16.25-acre site is located on the south side of Belt Line Road between SH 190 Hwy and Westgate Drive and is zoned for (LI) Light Industrial District. Case No. 03-13MD1 1825 W. Belt Line Rd. (Alternate Landscaping)/Pritchard Associates, Inc. Case Coordinator: Lorri Dennis.
- 4. 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 IH-35E Interstate Overlay District. Case No. 01-13SUP1 Edwards Mail Service/Studio & Crew, Inc. Case Coordinator: Michael McCauley.

- 5. Hold a public hearing and consider approval of a **Special Use Permit for Accessory Buildings Not Meeting the Façade Masonry Requirement**. The approximately 3.9-acre site is located at 3918 Old Denton Road and currently is zoned PD-89 for the (O-2) Office District. Case No. 02-13SUP1 Dallas Agape Mission Church/Pastor Chang Youn. Case Coordinator: Michael McCauley.
- 6. Hold a public hearing and consider approval of a **Special Use Permit for a Used Car Dealership with Accessory Automobile Repair Service or Garage.** The approximately 2.5-acre site is located at 1010 Hutton Drive and currently zoned for the (LI) Light Industrial District. Case No. 03-13SUP1 Certified Autoplex/Kami Akhaveissy. Case Coordinator: Michael McCauley.
- 7. Hold a public hearing and consider approval of a **Change in Zoning for Mustang Park Tract 9** to the (SF-5/12) Single-Family Residential District with modified development standards. The approximately 26-acre site is located on the south side of Plano Parkway abutting the west side of the Burlington Northern & Santa Fe Railroad and the north side of the Kansas City Southern Railroad and is currently zoned PD-175 for the (MF-18) Multi-Family Residential District. Case No. 03-13Z2/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.
- 8. Hold a public hearing and consider approval for an **Amendment to the Future Land Use Map** to change the future land use designation from High Intensity Commercial to Transit Center (Mixed Use) uses. The approximately 6.93-acre site is located at the northwest corner of MacArthur Drive at Trinity Mills Road and is currently zoned for the (LI) Light Industrial District. Case No. 05-12MD2 MacArthur at Trinity Mills (comp plan)/MacArthur-SH 190 Ltd. Case Coordinator: Christopher Barton.
- 9. Hold a public hearing and consider approval of a **Change in Zoning to Establish a New Planned Development District** for the (TC) Transit Center District. The approximately 6.93-acre site is located at the northwest corner of MacArthur Drive at Trinity Mills Road and is currently zoned for the (LI) Light Industrial District. Case No. 05-12Z1/MacArthur-SH 190 Ltd. Case Coordinator: Christopher Barton.
- 10. Hold a public hearing and consider an **Amendment to the Future Land Use Map** to change the future land use designation from Medium Intensity Commercial and Multi-Family Residential to Single-Family Detached. The approximately 8.8317-acre tract is located on the southeast corner of the Sam Rayburn Tollway/State Highway 121 and Chickasaw Drive (proposed) and is currently zoned PD-123 for the (LR-2) Local Retail and (MF-18) Multi-Family Residential Districts. Case No. 03-13MD1 Chickasaw at SH 121 (comp plan)/WPD Acquisitions. Case Coordinator: Christopher Barton.
- 11. **Hold a public hearing and consider an Amendment to PD-123** changing the base zoning to the (SF-5/12) Single Family Residential District. The approximately 8.8317-acre tract is located on the southeast corner of the Sam Rayburn Tollway/State Highway 121 and Chickasaw Drive (proposed) and is currently zoned PD-123 for the (LR-2) Local

- Retail and (MF-18) Multi-Family Residential Districts. Case No. 03-13Z1 Chickasaw & SH 121/WPD Acquisitions. Case Coordinator: Christopher Barton.
- 12. 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.
- 13. Hold a public hearing and consider approval of **Text Amendments to the Comprehensive Zoning Ordinance** regarding Article XVI (FWY) Freeway District and Article V Use of Land and Structures. Case No. 09-12ZT1 Freeway District Amendments/City of Carrollton. Case Coordinator: Christopher Barton.

#### **OTHER BUSINESS:**

## a. 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: TIME POSTED: POSTED BY:	February 28, 2013 4:30 pm Lydia Tormos			
CITY HALL BULLETIN BOARD				
CERTIFICATE – I certify that the above agenthe bulletin board at the City Hall of the City of February, 2013, at 4:30 PM.				
	Lydia Tormos			
This building is wheelchair accessible. For acceplease contact the City Secretary's office 48 hou				