



P&Z MEETING DATE: November 7, 2024

DATE: October 28, 2024

TO: Planning & Zoning Commission

FROM: Michael McCauley, Senior Planner

SUBJECT: Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 4.382-Acre Tract Zoned PD-07 For The (D) Duplex Residential District And Located At 2610 Lakehill Lane To Amend Planned Development District 07 To Change The Base Zoning To (MF-18) Multi-Family Residential District; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2024-159 Lakehill Crossing Rezoning.** Case Coordinator: Michael McCauley.

BACKGROUND:

This is a city-initiated request to rezone an approximately 4.382-acre tract from PD-07 for the (D) Duplex Residential District to PD-07 for the (MF-18) Multi-Family Residential District. The subject tract's base zoning was incorrectly rezoned in 1971.

On October 21, 2024, staff conducted a neighborhood meeting at City Hall discussing rezoning the subject property with the property owners in the vicinity.

This is the first of two Planning & Zoning Commission public hearings for this case.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends opening the public hearing for comments and **CONTINUING** the rezoning request to the December 5, 2024, Planning & Zoning Commission meeting.

ATTACHMENTS:

- Results Sheet
- Technical Comments
- Location Map

RESULTS SHEET

Date: 11/07/24

Case No./Name: PLZ 2024-159 Lakehill Crossing Rezoning

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulations:

1. The base zoning shall be (MF-18) Multi-Family Residential District.
2. The multi-family buildings shall be limited to 3-stories on the southern boundary and 2-stories on the northern boundary.
3. Development shall be in general conformance with the attached exhibit.

B. P&Z ACTION from P&Z meeting: 11/07/24:

Result: /Vote:

C. P&Z ACTION from P&Z meeting: 12/05/24:

Result: /Vote:

D. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 01/07/25:

Result: /Vote:

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-07 for the (D) Duplex Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-07 for the Open Space and Recreation	Open Space and Pond
SOUTH	(LI) Light Industrial District	DART
EAST	PD-30 for the (SF-TH) Single-Family Townhouse Residential District	Single-Family Residential Subdivision
WEST	(LI) Light Industrial District	Maridoe Golf Club

REQUEST: City-initiated request to amend PD-07 (Ord. 440) and change the base zoning district from (D) Duplex to (MF-18) Multi-Family Residential

PROPOSED USE: Existing multi-family development on an approximately 4.382-acre, single lot of record

ACRES/LOTS: Approximately 4.382 acres / 1 lot

LOCATION: 2610 Lakehill Lane

HISTORY: PD-07 was established in January 1969 and amended in April 1971.
The multi-family apartment complex was built in 1981.

COMPREHENSIVE PLAN: Single-Family Attached Residential

TRANSPORTATION PLAN: Lakehill Lane is designated as a local roadway.

OWNER: Lakehill Raw, LLC

REPRESENTED BY: City of Carrollton / Michael McCauley

STAFF ANALYSIS

PROPOSAL

The City is requesting to amend Planned Development 07 (PD-07) to change the base zoning on an approximately 4.382-acre tract from the (D) Duplex Residential District to (MF-18) Multi-Family Residential District to be consistent with the existing development on the subject property.

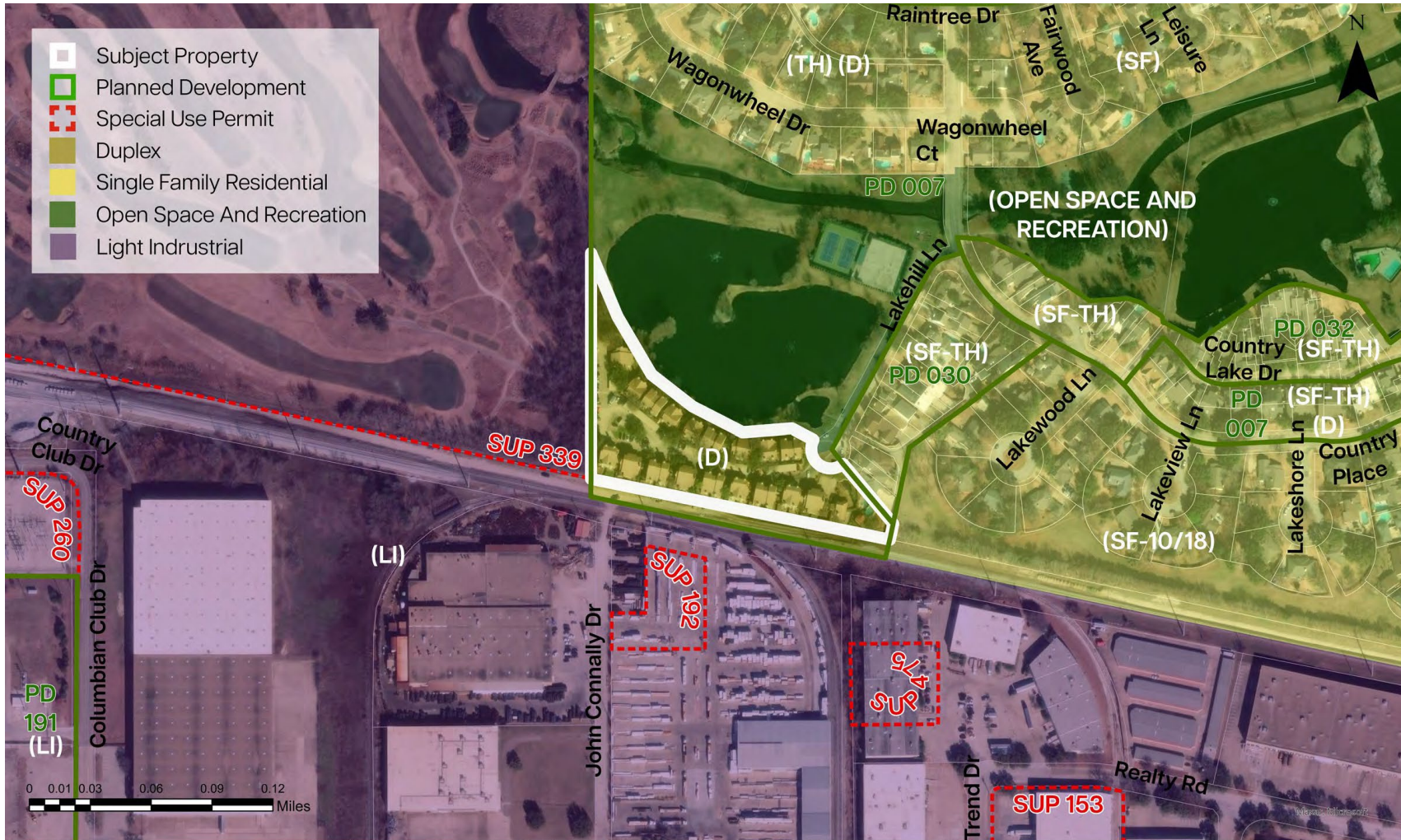
ELEMENTS TO CONSIDER

1. PD-07 was established in January 1969 (Ordinance 396) and amended in 1971 (Ordinance 440).
2. Ordinance 440 amended the subject property from Multi-Family to Duplex but was never developed as duplexes.
3. The subject property's owner supports the city-initiated rezoning.
4. On October 21, 2024, staff conducted a neighborhood meeting at City Hall discussing rezoning the subject property with the property owners in the vicinity.
5. This is the first of two Planning & Zoning Commission public hearings for this case.

CONCLUSION

Staff believes the rezoning is appropriate in designating the correct zoning district to existing development.

SITE LOCATION MAP



CONCEPTUAL DEVELOPMENT EXHIBIT
LAKEHILL CROSSING

