



# City of Carrollton Amended Agenda CITY COUNCIL MEETING

**Telephonic Meeting**  
Join via Zoom at  
<https://  
us02web.zoom.us/  
j/87374415964?  
pwd=ZFo3Mk9iVXILQ  
XBHbmR6alg4dDFndz  
09>; Password:  
221981; Or by calling  
one-tap :  
1-346-248-7799,  
87374415964#;

## City Council

- Mayor Kevin Falconer*
- Mayor Pro Tem Young Sung*
- Councilmember Andrew Palacios*
- Councilmember John Sutter*
- Councilmember Glen Blanscet*
- Councilmember Steve Babick*
- Councilmember Pat Cochran*
- Councilmember Mike Hennefer*

Tuesday, May 12, 2020

5:30 PM

Telephonic Meeting

Join Zoom Meeting at  
<https://us02web.zoom.us/j/87374415964?  
pwd=ZFo3Mk9iVXILQXBHbmR6alg4dDFndz  
09>; Password: 221981; Or by  
calling one-tap : 1-346-248-7799,  
87374415964#

### 5:30 P.M. – COUNCIL CHAMBERS

**\*\*\*WORKSESSION\*\*\***

#### INVOCATION

#### PLEDGE OF ALLEGIANCE

#### OTHER BUSINESS

1. Presentation Acknowledging The Service Of Outgoing Councilmembers And Welcoming Newly Elected Councilmembers.
2. Receive **information and discuss Agenda.**
3. Council will convene in Executive Session pursuant to Texas Government Code:
  - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
4. Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.
5. Discuss Clean Hands Carrollton Program.
6. Receive COVID-19 Response Updates.

7. Mayor and Council reports and information sharing.

**\*\*\*REGULAR MEETING 7:00 PM\*\*\***

## PRESENTATIONS

8. Present A Proclamation Recognizing Class Of 2020 Senior Day.
9. Recognize Former Farmers Branch Mayor John Dodd And Wife Betty For Donation.

## CONSENT AGENDA

*(\*All items marked with a single asterisk are part of a Consent Agenda and require no deliberation by the Council. Each Council member has the prerogative of removing an item from this agenda so that it may be considered separately. Contracts and agreements are available in the City Secretary's Office.)*

## MINUTES

- \*10. Consider Approval Of The April 21, 2020 Regular Meeting Minutes.

## CONTRACTS & AGREEMENTS

- \*11. Consider Authorizing The City Manager To Approve A Contract For Managed Print Services From Xerox Corporation Through The Texas DIR Cooperative Program In An Amount Not To Exceed \$232,624.00.
- \*12. Consider Authorizing The City Manager To Approve A Contract For Structured Wiring From Connect Technology Group, LLC Through The TIPS Cooperative Purchasing Agreement In An Amount Not To Exceed \$173,547.65.
- \*13. Consider Authorizing The City Manager To Approve A Contract For Security Appliance Purchase And Installation From Criticalstart Through The Texas DIR Cooperative Program In An Amount Not To Exceed \$250,419.75.

## RESOLUTIONS

- \*14. Consider A Resolution Authorizing The Application For And Acceptance Of A U.S. Department Of Justice Award Granted Through The Coronavirus Emergency Supplemental Funding (CESF) Program For Assisting Eligible Entities In The Prevention Of, Preparation For, And Response To The Coronavirus In The Amount of \$45,072.00; Designating The Police Compliance Manager As The Authorized Official For The Grant; Authorizing The City Manager To Take Those Steps Reasonable And Necessary To Effectuate The Intent And Purposes Of This Resolution; And Providing An Effective Date.

- \*15. Consider A Resolution Authorizing The City Manager To Enter Into Three (3) Crossing Surface Installation Agreements With Burlington Northern Santa Fe Railway Company For The Reconstruction Of The Railroad Crossings At Keller Springs Road, Josey Lane, and Rosemeade Parkway, Including The Removal And Replacement Of Panels, Tracks, Gravel, Ties, And Asphalt Street Approaches, In An Amount Not To Exceed \$147,200.00, Cumulatively.
- \*16. Consider A Resolution Authorizing The City Manager To Enter Into Single-Family Rehabilitation Grant Incentive Agreements On Two Eligible Properties Located Within A Neighborhood Empowerment Zone, In A Total Grant Amount Not To Exceed \$1,425.00.
- \*17. Consider A Resolution Authorizing The City Manager To Enter Into A Settlement Agreement In The Lawsuit Styled LRF1 Dallas Logistics 1 LLC And 1533 Crescent LLC V. City Of Carrollton, Et Al (Cause No. DC-19-09123) Providing Terms For Two Special Use Permits, For Consideration By The City Council, And Waiver Of All SUP Application Fees, And Other Fees In An Amount Not To Exceed \$110,000.00.
- \*18. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement Between The City Of Carrollton And Metrocrest Chamber Of Commerce To Designate The Chamber As The City's Small Business Liaison During Times Of Disaster.
- \*19. Consider A Resolution Of The City Council Of The City Of Carrollton, Texas, Amending Resolution No. 4373 Relating To The Consent And Continuation Of The Disaster Declaration Of Mayor Kevin Falconer By Revising The Expiration Date; And Providing An Effective Date.

#### **PUBLIC HEARING - INDIVIDUAL CONSIDERATION**

20. Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 15-Acre Tract Zoned PD-175 For The (SF-PH) Single-Family Patio Home District And Located At The Southeast Corner Of Parker Road (FM 544) And Plano Parkway To Amend Planned Development District 175 To Change Building Setbacks; And Amending The Official Zoning Map Accordingly. Case No. PLZ2020-2X1 Essex Park.

21. **Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 28.5-Acre Tract Currently Zoned (CC) Corporate Commercial District And Located Near The Northwest Corner Of Plano Parkway And Warmington Drive To Establish A Planned Development District To Allow For (SF-10/18) Single-Family Residential With Development Standards; And Amending The Official Zoning Map Accordingly.** Case No. PLZ2019-XXA Kensington Place.

## **PUBLIC FORUM**

22. **Hearing of any citizen/visitor on items not listed on the regular meeting agenda.**
- Citizens/visitors wanting to speak should join through Zoom by visiting <https://us02web.zoom.us/j/87374415964?pwd=ZFo3Mk9iVXlLQXBHbmR6alg4dDFndz09>; Password: 221981; Or by calling one-tap : 1-346-248-7799, 87374415964#; Webinar ID: 873 7441 5964 Password: 221981; Speakers must state their name and address, direct their comments to the presiding officer rather than to individual Council members or staff; speak clearly into their device; Speakers will be allowed 2 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted; No placards, banners or signs will be permitted in the Chambers or in any other room in which the Council is meeting. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

**ADJOURNMENT**

*CERTIFICATE - I certify that the above agenda giving notice of meeting was posted on the City website of Carrollton, Texas on the 8th day of May 2020 at 4:00pm.*

*Laurie Wilson*  
Laurie Wilson, City Secretary

*This building is wheelchair accessible. For accommodations or sign interpretive services, please contact City Secretary's Office at least 72 hours in advance at 972-466-3005. Opportunities and services are offered by the City of Carrollton without regard to race, color, age, national origin, religion, sex or disability.*

*Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. Further, the Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a regional, state or national convention or workshop, social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may occasionally post agendas for social functions, conventions, workshops, ceremonial events or press conference; however, there is no legal requirement to do so and in the event a social function, convention, workshop, ceremonial event or press conference is not posted by the City Secretary's Office, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.*

*FIREARMS PROHIBITED at City Council meetings pursuant to Texas Penal Code Sections 46.035(c) and 30.05.*





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo File Number: 4763

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**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Other Business

**In Control:** City Council

**File Type:** Presentation

**Agenda Number:** 1.

**CC MEETING:** May 12, 2020

**DATE:** April 22, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Laurie Wilson, City Secretary/Admin. Services Director

Presentation **Acknowledging The Service Of Outgoing Councilmembers And Welcoming Newly Elected Councilmembers.**







# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo File Number: 4781

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**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Work Session

**In Control:** City Council

**File Type:** Work Session Item

**Agenda Number:** 5.

**CC MEETING:** May 12, 2020

**DATE:** May 8, 2020

**TO:** City Council

**FROM:** Erin Rinehart, City Manager

Discuss Clean Hands Carrollton Program.





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo File Number: 4707

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**Agenda Date:**

**Version:** 1

**Status:** Work Session

**In Control:** City Council

**File Type:** Work Session Item

**Agenda Number:** 6.

**CC MEETING:** April 21, 2020

**DATE:** March 18, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Elliott Reep, Emergency Management Coordinator

Receive COVID-19 Response Updates.





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 1a

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**Agenda Date:**

**Version:** 1

**Status:** Pre-meeting

**In Control:** City Council

**File Type:** Procedural Item

**Agenda Number:** 7.

**Mayor and Council reports and information sharing.**





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 4774

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**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Presentations

**In Control:** City Council

**File Type:** Presentation

**Agenda Number:** 8.

**CC MEETING:** May 12, 2020

**DATE:** May 4, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Laurie Wilson, City Secretary/Admin. Services Director

Present A Proclamation Recognizing Class Of 2020 Senior Day.

**WHEREAS**, the City of Carrollton is proud of its 2020 class of seniors; and,

**WHEREAS**, though these students' last few months have been unconventional, they have effectively utilized this time to continue their education and complete their work; and,

**WHEREAS**, our schools and teachers have done a tremendous job giving these students the tools and skills they need for further achievements; and,

**WHEREAS**, the City of Carrollton knows these students will be successful young adults and continue to support their community; and,

**WHEREAS**, the City of Carrollton wishes the 2020 graduating class continued success and the best of luck in their future endeavors; and,

**NOW, THEREFORE**, I, Kevin W. Falconer, Mayor of the City of Carrollton, Texas, do hereby proclaim May 12<sup>th</sup>, 2020 as:

**CLASS OF 2020 SENIOR DAY**

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Carrollton, Texas to be affixed this 12<sup>th</sup> day of May 2020.



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Kevin W. Falconer, Mayor





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo File Number: 4770

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**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Presentations

**In Control:** City Council

**File Type:** Presentation

**Agenda Number:** 9.

**CC MEETING:** May 12, 2020

**DATE:** May 4, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Laurie Wilson, City Secretary/Admin. Services Director

Recognize **Former Farmers Branch Mayor John Dodd And Wife Betty For Donation.**

**BACKGROUND:**

Former Farmers Branch Mayor John Dodd and wife Betty contributed \$1000 to the City of Carrollton in honor of the leadership efforts throughout the COVID-19 Crisis.

Comments from John Dodd

“My wife Betty Ann and I are over 80 years old and are so hopeful about solving this health crisis. We are so encouraged we have young leadership such as Carrollton Mayor Kevin Falconer and other CFB Rotary Members including Carrollton Councilwoman Pat Cochran, Councilman Young Sung, and staff member Laurie Wilson plus former Carrollton mayor Becky Miller. We are surrounded by those who have the intelligence, empathy, missionary hearts, and experience to set and implement policies for our health, safety, and economic protection. Our small token of \$1,000 to the City of Carrollton is our way of saying thank you to the staff and elected officials who have been working together in this health crisis. Your example gives us senior citizens a peace of mind and hope.”

Thank you- John and Betty Ann Dodd



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo File Number: 4771

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**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Minutes

**Agenda Number:** \*10.

**CC MEETING:** May 12, 2020

**DATE:** May 4, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Laurie Wilson, City Secretary/Admin. Services Director

Consider Approval Of The April 21, 2020 Regular Meeting Minutes.

**CARROLLTON CITY COUNCIL  
TELEPHONIC MEETING AND WORKSESSION  
APRIL 21, 2020**

The City Council of the City of Carrollton, Texas convened in a Telephonic Meeting and Worksession on Tuesday, April 21, 2020 at 5:15 pm with the following members present; Mayor Kevin Falconer, Mayor Pro Tem Young Sung, Deputy Mayor Pro Tem Frances Cruz, Councilmembers John Sutter, Glen Blanscet, Mike Hennefer, Pat Cochran (*on-line at 7:20 pm*) and Steve Babick. Also present were City Manager Erin Rinehart, Assistant City Managers Marc Guy, Bob Scott and Chrystal Davis, City Attorney Meredith Ladd and City Secretary/Admin Services Director Laurie Wilson.

**5:15 P.M. – TELEPHONIC MEETING**

**\*\*\* PRE-MEETING / EXECUTIVE SESSION \*\*\***

Mayor Falconer convened the meeting at 5:20 pm.

**\*\*\*EXECUTIVE SESSION \*\*\***

2. Council convened in **Executive Session at 5:21 pm** pursuant to Texas Government Code:
  - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
    - LRFI Dallas Logistics 1 LLC et al v. City Of Carrollton
3. Council reconvened in **Open Session at 6:35 pm** to consider action, if any, on matters discussed in the Executive Session. No action taken.
1. Receive **information and discuss Agenda.**

Mayor Falconer recessed the Worksession at 7:13 pm to convene in Regular Meeting.

**\*\*\*REGULAR MEETING 7:00 PM\*\*\***

Mayor Falconer convened the Telephonic Council Meeting at 7:20 pm.

**INVOCATION** – Councilmember Steve Babick

**PLEDGE OF ALLEGIANCE** – Deputy Mayor Pro Tem Frances Cruz

**CONSENT AGENDA**

*(\*All items marked with a single asterisk are part of a Consent Agenda and require no deliberation by the Council. Each Council member has the prerogative of removing an item from this agenda so that it may be considered separately. Contracts and agreements are available in the City Secretary's Office.)*

Mayor Falconer advised that Item 23 was pulled for individual consideration.

**Councilmember Hennefer moved approval of Consent Agenda Items 8-22; second by Councilmember Blanscet. The motion was approved with a unanimous 7-0 vote.**

**MINUTES**

- \*8. Consider Approval Of The April 7, 2020 Regular Meeting Minutes.**

**BIDS & PURCHASES**

- \*9. Consider Approval Of RFP # 20-006 For Sand And Gravel For Various Departments From Various Vendors In An Amount Not To Exceed \$124,450.00.**
- \*10. Consider Approval Of RFP # 20-009 Plant Protection From Various Vendors For The Parks Department In An Amount Not to Exceed \$71,775.00.**
- \*11. Consider Approval Of RFP # 20-011 For Fertilizer For The Parks Maintenance Department From Various Vendors In An Amount Not To Exceed \$102,300.00.**
- \*12. Consider Approval For RFP# 20-005 For Multiple Departments For Irrigation System Installation And Repairs In An Amount Not To Exceed \$290,000.00.**
- \*13. Consider Approval Of Bid #20-008 For Asphalt For Public Works From Various Vendors In An Amount Not To Exceed \$98,526.00.**

**CONTRACTS & AGREEMENTS**

- \*14. Consider Authorizing The City Manager To Approve A Contract With 3D Paving And Contracting, LLC For The Woodlake No. 3 Alley Replacements Project In An Amount Not To Exceed \$1,175,100.00.**
- \*15. Consider Authorizing City Manager To Execute An Amendment To A Contract With Orion Management Solutions For Management Of Indian Creek Golf Course In An Amount Not To Exceed \$316,644.00 For A Total Contract Amount Not To Exceed \$476,644.00.**
- \*16. Consider Authorizing The City Manager To Approve A Contract With Pro Track And Tennis, Inc, Through BuyBoard For Oak Creek Tennis Center Resurfacing In An Amount Not To Exceed \$72,006.00.**

**ORDINANCE**

- \*17. Consider All Matters Incident And Related To The Issuance Of “City Of Carrollton, Texas, General Obligation Bonds, Series 2020”; Levying a Continuing Direct Annual Ad Valorem Tax For The Payment Of Said Bonds; And Resolving Other Matters Incident And Related To The Issuance, Sale, Payment, And Delivery Of Said Bonds; Establishing Procedures For The Sale And Delivery Of The Bonds; And Delegating Matters Relating To The Bonds; And Delegating Matters Relating To The Sale And Issuance Of The Bonds To Authorized City Representatives.**
- \*18. Consider An Ordinance Authorizing The City Manager To Amend The Operating And Capital Budget For The Fiscal Year October 1, 2019 Through September 30, 2020.**

**RESOLUTIONS**

- \*19. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With Birkhoff, Hendricks, & Carter, LLP For Engineering**

Services To Update The City's Water And Wastewater Master Plans In An Amount Not To Exceed \$368,520.00.

**\*20. Consider A Resolution Authorizing The City Manager To Execute An Addendum To The Consolidated Public Safety Communications And Dispatch Operations Agreement Transferring Ownership And Operation Of The Joint P25 Public Safety Communications System to NTECC.**

**\*21. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Lease Agreement With 3-Nations Brewing, LLC For The Use Of City-Owned Property At 1003 Main Street.**

**\*22. Consider A Resolution Of The City Of Carrollton, Texas Finding That Oncor Electric Delivery Company LLC's Application For Approval To Amend Its Distribution Cost Recovery Factor To Increase Distribution Rates Within The City Should Be Denied; Authorizing Participation With Oncor Cities Steering Committee; Authorizing The Hiring Of Legal Counsel And Consulting Services; Finding That The City's Reasonable Rate Case Expenses Shall Be Reimbursed By The Company; Finding That The Meeting At Which This Resolution Is Passed Is Open To The Public As Required By Law; Requiring Notice Of This Resolution To The Company And Legal Counsel.**

~~**\*23. Consider A Resolution Authorizing The City Manager To Approve Emergency Funding For Metrocrest Services, Inc. In Response To The Covid-19 Pandemic In An Amount Not To Exceed \$200,000.00.**~~

#### ITEMS REMOVED FROM CONSENT AGENDA FOR INDIVIDUAL CONSIDERATION

**\*23. Consider A Resolution Authorizing The City Manager To Approve Emergency Funding For Metrocrest Services, Inc. In Response To The Covid-19 Pandemic In An Amount Not To Exceed \$200,000.00.**

Mayor Falconer stated that the needs of the community have increased dramatically due to COVID-19 and suggested that the City assist Metrocrest financially. He asked Tracy Eubanks to relay what is happening with Metrocrest Services.

Tracy Eubanks, Chief Executive Officer, Metrocrest Services, stated that the two areas that seem to be growing at the fastest pace are the food operations and rent assistance. He stated that they could no longer offer the client choice food pantry and described the drive through food operation they now offer. During the week of March 16, they distributed 3,200 meals a day and as of this week, they are on pace to serve 8,000 meals a day which is about 38% above last week. With regard to rent assistance, he stated the need was immediate because many of the people who first lost their jobs were people who worked cleaning homes and offices as well as those who worked in hospitality fields. He stated that they typically assisted about 70 people in April but this year, they would assist with about 400 rent payments. He added that they expect May to increase because many may have had sufficient dollars to make it through April, but will likely need more assistance in May and more people will need assistance. He stated they are considering the need to hire social workers because of the additional work load on the current staff members. He estimated 40% of new clients.

Councilmember Babick asked if they have received any help from the grocery partners. Mr. Eubanks referred to the problems that grocers are having with keeping shelves stocked and stated that their major supplier, North Texas Food Bank, is raising funds but are having trouble finding food to

purchase. He stated that some of the retail partners are now beginning to have some supplies to donate and he mentioned several places they have contracted with such as Cysco. He added that they have received a lot of great donations from individuals noting that they have seen between 400-450 new donors during the last five weeks. He reported receiving business donations as usual if the businesses continue to be in operation as well as funding from civic groups.

Councilmember Blanscet asked about the projection of \$650,000 for Carrollton residents for the months of April – July and asked if the costs and usage expect to remain high after August. Mr. Eubanks stated Metrocrest Services was augmented with donations and other Foundation funds. He stated that their projections for Carrollton residents only through September show a gap of \$661,000. He talked about the many things they are doing such as applying for grants and continuing to ask for donations. Councilmember Blanscet commended the staff of Metrocrest Services noting their politeness and kindness.

Councilmember Cochran also voiced appreciation for everything Metrocrest Services was doing to help the community and asked if their hours of operation have been extended to help the number of people seeking assistance. Mr. Eubanks stated that they have not extended the hours stating the hours of operation have always been longer than other food pantries and he voiced the need to consider the health and well being of the employees and volunteers. He explained that the normal hours are 8:30 am to 4:00 pm and on Saturdays from 9:00 am to 1:00 pm. He stated that they would close Social Work on Saturdays unless that is the only time a person in need can meet and he added that Social Work is accommodated by phone.

Deputy Mayor Pro Tem Cruz asked Mr. Eubanks to elaborate on the Social Work aspect particularly with regard to assisting people who won't have jobs to go back to. Mr. Eubanks stated that they typically have two dedicated employees who help people prepare for and find jobs. He stated they are prepared to make an investment in that area as well because of the expected need.

Mayor Pro Tem Sung asked about assistance for people with disabilities or transportation needs. Mr. Eubanks explained that they have always had a program directed toward seniors and those with disabilities. He stated the focus is on driving people to doctor appointments and the grocery store. He added that if individuals cannot leave the home, they will deliver food.

Councilmember Sutter expressed his gratitude to Metrocrest for everything they are doing to serve the citizens of Carrollton and the surrounding communities and underscored their value as a partner.

Councilmember Blanscet asked staff if the additional funds provided to Metrocrest are recoverable through FEMA. Emergency Management Coordinator Elliott Reep replied that staff would be applying for reimbursement adding that reimbursement for similar Metrocrest assistance was approved in 2015.

Mayor Falconer thanked Mr. Eubanks for the assistance and his leadership during this tremendous disaster. He encouraged residents to donate to Metrocrest and also suggested going to a link on the Metrocrest Chamber website to purchase one or more masks.

Mr. Eubanks stated they would continue to keep the Council updated and voiced appreciation for Council's support.

**Councilmember Sutter moved approval of the Resolution authorizing the City Manager for the emergency funding for Metrocrest Services for the pandemic in an amount not to exceed \$200,000; second by Councilmember Babick.**

Councilmember Blanscet noted that the projection is a gap of \$600,000 just for Carrollton residents and proposed the amount be increased to \$400,000 if possible. He stated this is a government imposed problem and felt the City needed to do as much as possible. City Attorney Meredith Ladd stated that the item was posted for \$200,000 and therefore the Council could not approve more than that amount at this meeting. Mayor Falconer stated an item would be set on a future agenda for increased funding.

**The motion was approved with a unanimous 7-0 vote.**

## **OTHER BUSINESS**

**24. Consider A Resolution Rescinding Resolution No. 4373 Regarding Approval And Consent To The Continuation Of A Declaration Of Local State Of Disaster In Response To Concerns Related To The Coronavirus Disease 2019 (COVID-19).**

Mayor Falconer recommended that the Resolution not be rescinded and that it continue to May 12. Councilmember Babick suggested that the resolution not be rescinded and that it be pulled from the agenda. There were no objections and no action was taken.

**25. Consider An Ordinance Amending And Restating Ordinance No. 3953 By Requiring Nose And Mouth Coverings To Be Worn In Specific Circumstances Within The City Of Carrollton And Extending The Effective Date Of The Ordinance Until May 12, 2020.**

Mayor Falconer talked about the need to begin opening the economy back up and underscored the need to do it in a very responsible manner. He recommended that Ordinance 3953 expire on April 22, 2020. He explained that Carrollton is still under the Orders of the Governor and county judges. He stated that the ability to act quickly will be important and the ordinance doesn't allow the Council to do that. The Disaster Declaration through May 12 provides the ability to act quickly as needed and he talked at length about the communities understanding about social distancing and other CDC recommendations. He felt that policy makers and public officials need to be as innovative as possible while keeping the health mandates in mind.

Councilmember Babick underscored that social distancing and such was so important; and he noted that the nature of a small business is 25-30 transactions a day. He stated that while he is optimistic, it is important to remain guarded.

Councilmember Blanscet agreed that the Council must be very flexible and nimble; and in light of the many changes by the Governor and the counties, he was in agreement with Mayor Falconer's recommendation and comments.

Deputy Mayor Pro Tem Cruz noted that the ordinance was put in place because of the differences within the orders by the three counties and asked if Carrollton would be able to provide the consistency through power of the Disaster Declaration in place through May 12. Mayor Falconer stated the ordinance was good because the three counties were not totally aligned and he felt that rescinding the Ordinance doesn't mean that he couldn't put an emergency order in place that would cover the entire city. He added that it is possible that what works in one area will not work in another and felt there wasn't a clear solution. As an example, he explained that currently Dallas County requires a person to wear a mask when going to an essential business but neither Denton nor Collin County have such a requirement. He stated that the residents and the business community



have worked with the City very well without the need for citations and that it is likely that there will continue to be differences in requirements in the three counties.

Councilmember Sutter agreed that the Council needs the ability to react and address situations quickly. He stated that the Mayor has acted in an exemplary manner throughout the disaster and spoke in favor of making sure the authority remains vested in the mayor to loosen or tighten restrictions. Ladd confirmed that the Disaster Declaration gives Mayor Falconer the authority to amend the Orders anytime until May 12, 2020 at 11:59 pm.

Councilmember Cochran voiced the importance of communicating to the citizens any changes in the Orders; she felt that getting the right information to the community is in large part responsible for the success. Mayor Falconer agreed and credited Kelli Lewis and the staff of the Marketing Department for the communication to the residents.

Councilmember Blanscet reiterated his appreciation for the Metrocrest Chamber for their efforts noting they would be key in assisting the businesses. He asked Mayor Falconer if he anticipated further Orders. Mayor Falconer replied that he communicates with other mayors and the county judges regularly and stated that while he doesn't have an exact answer, he felt that they need to be very intentional in order to give some relief to the residents and businesses as soon as it makes sense from a health and safety perspective, such as elective surgeries. He felt that many businesses could meet social distancing guidelines and still operate.

Councilmember Hennefer spoke in favor of terminating the ordinance as suggested stating that the State's orders and the County orders would supersede the City's ordinance; he did not see the need for the ordinance.

**Councilmember Babick moved to amend the ordinance to terminate on April 22; second by Mayor Pro Tem Sung.** Ladd requested that the Council include a time for termination. Mayor Falconer suggested 12:01 am. **Councilmember Babick and Mayor Pro Tem Sung agreed with including 12:01 am as the termination time on April 22, 2020. The motion was approved with a unanimous 7-0 vote.**

## **PUBLIC FORUM**

**26. Hearing of any citizen/visitor on items not listed on the regular meeting agenda. Citizens wishing to address the Council regarding items on the posted agenda will be called to speak during the Council's consideration of such items.**

*Citizens/visitors wanting to speak may join this meeting through Zoom by visiting <https://zoom.us/j/125484317?pwd=R3gyVG8zMjFvRkJoaklHUHN3YVovUT09>, by calling 1 346 248 7799 using the following information: Meeting ID 125 484 317, Password: 025054, or by submitting comments by 7pm March 26 to the City Secretary via email at [citysecr@cityofcarrollton.com](mailto:citysecr@cityofcarrollton.com). Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Speak clearly into their device and state your name and address prior to beginning your remarks; Speakers will be allowed between 2 and 4 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations will not be permitted; No placards, banners or signs will be permitted in the Chambers or in any other room in which the Council is meeting. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.*

Sheila Brodus, 2221 Creekridge Drive, asked if the Oak Creek Tennis Court would be allowed to reopen and Mayor Falconer stated they would be reviewing those types of facilities and the ability to follow recommended guidelines.

Adam Polter, 2108 Creek Hollow, commented that one of the problems with allowing tennis is that the players are touching the same ball allowing the possibility of cross contamination. He also spoke regarding the use and lack of use of face masks and in favor of the Council's support of Metrocrest Services.

Zul Mohamed, 1616 Bennington Drive, suggested that extra city vehicles that could possibly provide emergency services be readied for that purpose.

Mayor Falconer adjourned the Regular meeting at 8:45 pm and announced the Council would reconvene in Worksession after a short recess.

**\*\*\*WORKSESSION\*\*\***

Mayor Falconer reconvened the Worksession at 8:53 pm.

**4. Discuss Community Funding Policy And Committee.**

Mayor Falconer recognized the members of the Committee as Councilmember Blanscet as Chair, Deputy Mayor Pro Tem Cruz and Councilmember Sutter. He asked Councilmember Blanscet to review the recommendation brought forward.

Councilmember Blanscet stated that after the new policy being in place, several problems were identified with how the policy worked. He felt the policy was a good beginning and they had expected that changes might be needed. He stated that one of the problems was with verifying receipts and information on what things qualified for reimbursement resulting in excessive hours of staff work. He reviewed the main changes proposed in the policy.

- 1.) Special Event grants be based on verifiable attendance from a prior year
- 2.) Maximum grant would be \$25,000
- 3.) Party responsible for reviewing the grant requests would be a Council Ad Hoc committee

Councilmember Blanscet stated that similar changes were proposed for the Special Project aspect of the policy except that the amount of reimbursement would not be based on attendance and the caps in place currently would remain. The Committee also recommended that the Ad Hoc Committee would review funding for Community Service Organizations although it is a separate policy. He explained that over the last two years, the NAC (Neighborhood Advisor Commission) had been tasked with making a recommendation but the decision continues to be a part of the political process. The Ad Hoc Committee would be responsible for vetting the requests and with making a recommendation to Council with regard to funding.

Councilmember Cochran proposed that the appointments by the mayor to the Ad Hoc Committee should be based on the four districts of the City on a yearly rotating cycle. She also questioned the application deadline and the acceptable method to verify attendance. Councilmember Blanscet stated that the intent about the deadline is to fix a solid deadline to vet the application and meet the budget process. With regard to the attendance, he stated that it was written vague because it would be up to the Ad Hoc Committee to make a determination regarding the source of the attendance. He added that it must be a source independent from the applicant; it's intended to give some flexibility to the

Committee. Mayor Falconer stated that he was in agreement with making sure there is good representation across the city.

Mayor Pro Tem Sung asked how the committee arrived at the maximum grant amount; he felt the amount seemed low. Councilmember Blanscet stated that the numbers didn't have a scientific basis but they decided on the maximum amount and went from there based on attendance. He stated that 40,000 was a number based on the City's Switchyard event. He underscored that this was a grant and not intended to pay a large portion of an event. Councilmember Sutter stated there was no type of study on the economic value to the City of any particular size. He stated there was discussion among the committee about the value and impact. He added that by changing it to attendance and semi flat amounts, it took a lot of burden off of the non-profits and off of the staff in review time. Councilmember Blanscet added that the applicant would not receive the grant funds until after the event happens and would not have to submit receipts or budget types of things in order to be eligible. Deputy Mayor Pro Tem Cruz stated that the thought process was that larger events don't necessarily need as much City funds as a smaller organization needs. She stated the committee was also cautious about putting too large of a number that future budgets would be constrained to meet, and they were trying to be as fiscally responsible as the Council is in all of its decisions. Mayor Pro Tem Sung felt the policy was more discouraging than encouraging. Mayor Falconer stated that for the history of Carrollton until the last year, special events funding was not an option. Councilmember Blanscet agreed and felt that this proposal was a good starting point. Mayor Pro Tem Sung felt the amount should be increased to compete with other cities.

Councilmember Babick felt that he would prefer a general attendance amount by city staff rather than a verifiable number; prefer the City be a little less stringent. With regard to the Community Service funding, he felt that the Ad Hoc Committee would be doing the same thing as NAC did. Deputy Mayor Pro Tem Cruz felt that a Council Committee would have a better understanding of the groups because the Council works more closely with the organizations. She felt that a recommendation coming from a Council group would likely be more accurate and more appropriate. Councilmember Blanscet underscored that NAC did a good job and with the Ad Hoc Committee in place, it just made sense to let it make the recommendation. With regard to Special Events, Councilmember Babick felt it potentially brings in new events that haven't been explored in the past and asked about the thinking in terms of the budgeting process. Councilmember Blanscet stated there is no specific number planned; it would probably be a Council action item and Council may not approve all of the events or may reduce them all; it would be dependent on whatever is available, if any. Councilmember Babick felt the policy would help the Council in the long run and it may help to attract new event types. He also felt, beyond the dollars, how the City can leverage its marketing team in a non monetary fashion to help the events. Councilmember Blanscet stated the Committee had a lot of discussion about attendance and wanted to move away from staff giving the attendance because it would impact the amount of grant funds. Councilmember Babick stated that the explanation helped his understanding.

Councilmember Cochran underscored that the grant was never intended to fund an event; it was meant to give some support. She felt that the City giving a grant was an invitation for an event to come to Carrollton. She asked if the funding was not used one year, would it be carried forward to the next. Councilmember Blanscet stated the amount of funding would be based on an annual basis. He added that the policy makes it clear that just because an event gets funding one year, doesn't mean it will receive funding the next year because the City may not have the funds to offer grants. Mayor Falconer stated the funding comes from the non-recurring funds bucket requiring the Council to make the decision on what is best for the community.

Councilmember Babick asked if the current committee would be the Ad Hoc Committee to review the applications due by May 31. Mayor Falconer replied probably not and stated that even though

this is an odd year, Council appointments and sub-committee appointments would be made in May with some reshuffling probably after the November election. Councilmember Blanscet stated the intent is that the Ad Hoc Committee be short term; appointed in May/June with its job complete by September. He stated his understanding that staff would notify the groups that received funding last year.

Mayor Falconer noted the fast approaching deadline of May 31 and asked the Council if there were any changes. There was a general consensus to move forward with the proposed policy.

**5. Discuss Dates For The July Through December 2020 Council Meetings.**

Listed below are the July through December 2020 Council meeting dates.

- July 7 & 21
- August 4, 13 & 17\*
- September 1 & 15
- October 13 & 27
- November 10 & 24
- December 15

\*only required if Council wants to increase tax rate more than 3.5%

**6. Receive COVID-19 Response Updates.**

Emergency Management Coordinator Elliott Reep stated there is a flattening of the curve and will likely not exceed hospital capacity which is what has been the goal with all of the measures put in place. Staff will consider how any future Orders by the Governor will impact Carrollton with regard to reopening; and staff is continuing to operate at Stage 4. He added that staff encourages anyone wanting to support the first responders with meals to take food or make donations to Metrocrest Services because the employees could not accept such donations at this time.

Councilmember Babick asked for a timeframe of when staff might be able to provide more information regarding reopening requirements. Reep replied that they expect to have more information on guidelines after the Governor’s conference on April 27.

Councilmember Sutter asked for the current number of active cases in Carrollton. Reep replied that the only numbers he receives are cumulative: Dallas County – 36 cases; Denton County – 67; 103 total cases.

Deputy Mayor Pro Tem Cruz asked about the key factors to be considered in opening City facilities and Reep replied the group gathering number restrictions.

**7. Mayor and Council reports and information sharing.**

**ADJOURNMENT** - Mayor Falconer adjourned the meeting at 10:05 pm.

**ATTEST:**

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Laurie Wilson, City Secretary

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Kevin W. Falconer, Mayor



**Agenda Memo**  
**File Number: 4762**

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*11.

**CC MEETING: May 12, 2020**

**DATE:** April 15, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Andy Horn, Director of Information Systems  
Bob Scott, Assistant City Manager/CFO

Consider Authorizing The City Manager To Approve A Contract For Managed Print Services From Xerox Corporation Through The Texas DIR Cooperative Program In An Amount Not To Exceed \$232,624.00.

**BACKGROUND:**

As a result of the City’s transition away from its IT managed service provider, the Information Systems Department is assuming direct management of the contract with our managed printing services provider, Xerox Corporation, which is in effect until September 30, 2021. The City will handle renegotiated services with Xerox Corporation under the terms of their membership in the State of Texas Department of Information Resources cooperative bidding program.

Managed print services include the maintenance and operation of the variety of printers within the City network, services such as fax-to-email, and related supplies. The City has been pleased with the services provided by Xerox Corporation in the past and believes this renegotiated contract is in its best interest for continuity in business operations at this time. City IS staff provides basic support for printing services, such as toner replacement and diagnosis. Any more complicated issues are escalated to Xerox Corporation maintenance teams as part of this contract. Due to the complex and specialized nature of the print industry, outsourcing this portion of our technology resources allows us to streamline our operations and receive service from an industry leader at a competitive rate.

**FINANCIAL IMPLICATIONS:**

The funds for the services are budgeted in the IS Outsource Account (#151001-61100). As costs vary month to month based on the level of use, contingency has been built into the requested approval amount.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends approval of an expenditure for managed print services from Xerox Corporation (DIR Contract #DIR-CPO-4412) for an annual recurring amount not to exceed \$232,624.00.



## Agenda Memo File Number: 4769

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*12.

**CC MEETING:** May 12, 2020

**DATE:** May 6, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Andy Horn, Director of Information Systems, & Bob Scott, CFO/Assistant City Manager

Consider Authorizing The City Manager To Approve A Contract For Structured Wiring From Connect Technology Group, LLC Through The TIPS Cooperative Purchasing Agreement In An Amount Not To Exceed \$173,547.65.

### **BACKGROUND:**

The City has approved and tentatively scheduled a remodel of its facilities to enhance facility and employee efficiency. One aspect of this project includes rewiring the first and second floors to modern ethernet cabling standards. Additionally, the Information Systems Department has gone through a review of all elements of the City's data center. Based upon this planned enhancement and our current infrastructure, the Department recommends a comprehensive rewiring of the data center and its respective lines of connectivity to other floors and facilities.

This project would include the removal and cleanup of old wiring, the installation of modern cabling, the installation of distribution points to enhance resiliency of the physical network, and the preparation for future enhancements, including wireless connectivity.

This project has been reviewed and conceptualized with multiple vendors over a significant period of time. After a review of all proposals, the City has identified Connect Technology Group, LLC ("CTG"), a Carrollton based company, as being both qualified and able to complete the effort in a manner which facilitates the ongoing remodel project and minimally disrupts City staff by completing work during off-hours. CTG's scope of work will include providing all material and labor for the project. CTG is a member of the "The Interlocal Purchasing System" ("TIPS") cooperative purchasing agreement.

### **FINANCIAL IMPLICATIONS:**

The funds for the services are budgeted in the IS Refresh Fund (#854105-106600199). Due to the

criticality of the project, a fifteen-percent contingency has been built into the requested approval amount.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends approval of an expenditure for structured cabling from Connect Technology Group, LLC (TIPS contract #200105) for an annual recurring amount not to exceed \$173,547.65





## Agenda Memo File Number: 4776

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*13.

**CC MEETING: May 12, 2020**

**DATE:** May 5, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Andy Horn, Director of Information Systems, & Bob Scott, CFO/Assistant City Manager

Consider Authorizing The City Manager To Approve A Contract For Security Appliance Purchase And Installation From Criticalstart Through The Texas DIR Cooperative Program  
In An Amount Not To Exceed \$250,419.75.

### **BACKGROUND:**

The Information Systems Department maintains a “refresh cycle” of its hardware components to ensure that they are kept in good order, on par with modern standards, and within the support cycle of their respective manufacturers. An “appliance” is generally a piece of hardware which is self-contained and does not rely on other aspects of the City’s datacenter to function, relieving stress from the overall server structure and allowing easy maintenance.

Two of the City’s security-related appliances are due for refresh based on the refresh plan and their expected life span. Based upon professional input and evaluation from the Departments Information Security Officer, the Department has identified a new hardware vendor and new professional services vendor which are qualified and capable of providing the appliances and the respective labor to assist in its timely implementation. Criticalstart, a North Texas company, has assisted several other government entities in our area and has previously partnered with the City for an assessment of our infrastructure. Criticalstart is a member of the Texas Department of Information Resources cooperative purchasing program and the City is able to procure these items through that relationship.

The items within this scope of work are highly recommended within the industry as a part of the Gartner “magic quadrant” and a significant improvement over the City’s prior toolset with a relatively minor increase in price, resulting in a large return on investment. This toolset will include three years of subscriptions to updates and warranty to ensure we maintain a secure environment. These items would be budgeted for replacement on a three-year basis within the Department’s Refresh Fund, with an appropriate increase for inflation on the expected purchase dates.

**FINANCIAL IMPLICATIONS:**

The funds for the services are budgeted in the IS Refresh Fund (#854105-106600199). Due to the criticality of the project, a five percent contingency has been built into the requested approval amount.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends approval of an expenditure for security appliances from Criticalstart (Texas DIR Contract #DIR-TSO-3898) for an amount not to exceed \$250,419.75.



**Agenda Memo**  
**File Number: 4759**

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*14.

**CC MEETING: May 12, 2020**

**DATE:** April 27, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Derick Miller, Chief of Police  
Rex Redden, Executive Director of Public Safety

Consider A **Resolution Authorizing The Application For And Acceptance Of A U.S. Department Of Justice Award Granted Through The Coronavirus Emergency Supplemental Funding (CESF) Program For Assisting Eligible Entities In The Prevention Of, Preparation For, And Response To The Coronavirus In The Amount of \$45,072.00; Designating The Police Compliance Manager As The Authorized Official For The Grant; Authorizing The City Manager To Take Those Steps Reasonable And Necessary To Effectuate The Intent And Purposes Of This Resolution; And Providing An Effective Date.**

**BACKGROUND:**

Through recent legislation, the Department of Justice has allocated \$850 million to help public safety agencies address COVID-19. The Coronavirus Emergency Supplemental Funding (CESF) Program was allocated through the funding formula used by the annual Justice Assistance Grant (JAG) awards based on population and crime statistics. In order to be eligible for allocation, an agency must have been eligible for the 2019 JAG program. Funds awarded under the CESF Program must be utilized to prevent, prepare for, and respond to the coronavirus.

The Carrollton Police Department (CPD) is proposing to apply for two UTVs (utility vehicles such as Gators) to enhance patrols along the City trail system and public spaces. Carrollton has a robust trail system spanning approximately 24 miles as well as roughly 1,400 acres of outdoor recreational space. The purchase of the two UTVs will allow staff to cover more area during each shift, enhancing interaction with the public while encouraging proper distancing techniques. CPD is also proposing to apply for a video streaming software to attach to our drones that will allow for officers and command rank officials to live stream video of incidents from the substations CPD has set up in response to social distancing.

**FINANCIAL IMPLICATIONS:**

Carrollton has been allocated \$45,072 to use in response to COVID-19. If the City accepts the CESF grant funding, the City will not be required to provide any matching funds. Maintenance for the project will be provided by the Carrollton Police Department.

**IMPACT ON COMMUNITY SUSTAINABILITY:**

CPD seeks to sustain the community's quality of life as well as enhance the Department's ability in encouraging social distancing in accordance with State and local requirements. Items purchased through this grant will allow officers to patrol areas such as parks and trails on a more frequent basis.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends City Council approve a resolution authorizing the application and acceptance of the CESF-allocated funding in the amount of \$45,072.00.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL. OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF AN U.S. DEPARTMENT OF JUSTICE AWARD GRANTED THROUGH THE CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING (CESF) PROGRAM FOR ASSISTING ELIGIBLE ENTITIES IN THE PREVENTION OF, PREPARATION FOR; AND RESPONSE TO THE CORONAVIRUS; DESIGNATING THE POLICE COMPLIANCE MANAGER AS THE AUTHORIZED OFFICIAL FOR THE GRANT; AUTHORIZING THE CITY MANAGER TO TAKE THOSE STEPS REASONABLE AND NECESSARY TO EFFECTUATE THE INTENT AND PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Carrollton (“City Council”) strives to provide for the protection of its citizens by pursuing all available means of enhancing public safety preparedness and response capabilities;

**WHEREAS**, the coronavirus is a present local and national emergency that may affect the health and safety of the citizens of the City of Carrollton (“City”);

**WHEREAS**, the City Council seeks to ensure citizen safety;

**WHEREAS**, the City Council recognizes the Department of Justice CESF Grant Program is an important component in this effort and seeks to secure funds through this program;

**WHEREAS**, the City Council agrees to provide applicable matching funds, if any, and that in the event of loss or misuse of the funds, the City Council assures that the funds will be returned in full;

**WHEREAS**, the CESF Grant Program is efficiently processed through a designated official authorized for management of the CESF Grant, for the purposes of applying for, accepting, rejecting, altering or terminating CESF Grant number 2020-H1745-TX-VD on behalf of the applicant agency; and

**WHEREAS**, the City Council finds that it is in the best interest of public health and safety to authorize submission of a grant through the CESF Grant program for funds, with applicable necessary matching funds, to be used for the citizens of the City during this local and national emergency resulting from the novel coronavirus.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

**SECTION 1.**

All of the above premises are found to be true and correct legislative and factual finding of the City Council, and they are hereby approved, ratified, and incorporated into the body of the Resolution as if copied in their entirety.

SECTION 2.

The City Council hereby approves both submission of the grant application for the 2020 CESF Grant, and acceptance of the awarded funds in the amount of \$45,072.

SECTION 3.

The Police Compliance Manager is hereby designated as the authorized official of the City of Carrollton, and as designee of the City Manager, for CESF Grant number 2020-H1745-TX-VD for the purposes stated herein.

SECTION 4.

The City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this Resolution.

SECTION 5.

This Resolution shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas, this 12th day of May, 2020.

CITY OF CARROLLTON, TEXAS

By: \_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Wilson, City Secretary

APPROVED AS TO FORM

APPROVED AS TO CONTENT

\_\_\_\_\_  
Meredith Ladd, City Attorney

\_\_\_\_\_  
Derick Miller, Chief of Police



**Agenda Memo**  
**File Number: 4767**

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*15.

**CC MEETING: May 12, 2020**

**DATE:** April 28, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Jody Byerly, Public Works Director, & Marc Guy, Assistant City Manager

Consider A Resolution Authorizing The City Manager To Enter Into Three (3) Crossing Surface Installation Agreements With Burlington Northern Santa Fe Railway Company For The Reconstruction Of The Railroad Crossings At Keller Springs Road, Josey Lane, and Rosemeade Parkway, Including The Removal And Replacement Of Panels, Tracks, Gravel, Ties, And Asphalt Street Approaches, In An Amount Not To Exceed \$147,200.00, Cumulatively.

**BACKGROUND:**

This project is a cost-sharing agreement with the Burlington Northern Santa Fe Railway (BNSF) to replace the crossings at Keller Springs Road, Josey Lane and Rosemeade Parkway.

BNSF will install new concrete crossing panels, tracks, gravel, and railroad ties. The Carrollton Public Works Department will provide barricades, lights, flagmen, or traffic control devices as necessary, for each crossing project. The Public Works Department will replace the asphalt street approaches at each reconstructed crossing. BNSF does not currently have a project schedule, but work is intended to begin in 2020.

BNSF will maintain each crossing after completion of the project.

**FINANCIAL IMPLICATIONS:**

BNSF has submitted a proposal to perform the crossing replacements in the amount of \$414,246. BNSF's share will be \$267,046; the City's share will be \$147,200. Funding for the City's portion will be provided from the Street Rehabilitation Ad Valorem Tax Program.

**IMPACT ON COMMUNITY SUSTAINABILITY:**

This project is intended to improve the driving surfaces and safety of the railroad crossings on three high-volume, major arterial streets.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends City Council approve a resolution authorizing the City Manager to enter into three crossing surface installation agreements with BNSF for the replacement of three railroad crossings, in an amount not to exceed \$147,200.00.



## CROSSING SURFACE INSTALLATION AGREEMENT

BNSF File No.: \_\_\_\_\_  
Mile Post 698.76  
Line Segment 1046  
U.S. DOT Number 669526B  
MADILL Subdivision

This Crossing Surface Installation Agreement (hereinafter called, this "Agreement") is effective as of November 12, 2019, by and between CITY OF CARROLLTON (hereinafter called, "AGENCY") and BNSF Railway Company (hereinafter called, "BNSF").

WHEREAS, BNSF operates a freight transportation system by rail with operations throughout the United States and Canada; and

WHEREAS, AGENCY desires to replace the existing concrete crossing surface at KELLER SPRINGS ROAD with a new concrete crossing surface;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **BNSF Work.** The Company will install a new concrete crossing surface for a width of 112 feet. The new crossing surface will adequately cover all vehicular driving lanes and sidewalks at KELLER SPRINGS ROAD. The Company will perform all necessary track upgrades to accommodate the new crossing surface.

2. **AGENCY Work.** AGENCY must furnish all labor, materials, tools and equipment for the performance of AGENCY's Work. The principal elements of AGENCY's Work are as follows:

- (a) Provide all barricades, lights, flagmen or traffic control devices as necessary, during the installation of the concrete crossing surfaces;
- (b) Place asphalt between the new concrete crossing panels and the adjacent edge of the concrete roadway and sidewalk approaches to the track; and
- (c) Job site cleanup including removal of all construction materials, concrete debris, surplus soil, refuse, contaminated soils, asphalt debris, litter and other waste materials caused by this work provided for in this agreement to the satisfaction of BNSF.

3. **Payment; Invoicing.** Upon Company's completion of installing the new concrete crossing surface, Company will send Agency an invoice detailing the total amount owed by Agency for the new crossing surface.

Agency agrees to pay Company a lump sum of forty-four thousand eight hundred and No/100 Dollars (\$44,800.00) for the new crossing surface.

4. **Maintenance of the Crossing Surface.** After installation of the new crossing surface is completed, BNSF will maintain, at its own cost and expense, the crossing surface, against normal wear and tear, in a satisfactory manner for the expected life of the crossing surface. Notwithstanding the preceding sentence, BNSF shall be entitled to receive any contribution toward the cost of such maintenance made available by reason of any existing or future laws, ordinances, regulations, orders, grants, or other means or sources.

5. **Roadway Surfacing Work.** The AGENCY agrees to provide, at its sole cost and expense, enough asphalt to cover the distance between the existing concrete roadway and sidewalk surfaces at KELLER SPRINGS ROAD and the new crossing surface on both sides of the track.

6. **Contractor Requirements:** If used, AGENCY must require its contractor to comply with the obligations set forth in this Agreement, including Exhibit C and Exhibit C-1, and incorporate in each prime contract for construction of the Project, or the specifications therefor, the provisions set forth in Exhibit C and Exhibit C-1, attached hereto and by reference made a part hereof.

No work shall be commenced within BNSF's right of way until the AGENCY's contractor shall have (i) executed and delivered to BNSF an agreement in the form of said Exhibit C-1 and (ii) delivered to and secured BNSF's approval of the required insurance.

7. **Term.** This Agreement begins on the effective date set forth above and remains in effect until completion of all work contemplated in this Agreement and AGENCY's payment of the amounts set forth in Section 3 above.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by its duly qualified and authorized officials as of the day and year first written above.

**BNSF Railway Company:**

By: \_\_\_\_\_

Printed Name: Timothy J. Huya

Title: Manager Public Projects

**AGENCY  
CITY OF CARROLLTON, TEXAS**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

All invoices for the project will be sent to:  
CITY OF CARROLLTON  
Public Works Department  
Attn: Kevin Pike  
Public Works Manager  
2150 Old Denton Road  
Carrollton, Texas 75006  
Phone: 972-466-4293  
Email: Kevin.Pike@CityofCarrollton.com



## CROSSING SURFACE INSTALLATION AGREEMENT

BNSF File No.: \_\_\_\_\_  
Mile Post 695.73  
Line Segment 1046  
U.S. DOT Number 672145R  
MADILL Subdivision

This Crossing Surface Installation Agreement (hereinafter called, this "Agreement") is effective as of November 12, 2019, by and between CITY OF CARROLLTON (hereinafter called, "AGENCY") and BNSF Railway Company (hereinafter called, "BNSF").

WHEREAS, BNSF operates a freight transportation system by rail with operations throughout the United States and Canada; and

WHEREAS, AGENCY desires to replace the existing concrete crossing surface at ROSEMEADE PARKWAY with a new concrete crossing surface;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **BNSF Work.** The Company will install a new concrete crossing surface for a width of 96 feet (two 48-ft crossings). The new crossing surface will adequately cover all vehicular driving lanes and sidewalks at ROSEMEADE PARKWAY. The Company will perform all necessary track upgrades to accommodate the new crossing surface.

2. **AGENCY Work.** AGENCY must furnish all labor, materials, tools and equipment for the performance of AGENCY's Work. The principal elements of AGENCY's Work are as follows:

- (a) Provide all barricades, lights, flagmen or traffic control devices as necessary, during the installation of the concrete crossing surfaces;
- (b) Place asphalt between the new concrete crossing panels and the adjacent edge of the concrete roadway and sidewalk approaches to the track; and
- (c) Job site cleanup including removal of all construction materials, concrete debris, surplus soil, refuse, contaminated soils, asphalt debris, litter and other waste materials caused by this work provided for in this agreement to the satisfaction of BNSF.

3. **Payment; Invoicing.** Upon Company's completion of installing the new concrete crossing surface, Company will send Agency an invoice detailing the total amount owed by Agency for the new crossing surface.

Agency agrees to pay Company a lump sum of thirty-eight thousand four hundred and No/100 Dollars (\$38,400.00) for the new crossing surface.

4. **Maintenance of the Crossing Surface.** After installation of the new crossing surface is completed, BNSF will maintain, at its own cost and expense, the crossing surface, against normal wear and tear, in a satisfactory manner for the expected life of the crossing surface. Notwithstanding the preceding sentence, BNSF shall be entitled to receive any contribution toward the cost of such maintenance made available by reason of any existing or future laws, ordinances, regulations, orders, grants, or other means or sources.

5. **Roadway Surfacing Work.** The AGENCY agrees to provide, at its sole cost and expense, enough asphalt to cover the distance between the existing concrete roadway and sidewalk surfaces at ROSEMEADE PARKWAY and the new crossing surface on both sides of the track.

6. **Contractor Requirements:** If used, AGENCY must require its contractor to comply with the obligations set forth in this Agreement, including Exhibit C and Exhibit C-1, and incorporate in each prime contract for construction of the Project, or the specifications therefor, the provisions set forth in Exhibit C and Exhibit C-1, attached hereto and by reference made a part hereof.

No work shall be commenced within BNSF's right of way until the AGENCY's contractor shall have (i) executed and delivered to BNSF an agreement in the form of said Exhibit C-1 and (ii) delivered to and secured BNSF's approval of the required insurance.

7. **Term.** This Agreement begins on the effective date set forth above and remains in effect until completion of all work contemplated in this Agreement and AGENCY's payment of the amounts set forth in Section 3 above.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by its duly qualified and authorized officials as of the day and year first written above.

**BNSF Railway Company:**

By: \_\_\_\_\_

Printed Name: Timothy J. Huya

Title: Manager Public Projects

**AGENCY  
CITY OF CARROLLTON, TEXAS**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

All invoices for the project will be sent to:  
CITY OF CARROLLTON  
Public Works Department  
Attn: Kevin Pike  
Public Works Manager  
2150 Old Denton Road  
Carrollton, Texas 75006  
Phone: 972-466-4293  
Email: Kevin.Pike@CityofCarrollton.com

Railroad Crossing SURFACE Estimate for  
ROSEMEADE PARKWAY - DOT No. 672145R  
Revised on 11/04/2019

BNSF RAILWAY COMPANY  
FHPM ESTIMATE FOR  
CITY OF CARROLLTON

LOCATION SSS HEBRON

DETAILS OF ESTIMATE

PLAN ITEM : 235549000

VERSION : 1

PURPOSE, JUSTIFICATION AND DESCRIPTION

PIP - RDW DIV MADILL SUB LS 1046 MP 695.73 - DOT# 672145R - LUMP SUM BILLABLE \$38,400 TO THE CITY OF CARROLLTON, TX

BNSF TO INSTALL TWO NEW 48-FT CONCRETE CROSSINGS ON THE SINGLE TRACK ON ROSEMEADE PARKWAY, DOT NO. 672145R IN CARROLLTON, TX. CITY TO PROVIDE PAVEMENT ON ROADWAY AND SIDEWALK APPROACHES AND TRAFFIC CONTROL.

DESCRIPTION	QUANTITY U/M	COST	TOTAL \$
*****			
LABOR			
*****			
PLACE FIELD WELDS - CAP	96.0 MH	3,040	
REMOVE PUBLIC CROSSING	143.49 MH	4,488	
REMOVE TRACK	10.0 MH	313	
REPLACE PUBLIC CROSSING - TOTAL REHAB	100.0 MH	3,128	
REPLACE TRACK PANELS - CAP	40.0 MH	1,252	
SURFACE TRACK - REPLACEMENT - CAP	24.0 MH	775	
UNLOAD BALLAST - REPLACEMENT - CAP	15.0 MH	470	
UNLOAD CROSSING MATERIAL - PUBLIC - CAP	50.0 MH	1,564	
UNLOAD TRACK PANELS - REPLACEMENT	12.0 MH	376	
PAYROLL ASSOCIATED COSTS		10,066	
DA OVERHEADS		16,716	
EQUIPMENT EXPENSES		7,985	
INSURANCE EXPENSES		2,692	
TOTAL LABOR COST		52,865	52,865
*****			
MATERIAL			
*****			
BALLAST, FOR GENERIC USE ONLY	250.0 NT **	2,560	
TRACK PANEL, 136 STANDARD RAIL, 40 FT- 10 FT TIES-	5.0 EA **	28,723	
RAIL, TRANSN,BE,40 FT,136 - 1/4 WORN 132	4.0 EA	3,984	
SPIKE, TBR SCREW 3/4"X13", F/ROAD XING	225.0 EA **	450	
WELDKIT, GENERIC FOR ALL RAIL WEIGHTS	12.0 KT **	814	
CONC 136 08-SEC WITH FILLER FOR 10' WOOD TIES **	100.0 FT **	16,200	
CONCRETE XING RAMP AND PANEL RESTRAINT,	1.0 ST **	310	
MATERIAL HANDLING		2,650	
ONLINE TRANSPORTATION		3,875	
USE TAX		4,200	
OFFLINE TRANSPORTATION		633	
TOTAL MATERIAL COST		64,399	64,399
*****			
OTHER			
*****			
TOTAL OTHER ITEMS COST		0	0
PROJECT SUBTOTAL			117,264
CONTINGENCIES			9,511
BILL PREPARATION FEE			1,268
GROSS PROJECT COST			128,043
LESS COST PAID BY BNSF			89,643
TOTAL BILLABLE COST			38,400



## CROSSING SURFACE INSTALLATION AGREEMENT

BNSF File No.: \_\_\_\_\_  
Mile Post 699.00  
Line Segment 1046  
U.S. DOT Number 672147E  
MADILL Subdivision

This Crossing Surface Installation Agreement (hereinafter called, this "Agreement") is effective as of November 12, 2019, by and between CITY OF CARROLLTON (hereinafter called, "AGENCY") and BNSF Railway Company (hereinafter called, "BNSF").

WHEREAS, BNSF operates a freight transportation system by rail with operations throughout the United States and Canada; and

WHEREAS, AGENCY desires to replace the existing concrete crossing surface at JOSEY LANE with a new concrete crossing surface;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **BNSF Work.** The Company will install a new concrete crossing surface for a width of 160 feet. The new crossing surface will adequately cover all vehicular driving lanes and sidewalks at JOSEY LANE. The Company will perform all necessary track upgrades to accommodate the new crossing surface.

2. **AGENCY Work.** AGENCY must furnish all labor, materials, tools and equipment for the performance of AGENCY's Work. The principal elements of AGENCY's Work are as follows:

- (a) Provide all barricades, lights, flagmen or traffic control devices as necessary, during the installation of the concrete crossing surfaces;
- (b) Place asphalt between the new concrete crossing panels and the adjacent edge of the concrete roadway and sidewalk approaches to the track; and
- (c) Job site cleanup including removal of all construction materials, concrete debris, surplus soil, refuse, contaminated soils, asphalt debris, litter and other waste materials caused by this work provided for in this agreement to the satisfaction of BNSF.

3. **Payment; Invoicing.** Upon Company's completion of installing the new concrete crossing surface, Company will send Agency an invoice detailing the total amount owed by Agency for the new crossing surface.

Agency agrees to pay Company a lump sum of sixty-four thousand and No/100 Dollars (\$64,000.00) for the new crossing surface.

4. **Maintenance of the Crossing Surface.** After installation of the new crossing surface is completed, BNSF will maintain, at its own cost and expense, the crossing surface, against normal wear and tear, in a satisfactory manner for the expected life of the crossing surface. Notwithstanding the preceding sentence, BNSF shall be entitled to receive any contribution toward the cost of such maintenance made available by reason of any existing or future laws, ordinances, regulations, orders, grants, or other means or sources.

5. **Roadway Surfacing Work.** The AGENCY agrees to provide, at its sole cost and expense, enough asphalt to cover the distance between the existing concrete roadway and sidewalk surfaces at JOSEY LANE and the new crossing surface on both sides of the track.

6. **Contractor Requirements:** If used, AGENCY must require its contractor to comply with the obligations set forth in this Agreement, including Exhibit C and Exhibit C-1, and incorporate in each prime contract for construction of the Project, or the specifications therefor, the provisions set forth in Exhibit C and Exhibit C-1, attached hereto and by reference made a part hereof.

No work shall be commenced within BNSF's right of way until the AGENCY's contractor shall have (i) executed and delivered to BNSF an agreement in the form of said Exhibit C-1 and (ii) delivered to and secured BNSF's approval of the required insurance.

7. **Term.** This Agreement begins on the effective date set forth above and remains in effect until completion of all work contemplated in this Agreement and AGENCY's payment of the amounts set forth in Section 3 above.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by its duly qualified and authorized officials as of the day and year first written above.

**BNSF Railway Company:**

By: \_\_\_\_\_

Printed Name: Timothy J. Huya

Title: Manager Public Projects

**AGENCY  
CITY OF CARROLLTON, TEXAS**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

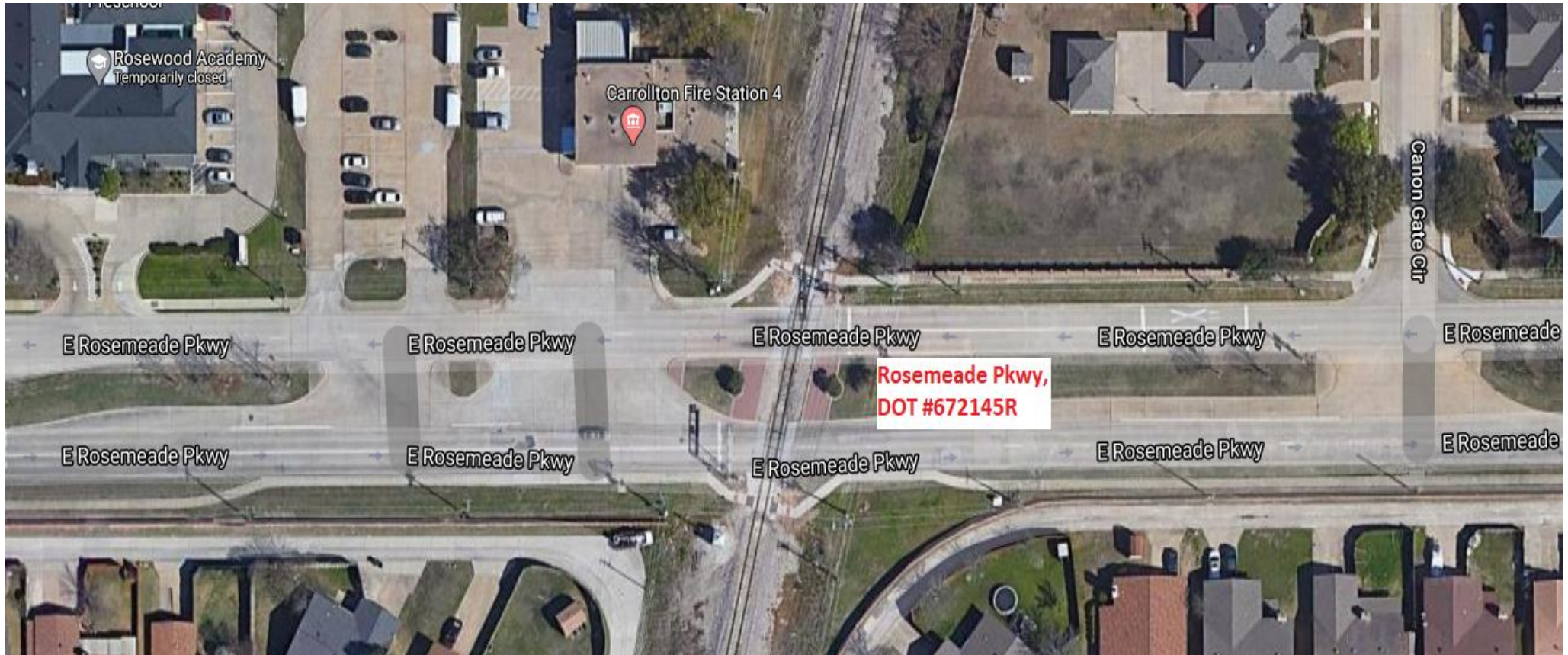
All invoices for the project will be sent to:  
CITY OF CARROLLTON  
Public Works Department  
Attn: Kevin Pike  
Public Works Manager  
2150 Old Denton Road  
Carrollton, Texas 75006  
Phone: 972-466-4293  
Email: Kevin.Pike@CityofCarrollton.com



669526B- Crossing Surface Agreement- Keller Springs Rd 11-12-19



672145R-Crossing Surface Agreement-Rosemeade Parkway 11-12-19



672147E-Crossing Surface Agreement Josey Lane



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THREE CROSSING INSTALLATION AGREEMENTS WITH BNSF RAILWAY COMPANY FOR SERVICES RELATED TO THE REPLACEMENT OF RAILROAD CROSSINGS AT THREE LOCATIONS WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

**SECTION 1**

The City Manager is authorized to negotiate and execute three crossing installation agreements with BNSF Railway Company for services related to the replacement of railroad crossings on three roadways within the City in an amount not to exceed \$147,200.00, total for all three agreements combined.

**SECTION 2**

The City Manager, or designee, is authorized to take those steps reasonable and necessary to comply with the intent of this Resolution.

**SECTION 3**

This Resolution shall take effect immediately from and after its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Carrollton, Texas this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Kevin W. Falconer, Mayor

**ATTEST:**

\_\_\_\_\_  
Laurie Wilson, City Secretary

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Meredith A. Ladd, City Attorney

\_\_\_\_\_  
Jody Byerly, Public Works Director





**Agenda Memo**  
**File Number: 4768**

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**Agenda Date:** Version: 1 **Status:** Consent Agenda

**In Control:** City Council **File Type:** Resolution

**Agenda Number:** \*16.

**CC MEETING: May 12, 2020**

**DATE:** April 27, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Cory Heiple, Environmental Services Director  
Marc Guy, Assistant City Manager

Consider A **Resolution Authorizing The City Manager To Enter Into Single-Family Rehabilitation Grant Incentive Agreements On Two Eligible Properties Located Within A Neighborhood Empowerment Zone,** In A Total Grant Amount Not To Exceed \$1,425.00.

**BACKGROUND:**

In April of 2018 City Council adopted the revised Single-Family Rehabilitation Grant Incentive policy. This program provides monetary grants of up to 25% of certain exterior repair expenses for eligible properties located in a Neighborhood Empowerment Zone. This program has been marketed throughout the qualifying zones with special outreach focused on NOTICE neighborhoods.

The Bellaire Heights NOTICE project is currently proceeding with street replacements within the neighborhood. During this replacement, residents benefited by the NOTICE project repairs are offered driveway replacement coinciding with the street replacement and are eligible for a Single-Family Rehabilitation grant. Mr. Garcia and Ms. Rocha have applied for incentive grants for the replacement of their driveways. Given the straightforward nature of a driveway replacement, these projects are reviewed by the Environmental Services Department and do not require the Re-Development Sub-Committee’s approval. The properties are located in a Neighborhood Empowerment Zone and meet the eligibility requirements of the incentive grant program.

**FINANCIAL IMPLICATIONS:**

These rehabilitation incentives are funded through the Neighborhood Partnership Fund. Since April of 2018, when the program incentive was increased to 25%, a total of 70 projects have been approved by City Council, representing \$659,959 in private investment and \$164,990 in public incentives.

**IMPACT ON COMMUNITY SUSTAINABILITY:**

The rehabilitation incentives offer significant tools to prevent blight in Carrollton's older neighborhoods. Revitalizing affordable housing is a key component of the rehabilitation grant program and City Council's community sustainability objectives.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends City Council approval of a resolution authorizing the City Manager to enter into a Single-Family Rehabilitation Incentive Agreement with Mr. Garcia in an amount not to exceed \$625.00 and with Ms. Rocha in an amount not to exceed \$800.00.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, APPROVING TWO SINGLE-FAMILY REHABILITATION INCENTIVE PROGRAM AGREEMENTS TO BE EXECUTED BY AND BETWEEN THE CITY OF CARROLLTON AND THE OWNERS OF 1709 DONNA DRIVE AND 1713 DONNA DRIVE TO PROMOTE LOCAL ECONOMIC DEVELOPMENT; AUTHORIZING THE CITY MANAGER TO TAKE THE NECESSARY ACTIONS TO NEGOTIATE AND ENTER INTO THE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Local Government Code Chapters 378 and 380 provide statutory authority for establishing and administering the Rehabilitation Incentive Program and Demolition Grant Program, including making loans and grants of money;

**WHEREAS**, on November 4, 2014 the City Council of the City of Carrollton, Texas (“City Council”), adopted the Rehabilitation Incentive Program (“Program”) in order to promote local economic development within designated areas in the City of Carrollton, Texas (“City”);

**WHEREAS**, on April 3, 2018, City Council adopted the revised Rehabilitation Incentive Policy under the program. The Program provides payment of an incentive of 25% of eligible repairs to property owners for exterior improvements;

**WHEREAS**, the City has received a request for a Rehabilitation Incentive from the property owner, Mr. Garcia (“Owner”) of 1709 Donna Drive (“Property”), which has been reviewed by the Environmental Services Department and approved for consideration by City Council for an amount not to exceed \$625.00;

**WHEREAS**, the City has received a request for a Rehabilitation Incentive from the property owner, Ms. Rocha (“Owner”) of 1713 Donna Drive (“Property”), which has been reviewed by the Environmental Services Department and approved for consideration by City Council for an amount not to exceed \$800.00;

**WHEREAS**, upon consideration, the City Council determines the Program contains sufficient controls to ensure public purposes of the Program are preserved and further determines the Property satisfies the criteria of the program; and

**WHEREAS**, upon review and consideration of the Owner’s request and all matters attendant and related thereto, the City Council finds that entering into the agreements pursuant to the policies of the Program in the interests of the health, safety, and welfare of the citizens of Carrollton and should be approved, and the City Manager shall be authorized to negotiate, execute documents, and take those actions necessary to effectuate the intents and purposes of this Resolution;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

**Section 1**

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

**Section 2**

The City Manager is hereby authorized to negotiate and execute the Single-Family Rehabilitation incentive agreement for a maximum in an amount not to exceed \$625.00 and \$800.00 for reconstruction on the Properties in accordance with this Resolution, and to take all other action necessary to effectuate the intents and purposes of this Resolution.

**Section 3**

This Resolution shall take effect upon passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Carrollton, Texas this 12<sup>th</sup> day of May 2020.

CITY OF CARROLLTON, TEXAS

\_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Wilson, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Meredith A. Ladd  
City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Cory Heiple  
Environmental Services Director

1709 Donna Drive  
Application Summary and Property Description

Homeowner:

Jorge Garcia

Legal Description:

BELAIRE HEIGHTS  
BLK 5 LOT 3  
VOL2002085/9265 DD04252002 CO-DC  
0015000500300 11400150005

Project Description:

Removal and replacement of driveway

Project Value:

\$2,500.00

Incentive Amount:

\$625.00

1713 Donna Drive  
Application Summary and Property Description

Homeowner:

Irma Rocha

Legal Description:

BELAIRE HEIGHTS  
BLK 5 LOT 1  
INT20070086425 DD03022007 CO-DC  
0015000500100 2CC00150005

Project Description:

Removal and replacement of driveway

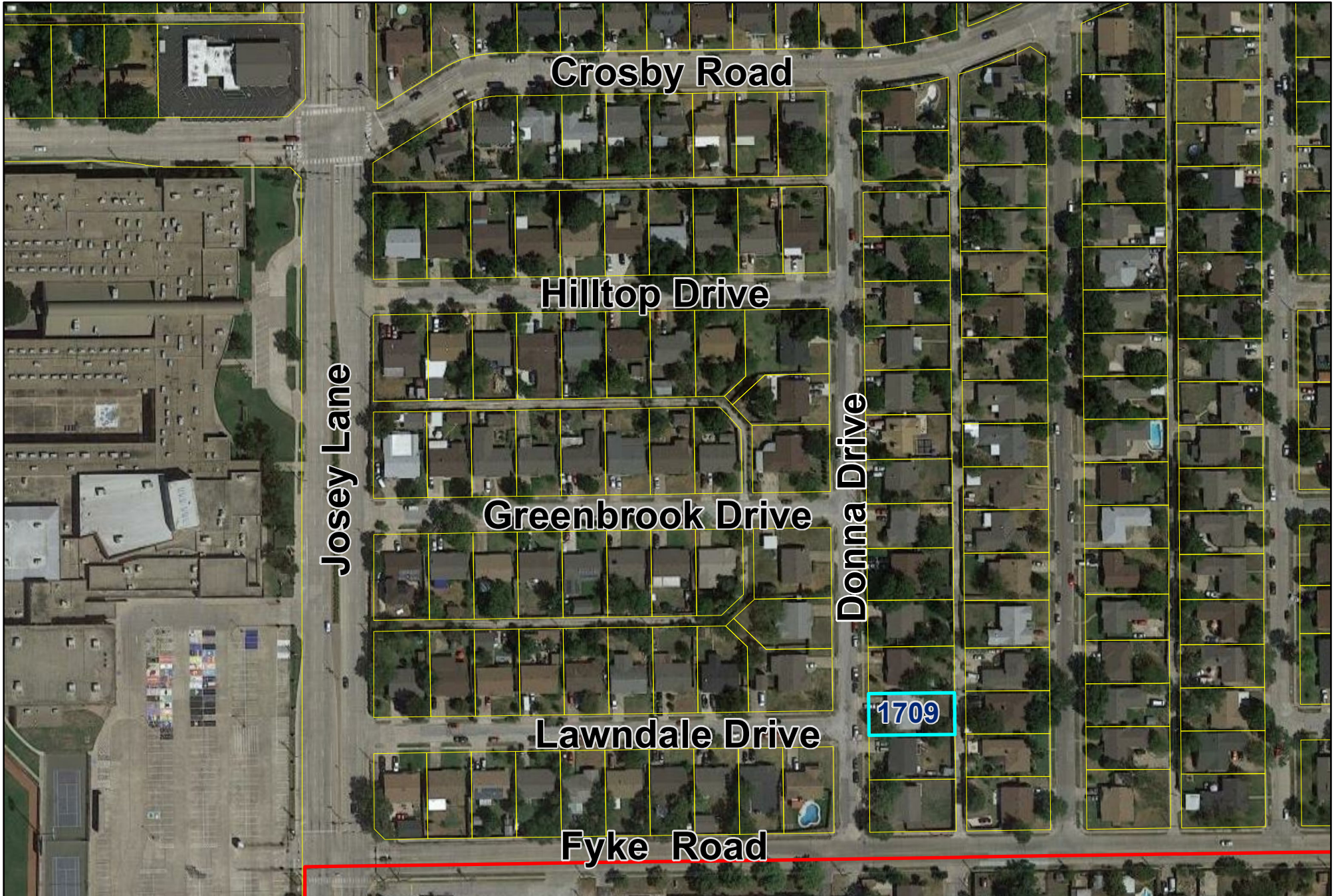
Project Value:

\$3,200.00

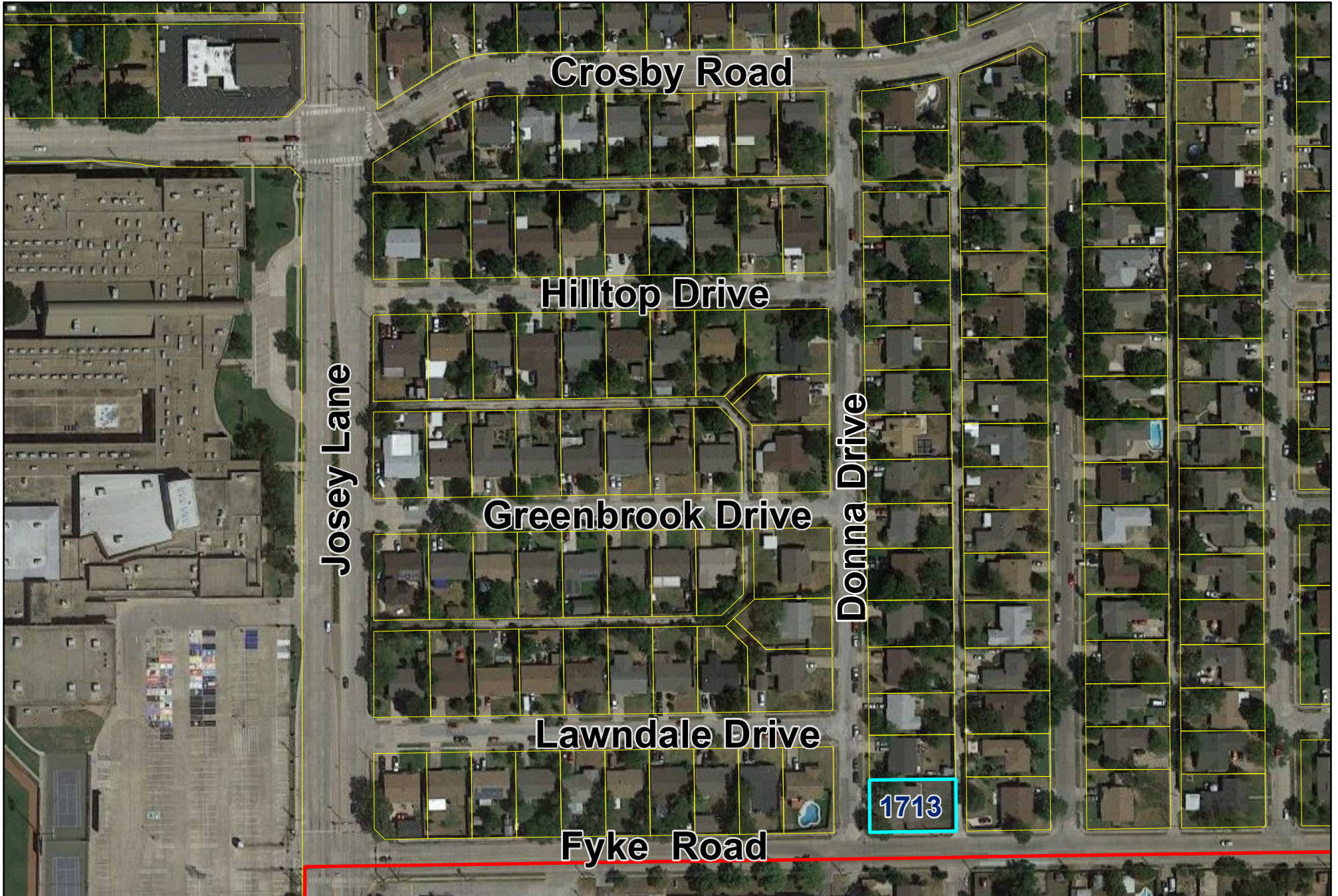
Incentive Amount:

\$800.00

Single - Family Rehab Incentive Location Map - 1709 Donna Drive



Single - Family Rehab Incentive Location Map - 1713 Donna Drive







**Agenda Memo**  
**File Number: 4778**

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*17.

**CC MEETING: May 12, 2020**

**DATE:** May 6, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Meredith Ladd, City Attorney

Consider A Resolution Authorizing The City Manager To Enter Into A Settlement Agreement In The Lawsuit Styled LRF1 Dallas Logistics 1 LLC And 1533 Crescent LLC V. City Of Carrollton, Et Al (Cause No. DC-19-09123) Providing Terms For Two Special Use Permits, For Consideration By The City Council, And Waiver Of All SUP Application Fees, And Other Fees In An Amount Not To Exceed \$110,000.00.

**BACKGROUND:**

LRF1 Dallas Logistics 1 LLC and 1533 Crescent LLC (“Plaintiffs”) filed a lawsuit against the City seeking a declaration from the Court that Ord. 3891 was unenforceable, that the City allegedly failed to comply with certain notice requirements and in the alternative, seeking a declaration that even if Ord. 3891 was enforceable, it did not apply to Longpoint. The City and Plaintiffs reached a proposed settlement after trial of the claims by 1533 Crescent LLC.

**FINANCIAL IMPLICATIONS:**

The City will waive all application fees in connection with the SUP applications for the Longpoint Project and Crescent Tract. The City will waive all other fees for applications, inspections and permits of the Longpoint Project and Crescent Tract, as applicable, up to a combined total of \$110,000.00 for both Plaintiffs (not each Plaintiff separately).

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends adoption of the resolution authorizing the City Manager to enter into a settlement agreement.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A SETTLEMENT AGREEMENT IN THE LAWSUIT STYLED LRF1 DALLAS LOGISTICS 1 LLC AND 1533 CRESCENT LLC V. CITY OF CARROLLTON AND BRETT KING, BUILDING OFFICIAL OF THE CITY PROVIDING TERMS FOR CONSIDERATION BY THE CITY COUNCIL OF TWO SPECIAL USE PERMITS (SUP); PROVIDING FOR WAIVER OF ALL SUP APPLICATION FEES; PROVIDING FOR A WAIVER OF OTHER FEES IN AN AMOUNT NOT EXCEED ONE HUNDRED TEN THOUSAND DOLLARS (\$110, 000); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, LRF1 Dallas Logistics 1 LLC (“Longpoint”) and 1533 Crescent LLC (“Crescent”) (collectively “Plaintiffs”) filed a lawsuit styled *LRF1 Dallas Logistics 1 LLC and 1533 Crescent LLC v. City of Carrollton and Brett King, Building Official of the City*, Cause No. DC-19-09123 against the City of Carrollton, Texas and Brett King, in his official capacity as the Building Official of the City (collectively “City”) seeking, among other things, a declaration from the Court that Ord. 3891 was unenforceable, alleging that the City failed to comply with certain notice requirements and in the alternative, seeking a declaration that even if Ord. 3891 was enforceable, it did not apply to Longpoint;

**WHEREAS**, the City, subject to City Council approval, Longpoint and Crescent have agreed to settle the lawsuit wherein the terms of the agreement provide the City will waive all application fees in connection with a SUP application for the Longpoint Project and Crescent Tract. The City will waive all other fees for applications, inspections and permits of the Longpoint Project and Crescent Tract, as applicable, up to a combined total of \$110,000 for both Plaintiffs (not each Plaintiff separately);

**WHEREAS**, the terms of the settlement agreement further provide for the approval of two special use permits, subject to the legislative discretion of the Council, and for setting aside the judgment of the trial court, and dismissing all claims; and

**WHEREAS**, the City Council of the City of Carrollton believes that it is in the best interest of the citizens of the City to authorize the City Manager to settle this lawsuit.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

**SECTION 1**

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

**SECTION 2**

The City Manager is authorized to enter into a settlement agreement relating to the lawsuit styled *LRF1 Dallas Logistics 1 LLC and 1533 Crescent LLC v. City of Carrollton and Brett King, Building Official of the City*, Cause No. DC-19-09123 (“Settlement Agreement”) and take all further action necessary to carry out the intent of this Resolution.

**SECTION 3**

The Settlement Agreement will provide for the waiver of all fees related to the SUP application for both Plaintiffs in the above-mentioned case. Further, the Settlement Agreement provides for waiver of development related fees up to \$110,000 cumulatively for the Plaintiffs. In addition, the Settlement Agreement is conditional upon the approval of SUPs for each Plaintiff.

**SECTION 4**

This Resolution shall take effect immediately from and after its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Carrollton, Texas this 12<sup>th</sup> Day of May, 2020.

CITY OF CARROLLTON, TEXAS

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Kevin W. Falconer, Mayor

ATTEST:

---

Laurie Wilson, City Secretary

Approved as to form:

---

Meredith Ladd, City Attorney





**Agenda Memo**  
**File Number: 4779**

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*18.

**CC MEETING: May 12, 2020**

**DATE:** May 5, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Elliott Reep, Emergency Management Coordinator  
Rex Redden, Executive Director of Public Safety

Consider A **Resolution Authorizing The City Manager To Enter Into An Agreement Between The City Of Carrollton And Metrocrest Chamber Of Commerce To Designate The Chamber As The City’s Small Business Liaison During Times Of Disaster.**

**BACKGROUND:**

Carrollton’s small businesses have suffered greatly during the COVID-19 pandemic. The City has worked with the Metrocrest Chamber of Commerce to provide assistance to these businesses. In order to continue with this effort, the City is seeking to enter into a Memorandum of Understanding (MOU) with the Chamber to designate it as the City’s Small Business Liaison. This resolution authorizes the City Manager to support the Chamber’s administrative costs related to the COVID-19 disaster response, as well as to purchase supplies and materials needed to support local businesses during the disaster recovery. The support mechanism established by this MOU may also be used to aid Carrollton’s small businesses during future declared disasters.

**FINANCIAL IMPLICATIONS:**

This agreement will authorize an immediate payment of \$35,000 to the Metrocrest Chamber of Commerce to support their administrative role as the City’s Small Business Liaison during the COVID-19 response. The City Manager is authorized to provide additional funds not to exceed a total of \$50,000 a year.

**IMPACT ON COMMUNITY SUSTAINABILITY:**

The current COVID-19 pandemic is having an unprecedented impact on small businesses around the nation. To address this locally, this resolution will allow the City to assist small businesses by partnering with the Metrocrest Chamber of Commerce to provide aid and recovery resources.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends City Council approval of a resolution authorizing the City Manager to enter into an agreement with the Metrocrest Chamber of Commerce to designate the Chamber as the City's Small Business Liaison during times of disaster.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF CARROLLTON AND METROCREST CHAMBER OF COMMERCE TO DESIGNATE THE CHAMBER AS THE CITY'S SMALL BUSINESS LIASON DURING TIMES OF DISASTER; AUTHORIZING A ONE-TIME \$30,000 PAYMENT TO METROCREST CHAMBER OF COMMERCE RELATED TO COVID 19 RESPONSE ASSISTANCE; AUTHORIZING THE CITY MANAGER TO AUTHORIZE ADDITIONAL FUNDS NOT TO EXCEED \$50,000 A YEAR; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION REASONABLY NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Carrollton ("City") desires to enter into a Memorandum of Understanding ("MOU") with the Metrocrest Chamber of Commerce ("Chamber") to provide support to Carrollton small businesses during times of disaster such as the current COVID-19 Pandemic; and

**WHEREAS**, the Chamber will act as the City's liaison to the small business community and will serve to coordinate needs and to distribute aid to businesses on behalf of the City; and

**WHEREAS**, the City has provided certain supplies and materials in support of the Chamber's mission to provide aid to the Carrollton business community but wish to provide additional aid and funds for program support and administration; and

**WHEREAS**, such funds may be used to support Chamber administrative costs related to disaster response, as well as to purchase supplies and materials needed to support local businesses during disaster recovery; and

**WHEREAS**, such aid may be in the form of non-monetary assistance such as disaster recovery planning, support, and public-private partnerships; and

**WHEREAS**, such aid may also be in the form of State or Federal grants for the purpose of small business support which are then administered by the Chamber on the City's behalf; and

**WHEREAS**, the impact of COVID-19 on the businesses community in Carrollton has demonstrated the clear need for such a partnership during times of disaster.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

**SECTION 1.**

The above and foregoing premises are found to be true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.**

The City Manager is hereby authorized to enter into a MOU with the Metrocrest Chamber of Commerce where the Chamber will act as the City's Small Business Liaison during declared disasters.

**SECTION 3.**

This Resolution hereby authorizes an immediate one-time payment of \$30,000 from the City to the Chamber subject to the terms of the MOU to provide for the costs associated with the Chamber administering all small business aid programs during the COVID-19 response.

**SECTION 4.**

The City Manager is hereby authorized to provide additional funds to support the Chamber's role as liaison pursuant to the MOU during locally or state-declared disaster events such as COVID-19 in a cumulative amount not to exceed \$50,000 per fiscal year.

**SECTION 5.**

The City Manager is hereby authorized to take those steps reasonable and necessary to comply with the intent and purposes of this Resolution.

**SECTION 6.**

This Resolution shall take effect upon passage.

**PASSED, APPROVED AND ADOPTED by the City Council of the City of Carrollton, Texas, on this 12th day of May, 2020.**

CITY OF CARROLLTON, TEXAS

\_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Wilson, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Meredith Ladd, City Attorney

APPROVED AS TO CONTENT

\_\_\_\_\_  
Gregg Salmi, Fire Chief





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 4780

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**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*19.

**CC MEETING:** May 12, 2020

**DATE:** May 6, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Meredith Ladd, City Attorney

Consider A Resolution Of The City Council Of The City Of Carrollton, Texas, Amending Resolution No. 4373 Relating To The Consent And Continuation Of The Disaster Declaration Of Mayor Kevin Falconer By Revising The Expiration Date; And Providing An Effective Date.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING RESOLUTION NO. 4373 RELATING TO THE CONSENT AND CONTINUATION OF THE DISASTER DECLARATION OF MAYOR KEVIN FALCONER BY REVISING THE EXPIRATION DATE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Carrollton, Texas (“City”) is a Home Rule municipality possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of Texas Local Government Code and its Home Rule Charter; and

**WHEREAS**, the City Council of the City of Carrollton, Texas (“City Council”) passed Resolution No. 4373 on March 19, 2020, consenting to and extending the March 13, 2020 Disaster Declaration issued by Mayor Kevin Falconer; and

**WHEREAS**, the City Council believes that circumstances necessitating the Disaster Declaration continue to be present and that the continuation of the Disaster Declaration is in the interest of public health and safety; and

**WHEREAS**, the City Council believes that amending Resolution No. 4373 by extending the Disaster Declaration is in the best interest of the citizens of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

**SECTION 1.**

The above and foregoing premises are found to be true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.**

Resolution No. 4373 relating to the consent and continuation of the March 13, 2020 Disaster Declaration by Mayor Kevin Falconer is hereby amended by revising the date of expiration until 11:59 p.m. on May 30, 2020.

**SECTION 3.**

This Resolution shall take effect immediately.

**PASSED, APPROVED AND ADOPTED by the City Council of the City of Carrollton, Texas, on this the 12 day of May, 2020.**

**CITY OF CARROLLTON, TEXAS**

\_\_\_\_\_  
Kevin W. Falconer, Mayor

**ATTEST:**

---

Laurie Wilson, City Secretary

**APPROVED AS TO FORM:**

---

Meredith A. Ladd, City Attorney





**Agenda Memo**  
**File Number: 4777**

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Public Hearing/Individual Consideration

**In Control:** City Council

**File Type:** Public Hearing

**Agenda Number:** 20.

**CC MEETING: May 12, 2020**

**DATE:** May 4, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Loren Shapiro, AICP, Planning Manager, & Marc Guy, Assistant City Manager

**Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 15-Acre Tract Zoned PD-175 For The (SF-PH) Single-Family Patio Home District And Located At The Southeast Corner Of Parker Road (FM 544) And Plano Parkway To Amend Planned Development District 175 To Change Building Setbacks; And Amending The Official Zoning Map Accordingly.** Case No. PLZ2020-2X1 Essex Park.

**BACKGROUND:**

This is a request for approval of an amendment to PD-175 (Tract 1) to modify the front setback requirements for the Essex Park single-family home subdivision.

On July 10, 2018 City Council approved the rezoning of the property to allow single-family homes as part of PD-175. The PD provides zoning regulations for the development of single-family lots, including requirements for building setbacks. The applicant is requesting amendments to the front setback requirements to accommodate larger single-story home floor plans.

**FINANCIAL IMPLICATIONS:**

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

**STAFF RECOMMENDATION/ACTION DESIRED:**

On February 4, 2020 the Planning and Zoning Commission unanimously recommended **APPROVAL** of the request. The attached ordinance reflects the action of the Commission. Staff recommends approval and adoption of the ordinance.

## RESULTS SHEET

Date: 05/12/2020

Case No./Name: PLZ2020-2X1 Essex Park (Zoning)

### A. STIPULATIONS AND RECOMMENDATIONS

The text in red represents modified language proposed for front setbacks. Proposed text to be removed are ~~struck through~~ and new content is underlined. Staff recommends **APPROVAL** with the following stipulations:

#### TRACT 1: Special Development Standards

q. Lot Development Standards:

v. Minimum Setbacks:

~~1) Front Yard:~~

~~a) House Face: Minimum 15 feet. When a porch and/or entry corridor is provided and is covered by a roof incorporated into the design of the façade, this setback may be reduced to a minimum 11 feet.~~

~~b) Garage Face: Minimum 20 feet.~~

~~c) Garage Face shall be setback a minimum five feet from house face on a least eighty percent (80%) of the homes. For the purposes of this item, when a porch and/or entry corridor is provided and extends at least five feet in front of the garage face, and is covered by a roof incorporated in to the design of the façade, it shall be viewed as the house face. Also, no more than twenty percent (20%) of the homes may have the house face less than 1 foot behind the garage face.~~

1) Front Yard:

a) Except as provided in subsections (1) and (2) below, the minimum setback shall be fifteen (15) feet.

(1) Roof covered porches and entry corridors may project into the required fifteen (15) foot setback a maximum of four (4) feet.

(2) A maximum of thirty percent (30%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure.

b) Notwithstanding the setback provisions in subsection a) above, the minimum setback for the garage door shall be twenty (20) feet.

(1) The garage door shall be set back a minimum of five (5) feet from the front façade of the main structure on at least eighty

percent (80%) of the homes. ~~The balance of the homes shall have the garage door set back a minimum of one (1) foot behind the front façade of the main structure.~~ The balance of the homes may be setback less than one (1) foot behind the garage door.

(2) The intent of subsection b)(1) above, shall be met if a roof covered porch or entry feature extends at least 5 feet in-front of the garage.

2) Side Yard: Minimum 5 feet for interior lots and 10 feet for side street/corner lots.

3) Rear Yard: Minimum 10 feet.

**B. P&Z ACTION** from P&Z meeting: 02/06/20

Result: **APPROVAL** with Staff Stipulations /Vote: 8-0 (Kiser absent)

**C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 05/12/20

Result: /Vote:





**ZONING CHANGE**

Case Coordinator: Loren Shapiro

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-175 for the (SF-PH) Single-Family Patio Home District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(CC) Corporate Commercial District	Undeveloped
SOUTH	PD-175 for the (SF-PH) Single-Family Patio-Home Residential District	Single-Family Residential Subdivision (Saddle Ridge)
EAST	Town of Hebron	Self-Storage/Mini-Warehouse
WEST	PD-151 for the (CC) Corporate Commercial District	Undeveloped Across Plano Parkway

**REQUEST:** Approval of amendments to PD-175 for the (SF-PH) Single-Family Patio Home Residential District to modify front setback requirements in Essex Park

**PROPOSED USE:** Single-Family residential subdivision

**ACRES/LOTS:** Approximately 15 acres/84 single-family patio home lots

**LOCATION:** Southeast corner of Parker Road (FM 544) and Plano Parkway

**HISTORY:** On July 10, 2018 City Council approved amendments to PD-175 rezoning the subject property to allow single-family patio homes and established development standards.

PD-175 was established in 2005 for the Mustang Park development and has been through various amendments since its initial Council adoption.

**COMPREHENSIVE PLAN:** Single-Family Residential Detached

**TRANSPORTATION PLAN:** Plano Parkway and Parker Road are designated as (A6D) Six-Lane Divided Arterials.

**OWNER:** JBGL Mustang LLC

**REPRESENTED BY:** JBGL Mustang LLC

## STAFF ANALYSIS

### PROPOSAL

The applicant is requesting an amendment to PD-175 (Tract 1) to modify front setbacks for patio homes. The purpose of the request is to accommodate larger single-family home floor plans exceeding the required setback envelope. There are no changes proposed to the remaining regulations or exhibits.

### CURRENT REQUIREMENTS

The Comprehensive Zoning Ordinance provides base setback requirements for the (SF-PH) Single-Family Patio Home District. Open and unenclosed terraces and porches, including the supporting structure, may project into the required front yard for a distance not to exceed five feet.

PD-175 for the (SF-PH) Single-Family Patio Home provides development standards for Tract 1, Essex Park.

The PD allows the following front setback language:

- House Face: Minimum 15 feet. When a porch and/or entry corridor is provided and is covered by a roof incorporated into the design of the façade, this setback may be reduced to a minimum 11 feet.

*The PD-175 regulations require a minimum 15-foot front setback for homes, not including porches or entry corridors. Porches and entry corridors with a roof incorporated into the design may be setback a minimum of 11 feet.*

- Garage Face: Minimum 20 feet.

*In no instance can garages be less than 20 feet from the front property line.*

- Garage Face shall be setback a minimum five feet from house face on a least eighty percent (80%) of the homes. For the purposes of this item, when a porch and/or entry corridor is provided and extends at least five feet in front of the garage face and is covered by a roof incorporated into the design of the façade, it shall be viewed as the house face. Also, no more than twenty percent (20%) of the homes may have the house face less than 1 foot behind the garage face.

*Garages are required to be setback a minimum 5 feet from the front façade of the home on at least 80 percent of the lots. No more than 20 percent of the homes may have the front façade of homes less than 1 foot behind the garage.*

### ELEMENTS TO CONSIDER

1. The applicant is proposing modifications to front setback requirements of PD-175. The highlighted language below provides the differences between staff's recommendations (30

percent) and the request by the applicant (45 percent) as it relates to the percentage of single family lots allowed to have an 11-foot front setback for the main structure.

Minimum Setbacks:

1) Front Yard:

- a) Except as provided in subsection 2) below, the minimum setback shall be fifteen (15) feet.
  - 1) Roof covered porches and entry corridors may project into the required fifteen (15) foot setback a maximum of four (4) feet.
  - 2) A maximum of thirty percent (30%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure. [Staff's recommendation]
  - 2) A maximum of forty-five percent (45%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure. [Applicant's request]

*The applicant has floor plans that do not fit within the building setback envelope, namely the front setback. The applicant is requesting to change the front setback language allowing up to 45 percent of the single-family lots with front home façade setbacks for the main structure a minimum 11 feet from the front property line. There are 84 single-family homes in Essex Park. The applicant's request would allow up to 37 homes (45 percent) with the front home main structure 11 feet from the front property line.*

*Staff prefers that the maximum number of homes allowed with the main structure of the home setback 11 feet be limited to 30 percent of the residential lots. The current PD zoning requires a minimum 15-foot front setback for front home facades. Staff's recommendation would allow up to 25 (30 percent) of the 84 single family lots with the main structure of the home setback 11 feet minimum from the front property line.*

*A minimum 15-foot front setback shall remain for the main structure of homes, except for percentage of homes allowed to be 11 feet from the right-of-way. Porches or entryways may be 4 feet into the required setback or 11 feet from the right of way.*

- b) Notwithstanding the setback provisions in subsection a) above, the minimum setback for the garage door shall be twenty (20) feet.
  - (1) The garage door shall be set back a minimum of five (5) feet from the front façade of the main structure on at least eighty percent (80%) of the homes. The balance of the homes shall have the garage door set back a minimum of one (1) foot behind the front façade of the main structure.
  - (2) The intent of subsection b)(1) above, shall be met if a roof covered porch or entry feature extends at least 5 feet in-front of the garage.

*The new language still provides the same requirements for garage setbacks. Garages shall locate a minimum 20 feet from the front property line. A minimum 5-foot setback shall be maintained for the garage from the front home façade for 80 percent of the homes. Roof covered porches or entry features five feet in depth can be counted towards the 80 percent.*

*The remaining 20 percent of the homes shall have the garage door setback a minimum of 1 foot behind the front façade of the main structure of the home.*

2. Side and rear setback requirements will remain the same.
3. Front setbacks explanation.

The exhibit below provides the setbacks existing and proposed. The diagram shows four sample lots each with a home. Within the front portion of each lot there is a green, blue, and red line. The green line is the minimum required 20 foot setback for garage doors. The blue line is the minimum 15 foot front setback required for the main structure of the home. The red line is the roof-covered porch and entryway front setback minimum of 11 feet.

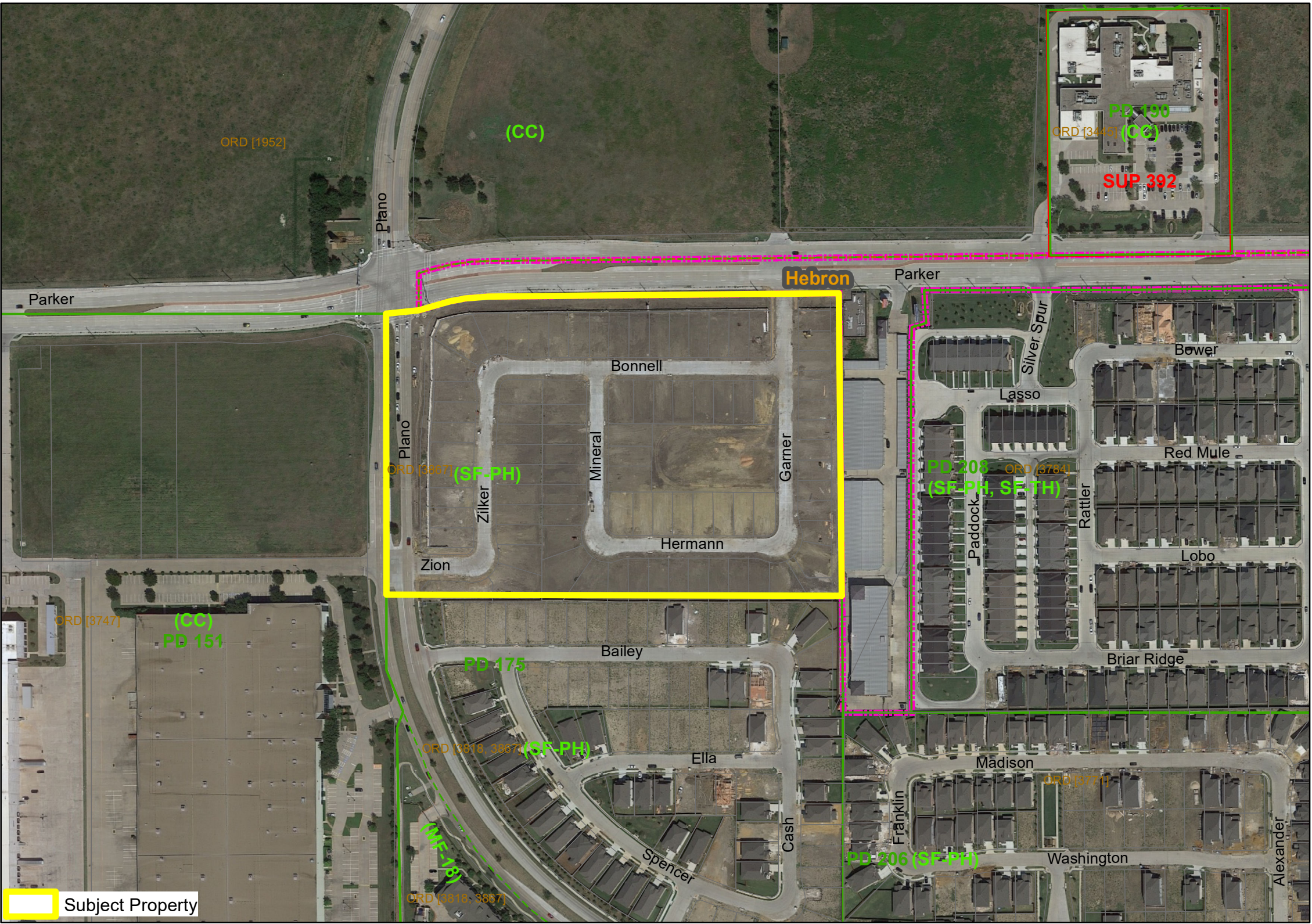
Current PD-175 regulations allow front home facades (main structure) to be setback a minimum 15 feet. This is represented by diagram 1 and 2. Diagram 2 provides a minimum front porch or entryway setback of 11 feet from the street right-of-way. Diagram 3 shows a home with a garage one foot in-front of the home façade. The current PD allows a maximum 20 percent of homes to be constructed with garages up to one foot in front of the home façade (Diagram 3).

The applicant has single-story floor plans with front home facades that are less than 15-feet from street. The applicant is requesting that these homes locate a minimum 11 feet from the front property line (diagram 4). The applicant requests up to 45 percent of the total lots be allowed to locate the main structure of homes 11 feet from the street, instead of 15 feet. Staff is recommending a maximum 30 percent of the lots provide houses a minimum 11 feet from the front property line.



**CONCLUSION**

Staff has worked with the applicant and agrees with the proposed PD amendments, except for the percentage of the main structure of homes locating a minimum 11 feet from the front property line. The applicant is requesting modifications allowing 45 percent or 37 homes be allowed 11 feet from the street right-of-way. Staff wants to limit the number of homes in close proximity with the street and prefers a maximum 30 percent of single-family houses (25 homes) locate a minimum 11 feet from the front yard.



ORD [1952]

(CC)

PD 190  
ORD [3442] 100  
SUP 392

Parker

Hebron

Parker

Plano  
Bonnell  
Mineral  
Gamer  
Zilker  
Hermann  
Zion

ORD [3477] (SF-PH)

PD 208  
ORD [3764] (SF-PH, SF-TH)

ORD [3747]

(CC)  
PD 151


PD 175

ORD [3818, 3867] (SF-PH)

(MF-18)  
ORD [3818, 3867]

PD 206 (SF-PH)

ORD [3771]

 Subject Property

**Minutes  
City of Carrollton  
Planning & Zoning Commission  
February 6, 2020**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, February 6, 2020 at 7:00 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Chad Averett, Chair  
Mel Chadwick, 1<sup>st</sup> Vice Chair  
Margot Diamond  
Sunil Sundaran  
John Denholm  
Kathryn Taylor  
Tony Romo II  
John Powell

**Commission Members Absent:**

Larry Kiser, Vice Chair

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Susan Keller, 1<sup>st</sup> Asst. City Attorney  
Tom Hammons, Transportation Div Mgr  
Ed Green, Plan Review, Bldg Inspection  
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner  
Herb Cavanaugh, Fire Department  
Molly Coryell, Planner  
John Romberger, Transportation Engineer

**Guests Present:**

Council Liaison Mike Hennefer

*(Note: \* = designation of a motion)*

**4.** Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 15-Acre Tract Zoned PD-175 For The (SF-PH) Single-Family Patio Home District And Located At The Southeast Corner Of Parker Road (FM 544) And Plano Parkway To Amend Planned Development District 175 To Change Building Setbacks; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2020-2X1 Essex Park.** Case Coordinator: Loren Shapiro.

Shapiro presented the request stating it is for an existing subdivision that is currently under construction. The applicant is requesting a reduction in the 15-foot setback provided in the PD to 11 foot, similar to the setbacks that porches are allowed. He explained that several of the homes are too large for the lots so the applicant is requesting that up to 45% of the homes have the minimum 11 foot front setback. He advised there were 84 lots in the subdivision. Staff voiced a preference that the percentage be 30% rather than 45%.

Jerry Sylo, JBI Partners, 2121 Midway Road, representing the developer and the homebuilder, referred to the Staff report and stated that the current zoning ordinance allows for the front porch of any single-family home to encroach up to five feet. He also referred to the last page of the staff report that shows the home elevations, Exhibit F of the 2018 zoning case, showing three of the four homes at the 11-foot building line.

Asst City Attorney Susan Keller interrupted the applicant to state that the question before the Commission is the new regulations being proposed rather than the applicant's interpretation of the previous case.

Mr. Sylo continued his presentation stating they do not have an interpretation of what the standards say today; the standards are very clear. He stated the building elevations were included in the presentation because the standards reflected the homes that Normandy homes intended to build. He stated the applicant is before the Commission because the Building Inspection denied the submitted plans.

Susan Keller interrupted the presentation a second time to remind the applicant and the Commission that the hearing is not about interpreting a 2018 ordinance; it has already been discussed and interpreted by the Building Official. What is before the Commission to consider and what is relevant to the hearing are the new regulations that have been brought. She asked the applicant to address the new regulations.

Mr. Sylo continued his presentation talking about the options that are available and explained the lots were designed to have an 11-foot setback for some of the homes. He stated if they slide the homes to the 15-foot setback, the backyard setback would be less than 10 foot which is typically not the desire of the homebuyers. He stated the physical alternatives are not practical and the third option is to not build those homes, which would be four plans of the 7 or 8 that the builder planned on building in the neighborhood. He stated that the concern Normandy Homes has with it is that these homes are being built in nearby neighborhoods. He stated that Normandy Homes prefers the implementation of the ordinance as it is written and that all of the lots have the ability to go to 11 foot as long as the architectural treatments are in place. He further stated that Normandy Homes could live with the 45% that was requested. He underscored that the allowance doesn't mean that 45% of the homes would meet that setback; just that the flexibility if there is a homebuyer who wants one of those home plans. He requested the Commission approve the amendment with the 45% maximum allowable for homes with an 11-foot setback.

Chair Averett recessed the open meeting at 8:27 pm to convene in Executive Session pursuant to Texas Government Code Sec 551.071 to receive legal advice regarding Agenda Item 4. Chair Averett adjourned the Executive Session and reconvened in Open Session at 8:36 pm.

Chair Averett opened the public hearing; there were no speakers. Chair Averett offered Mr. Sylo an opportunity for closing remarks and Mr. Sylo had no further comments.

\* ***Chadwick moved to close the public hearing and approve Case No. PLZ 2020-2X1 Essex Park zoning, second by Taylor with the revised result sheet (being as follows:***

***1) Front Yard:***

***a) Except as provided in subsections (1) and (2) below, the minimum setback shall be fifteen (15) feet.***

***(1) Roof covered porches and entry corridors may project into the required fifteen (15) foot setback a maximum of four (4) feet.***

***(2) A maximum of thirty percent (30%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure.***

***b) Notwithstanding the setback provisions in subsection a) above, the minimum setback for the garage door shall be twenty (20) feet.***

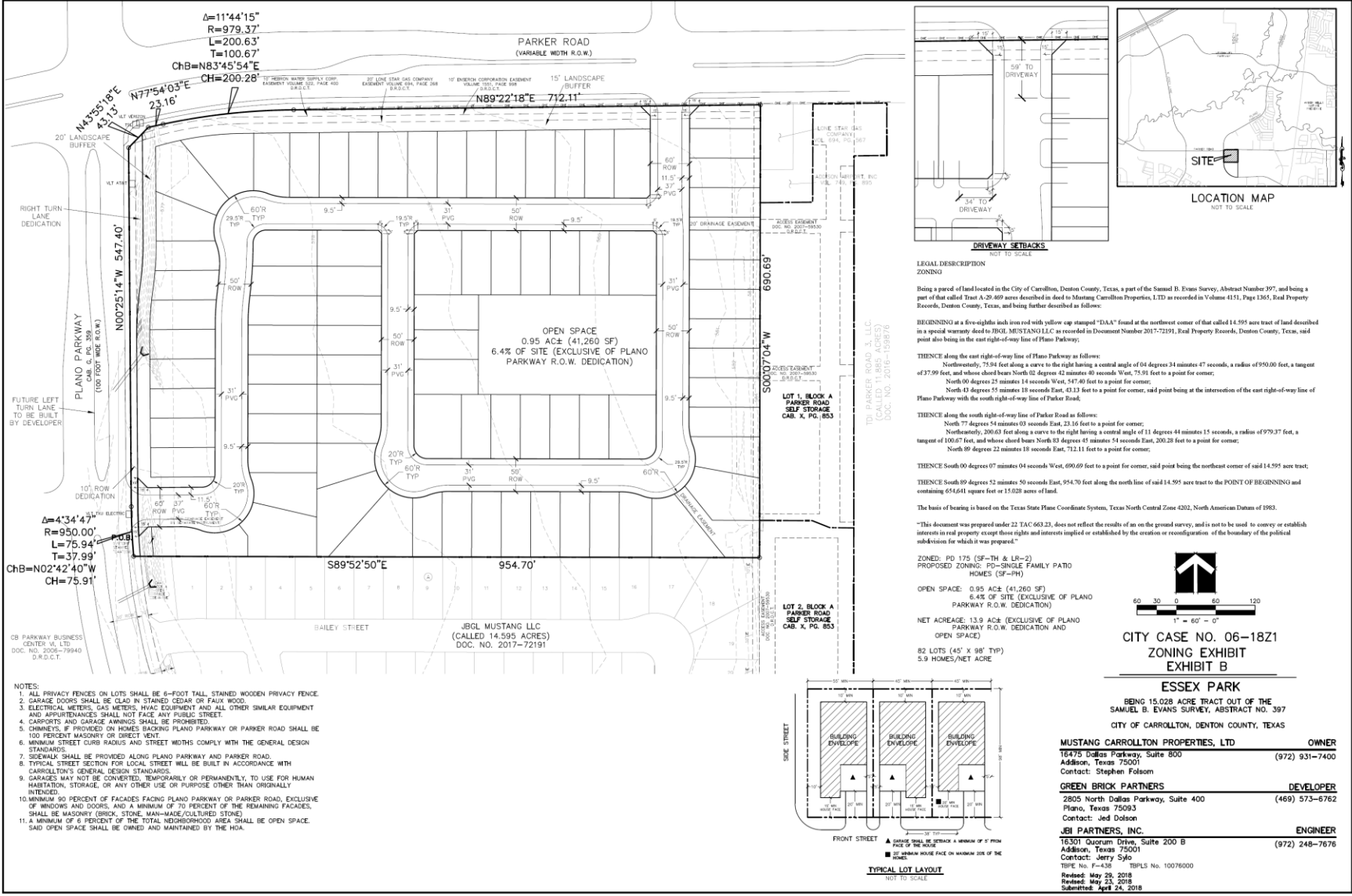


- (1) The garage door shall be set back a minimum of five (5) feet from the front façade of the main structure on at least eighty percent (80%) of the homes. The balance of the homes may be setback less than one (1) foot behind the garage door.*
- (2) The intent of subsection b) (1) above, shall be met if a roof covered porch or entry feature extends at least 5 feet in-front of the garage)*

***The motion was approved with a unanimous 8-0 vote, (Kiser absent).***

# APPLICANT'S EXHIBITS

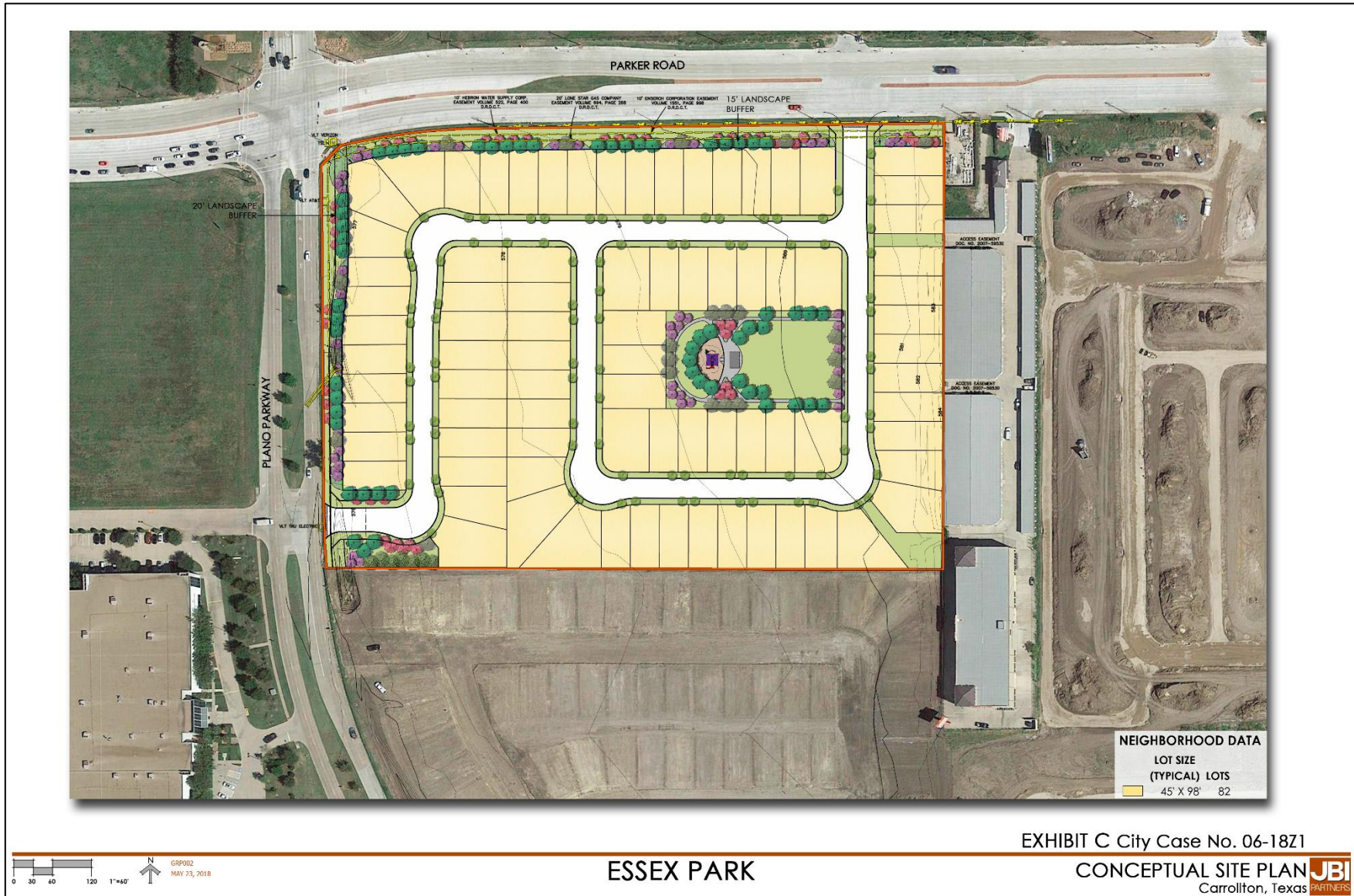
## Conceptual Zoning Exhibit



Drawing: H:\Projects\GIS\2020\2X1\002-Zoning\Plan-Eng\_Sheet By: Mspg Date: 5/29/2018 10:08 AM  
Printed By: Mspg Date: 5/29/2018 10:08 AM

# APPLICANT'S EXHIBITS

## Conceptual Site Plan



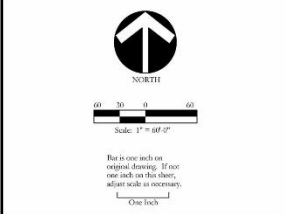
# APPLICANT'S EXHIBITS

## Conceptual Streetscape, Fencing and Perimeter Landscaping Plan



- SCREENING LEGEND**
- 6" 6" HT. BRICK SCREENING WALL WITH ENHANCED MASONRY COLUMNS SPACED APPROX. 100' O.C.
  - 6" 6" HT. ENTRY SIGN WALL WITH COLUMNS AT EACH END
  - 6" 6" HT. BOARD ON BOARD WOOD FENCE
  - 3" CALIPER SHADE TREE, 10' MIN. HEIGHT
  - 3" CALIPER EASTERN RED CEDAR TO CREATE CONTINUOUS LIVING SCREEN
  - 3" CALIPER ORNAMENTAL TREE, 7' MIN. HEIGHT
  - 3" CALIPER ORNAMENTAL TREES PER 40 FEET OF FRONTAGE SHALL BE REQUIRED
  - 3" CALIPER ORNAMENTAL TREES, 7' MIN. HEIGHT PROVIDED BY THE BUILDER AT TIME OF HOME CONSTRUCTION
  - SHRUBS AND GROUNDCOVER BED (5) 5 GALLON SHRUB PER 100 FEET OF FRONTAGE SHALL BE REQUIRED. EVERGREEN SHRUBS PLANTED ALONG THE PERIMETER WALL MUST BE 24" IN HEIGHT AT TIME OF PLANTING.
- GENERAL SCREENING NOTES**
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLANTING
  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO CONSTITUTE THE SHOW OR REPRESENT ACTUAL LAND USE OR EXISTING LANDSCAPE DESIGN
  - ALL ROADS, DRIVEWAYS, DRIVE LINES, DRIVE ASSES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF CARROLLTON ENGINEERING DESIGN AND STANDARD REGULATIONS OF WHAT IS SHOWN ON THIS EXHIBIT
  - PERMITS AND UTILITIES WILL BE CONSTRUCTED ALONG ALL CITY STREETS
  - PERMITS AND UTILITIES WILL BE PROVIDED THAT ARE IN ACCORDANCE WITH THE CITY OF CARROLLTON AND ALL STANDARDS REGARDING USE OF WHAT IS SHOWN ON THIS EXHIBIT
  - TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF CARROLLTON STANDARD REGULATIONS OF WHAT IS SHOWN ON THIS EXHIBIT. A PORTION OF TREES FOR SCREENING PURPOSES MAY BE PLANTED TO BE PLANTED WITHIN THE PERMITS AND UTILITIES COMMON AREAS IF UTILITY AND 48" VERTICAL CLEARANCE EXISTING WITHIN THE PERIMETER BUFFER AREA. WHERE NECESSARY TREES SHALL NOT OBSTRUCT OR IMPAIR THE VIEW OF ANY STOP SIGN
  - ALL MASONRY SCREENING WALLS SHOWN ON THESE EXHIBITS SHALL BE OWNED AND MAINTAINED BY THE HOUS
  - TREE SURVEY PLANS WILL BE SUBMITTED AT A LATER DATE
  - ALL OPEN SPACE AREAS SHALL BE COVERED BY 100% COVER OF COLUMBIA BROOMS GRASS
  - ALL LANDSCAPE AREAS WHETHER REQUIRED OR NOT SHALL BE IRRIGATED WITH A FULLY AUTOMATIC LANDSCAPE IRRIGATION SYSTEM DESIGNED AND INSTALLED PER CURRENT TEXAS COMMISSION OF ENVIRONMENTAL QUALITY AND THE CITY OF CARROLLTON LANDSCAPE IRRIGATION
  - ORNAMENTAL TREES SHOWN ON PRIVATE LOTS AND IN BUFFER AREAS TO PRIVATE LOTS SHALL BE INSTALLED BY THE BUILDER AT TIME OF HOME CONSTRUCTION
  - TREES, REGARDLESS OF SPECIES PLANTED BETWEEN THE BACK OF CURB AND THE SIDEWALK MUST HAVE A ROOT BARRIER INSTALLED NO MORE THAN 1/4" OF A SINGLE TREE SPECIES MAY BE PLANTED IN THE NEIGHBORHOOD

**ESSEX PARK**  
 Exhibit D  
 Conceptual Streetscape, Fencing, and  
 Perimeter Landscaping  
 City of Carrollton, Denton County, Texas



**CODY JOHNSON**  
 s · t · u · d · i · o

7720 COFF ROAD, SUITE 238-333, PLANO, TEXAS 75025  
 PH: (972) 578-0622  
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

CITY CASE NO. 06-1821



**APPLICANT'S EXHIBITS**  
**Conceptual Home Designs**

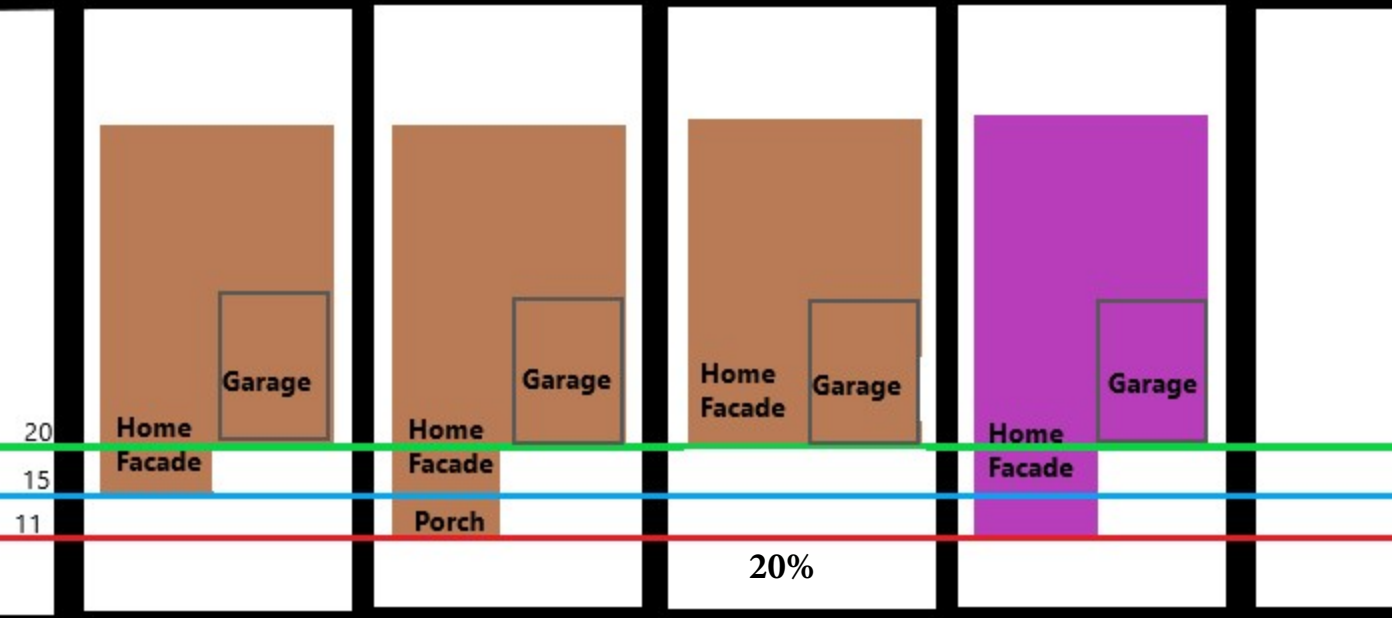


**APPLICANT'S EXHIBITS**  
**Conceptual Home Designs**



# Current Planned Development - Front Setbacks

# Proposed



Right-of-Way



# Comparing Applicant's Request with Staff's Recommendation

The front setback is measured from the wall of a building to the property line along the street. The minimum front setback for homes in Essex Park is 15-feet. Roof-covered porches and entry features may locate a minimum 11 feet from the street right-of-way.

Garages shall remain 20 feet from the front property line.

The applicant has one-story single-family home floor plans that exceed the building envelope extending into the front yard.

## Applicant's Request:

1. Applicant is requesting a maximum **45 percent** of the residential lots contain homes with front setbacks of 11 feet.

## Staff's recommendations:

1. Staff recommends a maximum **30 percent** of the residential lots contain homes with front setbacks of 11 feet.

PUBLIC COMMENTS

Name: Savoy Realty Company Ltd  
Address: 1722 Routh St. Ste. 770  
City, ST, ZIP: Dallas, Texas 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: P22-2020-274 Essex Park

Comments: \_\_\_\_\_  
FEB 04 2020

Building Inspection Department  
City of Carrollton

Signature: H. Billingsley Date: 1/30/20

Name: Trammell Crow #33  
Address: 1722 Routh St. Ste 770  
City, ST, ZIP: Dallas Tx 7520

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I hereby register my:  Support  Opposition

To Case No./Name: \_\_\_\_\_  
FEB 04 2020

Comments: \_\_\_\_\_  
Building Inspection Department  
City of Carrollton

Signature: H. Billingsley Date: 1/30/20

Name: Thimphu Dev. Ltd  
Address: 1722 Routh St. Ste. 770  
City, ST, ZIP: Dallas, Tx 75201

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I hereby register my:  Support  Opposition

To Case No./Name: P22-2020-274 Essex Park

Comments: \_\_\_\_\_  
FEB 04 2020

Building Inspection Department  
City of Carrollton

Signature: H. Billingsley Date: 1/30/20

PUBLIC COMMENTS

Name: Trammell Crow #33  
Address: 1722 South St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

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I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2020-2X1 Essex Park  
Comments: **Received**

**FEB 24 2020**

Signature: A. Billupley Date: 2/19/20  
Planning  
City of Carrollton

Name: Savoy Realty Co. Ltd  
Address: 1722 South St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

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I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2020-2X1  
Comments: **Received**

**FEB 24 2020**

Signature: A. Billupley Date: 2-19-20  
Planning  
City of Carrollton

Name: Thimphu Dev. Ltd  
Address: 1722 South St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

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To Case No./Name: **Received**  
Comments: **FEB 24 2020**

Planning  
City of Carrollton

PUBLIC COMMENTS

Address: 1722 South St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

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I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2020-2X1-Essex Park  
Comments: \_\_\_\_\_

Received

MAR 02 2020

Signature: H. Bellispy Date: 2-25-20

Planning City of Carrollton

Name: Thimphu Dev. Ltd.  
Address: 1722 South St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

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To Case No./Name: PLZ 2020-2X1-Essex Park  
Comments: \_\_\_\_\_

Received

MAR 02 2020

Signature: H. Bellispy Date: 2-25-20

Planning City of Carrollton

Address: 1722 South St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2020-2X1-Essex Park  
Comments: \_\_\_\_\_

Received

MAR 02 2020

Signature: H. Bellispy Date: 2-25-20

Planning City of Carrollton

PUBLIC COMMENTS

Name: CB Parkway Business Center<sup>xiv</sup> Ltd  
Address: 1722 South St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2020 Essex Park

Comments: \_\_\_\_\_

Received  
MAR 16 2020

Signature: H. Billingsley Planning  
City of Carrollton  
Date: 3-6-20

Name: Spencer Taylor - Taylor-Duncan Interests  
Address: 15441 Knoll Trail Drive #150  
City, ST, ZIP: Dallas, TX 75248

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2020-2X1 Essex Park

Comments: 100% in Support. There should more  
Patio home type projects in this area.

Received  
MAR 16 2020

Signature: [Signature] Date: 3/12/20

Planning  
City of Carrollton

PUBLIC COMMENTS

Name: TDI Parker Road 3, LLC (The Reserve on Parker)  
Address: 15441 Knoll Trail Drive, Suite 150  
City, ST, ZIP: Dallas, TX 75248

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

Received  
APR 22 2020

I hereby register my:  Support  Opposition Planning  
of Carrollton

To Case No./Name: PLZ 2020-2X1 Essex Park

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: [Signature] Date: 4/16/20

Name: Savoy Realty Company Ltd  
Address: 1722 South St. Ste. 750  
City, ST, ZIP: Dallas, Tx 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

Received  
APR 22 2020

I hereby register my:  Support  Opposition Planning  
of Carrollton

To Case No./Name: \_\_\_\_\_

Comments: We support this change  
\_\_\_\_\_  
\_\_\_\_\_

Signature: A. Billingsley Date: 4-15-20

PUBLIC COMMENTS

Name: Trammell Crow #33  
Address: 1722 Routh St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

Received  
APR 22 2020

I hereby register my:  Support  Opposition

Planning  
City of Carrollton

To Case No./Name: PLZ2020-241 Essex Park

Comments: We are in support of this change

Signature: H. Billysly Date: 4-15-20

Name: Thimphu Dev Ltd  
Address: 1722 Routh St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

Received  
APR 22 2020

I hereby register my:  Support  Opposition

Planning  
City of Carrollton

To Case No./Name: PLZ2020-241 Essex Park

Comments: \_\_\_\_\_

Signature: H. Billysly Date: 4-15-20

PUBLIC COMMENTS

Name: Thimphu Dev. Ltd  
Address: 1722 North St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2020-2X 1 Essex Park

Comments: \_\_\_\_\_ **Received**

APR 28 2020

Signature: A. Billuply **Planning**  
**City of Carrollton** Date: 4-20-20



Name: Trammell Crow #33  
Address: 1722 Routh St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

Received  
APR 28 2020

I hereby register my:  Support  Opposition

Planning  
City of Carrollton

To Case No./Name: PLZ2020-2X1 Essex Park

Comments: We are in support of  
changing the building setbacks

Signature: H. Billingsley Date: 4-20-20

Name: Savoy Realty Co. Ltd  
Address: 1722 Routh St. Ste. 770  
City, ST, ZIP: Dallas, TX 75201

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ2020-2X1 Essex Park

Comments: \_\_\_\_\_

Received  
APR 28 2020

Signature: H. Billingsley Date: 4-20-20

Planning  
City of Carrollton

**PLANNING  
DEPARTMENT  
City Of Carrollton  
Date: 05/12/2020**

**PLANNED DEVELOPMENT NO. 175  
DEVELOPMENT NAME: ESSEX PARK**

ORDINANCE NUMBER \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE 3867, PLANNED DEVELOPMENT NUMBER 175, PROVIDING FOR (SF-PH) SINGLE-FAMILY RESIDENTIAL TO CHANGE BUILDING SETBACKS MODIFYING CURRENT DEVELOPMENT STANDARDS ON TRACT 1, AN APPROXIMATELY 15-ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF PLANO PARKWAY AND PARKER ROAD; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY OF \$2,000 PER DAY, SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.**

**WHEREAS**, at a public hearing held on the Sixth day of February, 2020, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ2020-2X1);

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

**WHEREAS**, the City Council conducted a public hearing on the Twelfth day of May, 2020, at which all persons were given an opportunity to present testimony; and

**WHEREAS**, this change in zoning will distinguish development standards specially applicable to the unique nature of the approximately 15-acre tract; and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

The regulations of Ordinance 3867 approved July 10, 2018 for Planned Development Number 175 are hereby amended for Tract 1, which occupies an approximately 15-acre tract of land, located at the southeast corner of Plano Parkway and Parker Road and including the adjacent east ½ of Plano Parkway right-of-way, and more specifically described on the attached Exhibit A, and shown on the attached Exhibit B, providing for the following uses:

**TRACT 1: Permitted Uses**

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-PH) Single-Family Patio Home Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-PH) Single-Family Patio Home Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided herein.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-PH) Single-Family Patio Home Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Section 3.

Development shall be in accordance with the following special conditions, restrictions and regulations:

**TRACT 1: Special Development Standards**

Development shall be in accordance with the following special conditions, restrictions and regulations:

q. Lot Development Standards:

v. Minimum Setbacks:

1) Front Yard:

- a) Except as provided in subsections (1) and (2) below, the minimum setback shall be fifteen (15) feet.

- (1) Roof covered porches and entry corridors may project into the required fifteen (15) foot setback a maximum of four (4) feet.
  - (2) A maximum of thirty percent (30%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure.
- b) Notwithstanding the setback provisions in subsection a) above, the minimum setback for the garage door shall be twenty (20) feet.
- (1) The garage door shall be set back a minimum of five (5) feet from the front façade of the main structure on at least eighty percent (80%) of the homes. The balance of the homes may be setback less than one (1) foot behind the garage door.
  - (2) The intent of subsection (b)(1) above, shall be met if a roof covered porch or entry feature extends at least 5 feet in-front of the garage.
- 2) Side Yard: Minimum 5 feet for interior lots and 10 feet for side street/corner lots.
  - 3) Rear Yard: Minimum 10 feet.

#### Section 4.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

#### Section 5.

Any person violating a provision of this ordinance, upon conviction, is guilty of an offense punishable by a fine of \$2000 per day as provided in Section 10.99 of the Carrollton City Code.

#### Section 6.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

#### Section 7.

Ordinance Number 3867, and Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance, and the Official Zoning Map, as amended, shall remain in full force and effect.

#### Section 8.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 9.

This ordinance shall become and be effective on and after its adoption and publication.  
PASSED AND APPROVED this the Twelfth day of May 2020.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Wilson  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

\_\_\_\_\_  
Loren Shapiro, AICP  
Planning Manager

## **Exhibit A**

### Legal Description

Being a parcel of land located in the City of Carrollton, Denton County, Texas, a part of the Samuel B. Evans Survey, Abstract Number 397, and being a part of that called Tract A-29.469 acres described in deed to Mustang Carrollton Properties, LTD as recorded in Volume 4151, Page 1365, Real Property Records, Denton County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod with yellow cap stamped "DAA" found at the northwest corner of that called 14.595 acre tract of land described in a special warranty deed to JBGL MUSTANG LLC as recorded in Document Number 2017-72191, Real Property Records, Denton County, Texas, said point also being in the east right-of-way line of Plano Parkway;

THENCE along the east right-of-way line of Plano Parkway as follows:

Northwesterly, 75.94 feet along a curve to the right having a central angle of 04 degrees 34 minutes 47 seconds, a radius of 950.00 feet, a tangent of 37.99 feet, and whose chord bears North 02 degrees 42 minutes 40 seconds West, 75.91 feet to a point for corner;

North 00 degrees 25 minutes 14 seconds West, 547.40 feet to a point for corner;

North 43 degrees 55 minutes 18 seconds East, 43.13 feet to a point for corner, said point being at the intersection of the east right-of-way line of Plano Parkway with the south right-of-way line of Parker Road;

THENCE along the south right-of-way line of Parker Road as follows:

North 77 degrees 54 minutes 03 seconds East, 23.16 feet to a point for corner;

Northeasterly, 200.63 feet along a curve to the right having a central angle of 11 degrees 44 minutes 15 seconds, a radius of 979.37 feet, a tangent of 100.67 feet, and whose chord bears North 83 degrees 45 minutes 54 seconds East, 200.28 feet to a point for corner;

North 89 degrees 22 minutes 18 seconds East, 712.11 feet to a point for corner;

THENCE South 00 degrees 07 minutes 04 seconds West, 690.69 feet to a point for corner, said point being the northeast corner of said 14.595 acre tract;

THENCE South 89 degrees 52 minutes 50 seconds East, 954.70 feet along the north line of said 14.595 acre tract to the POINT OF BEGINNING and containing 654,641 square feet or 15.028 acres of land.


And including the adjacent east ½ of Plano Parkway right of way.

# Exhibit B

## Location & Tracts



### Zoning Map

 Subject Property

0 0.0125 0.025 0.05 Miles



 **CARROLLTON**  
TEXAS







**Agenda Memo**  
**File Number: 4775**

**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Public Hearing/Individual Consideration

**In Control:** City Council

**File Type:** Public Hearing

**Agenda Number:** 21.

**CC MEETING: May 12, 2020**

**DATE:** May 4, 2020

**TO:** Erin Rinehart, City Manager

**FROM:** Loren Shapiro, AICP, Planning Manager, & Marc Guy, Assistant City Manager

**Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 28.5-Acre Tract Currently Zoned (CC) Corporate Commercial District And Located Near The Northwest Corner Of Plano Parkway And Warmington Drive To Establish A Planned Development District To Allow For (SF-10/18) Single-Family Residential With Development Standards; And Amending The Official Zoning Map Accordingly.** Case No. PLZ2019-XXA Kensington Place.

**BACKGROUND:**

This is a request to establish a planned development district (PD) and rezone the property from the (CC) Corporate Commercial District to the (SF-10/18) Single-Family Residential District.

The applicant has requested rezoning and establishing development regulations to develop approximately 96 single-family detached lots. The proposal includes landscaping in common areas and along perimeter streets.

**FINANCIAL IMPLICATIONS:**

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

**STAFF RECOMMENDATION/ACTION DESIRED:**

On February 6, 2020, the Planning and Zoning Commission recommended **APPROVAL** of the request with staff's stipulations. However, the approval was not unanimous. Public comments were received both for and against the rezoning request. The attached ordinance reflects the action of the Commission. Staff recommends approval and adoption of the ordinance.

## RESULT SHEET

Date: 05/12/2020

Case No./Name: PLZ2019-XXA Kensington Place

### A. STIPULATIONS AND RECOMMENDATIONS

Staff had recommended denying the zoning request at the February 6, 2020 P&Z meeting, due to the higher proportion of 50-foot wide lots proposed and lot size compatibility with nearby and adjacent single-family neighborhoods. Additionally, staff did not support the board-on-board wood fence along Charles Street. However, the applicant has since revised the conceptual plans, following the P&Z Commission action, that closely resemble the modified recommendations of staff and the Planning and Zoning Commission.

In response, staff recommends **APPROVAL** to rezone and establish a Planned Development District (PD) for the 50, 60, and 70-foot or wider single-family detached residential lots with development standards provided below. Minor text changes are provided due the revised plans provided by the applicant, following the P&Z meeting, shown underlined or struck through in red and highlighted.

#### **Single-Family Lot Type: Manor 50s**

~~1. The location of 50 foot wide lots shall not exceed 25 percent of the total number of lots and locate along the east side of the Burlington Northern Santa Fe.~~

1. The location of 50-foot wide lots shall locate along the east side of the Burlington-Northern Santa Fe and adjacent to the residential parallel street (Street 1) across from the railroad tracks and as provided on the conceptual site plan.

2. Maximum building coverage shall be 65 percent.
3. Minimum lot width shall be 50 feet.
4. Minimum lot depth shall be 110 feet; 100 feet on cul-de-sacs and elbows.
5. Minimum lot area shall be 5,500 square feet.
6. Minimum floor area shall be 2,000 square feet.
7. The minimum setbacks:
  - a. Minimum front setbacks shall be 15 feet.
    - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
  - b. Minimum side yard setbacks.
    - 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
    - 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.

- 3) Garage doors facing a side street shall be setback a minimum 20 feet.
- c. Minimum rear yard setbacks shall be 10 feet.

**Single-Family Lot Type: Estate 60s and 65's**

1. Maximum building coverage shall be 65 percent.
2. Minimum lot width shall be 60 feet.
3. Minimum lot depth shall be 110 feet; 100 feet on cul-de-sacs and elbows.
4. Minimum lot area shall be 6,600 square feet.
5. Minimum floor area shall be 2,300 square feet.
6. Minimum setbacks:
  - a. Minimum front setback shall be 15 feet.
    - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
    - 2) J-swing garages may be setback 15 feet if the garage door does not face a street.
  - b. Minimum side yard setbacks:
    - 1) Minimum side yard setback, not abutting a street, shall be 5 feet.
    - 2) Minimum side yard setback, abutting a street, shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
    - 3) Garage doors facing a side street shall be setback a minimum 20 feet.
  - c. Minimum rear yard setbacks shall be 10 feet.

**Single-Family Lot Type: Mansion 70s and 80's**

1. Maximum building coverage shall be 65 percent.
2. Minimum lot width shall be 70 feet.
3. Minimum lot depth shall be 110 feet; 100 feet on cul-de-sacs and elbows.
4. Minimum lot area shall be 7,700 square feet.
5. Minimum floor area shall be 2,300 square feet.
6. Minimum setbacks:
  - a. Minimum front setback shall be 15 feet.
    - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be

setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.

- 2) J-swing garages may be setback 15 feet if the garage door does not face a street.

b. Minimum side yard setbacks:

- 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
- 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
- 3) Garage doors facing a side street shall be setback a minimum 20 feet.

c. Minimum rear yard setbacks shall be 10 feet.

**General Development Standards:**

1. An HOA shall be established in accordance with the Comprehensive Subdivision Ordinance (CSO) prior to filing the final plat.
2. The HOA shall be responsible for the improvements and maintenance of all common areas/facilities, as provided in the conceptual site plan and approved plat.
3. An amenity structure shall be provided in the open space along the north side of Warmington Drive and as provided on the Conceptual Site Plan.
4. An entry ribbon consisting of decorative pavers shall be placed at all entrances into the subdivision. The entry ribbon shall be no less than 6 feet in depth and extend across the full width of the entrance.
5. Carports are prohibited.
6. Garage conversions shall be prohibited.
7. J- swing, side-entry, or combination of J-swing with front-facing garages shall be provided for 60-foot wide or larger lots on at least 21 home sites.
8. Individual front-loaded driveways shall have a decorative finish, including a concrete finish, salt-finish, stained, or other similar finish or comparable technique to improve the visual character of the driveway.
9. A minimum 5-foot wide sidewalk and utility easement shall be maintained on private properties with street frontage.
10. Only 60-foot and 70-foot lot types may be shifted and substituted between all lot categories within the total lot cap of ~~99~~ 96 lots. The number of 70-foot wide or larger lots shall not be reduced from the number shown on the conceptual site plan.
11. Right-of-way – Charles Street and Warmington Drive
  - a. Minimum 60-foot right-of-way dedicated.

- b. Minimum 31-foot wide pavement, from back-to-back of curb, along Charles Street and Warmington Drive.
- c. A minimum 36 feet of pavement is required, from back-to-back of curb, for Warmington Drive between Gentle Glen Drive and Charles Street including the entire intersection with Charles Street.
- d. Local residential streets shall be consistent with the Street Section Exhibit.

12. Landscape Screening

- a. Street trees shall be placed between the sidewalk and back of curb, averaging one tree for each residential lot. Street trees shall also be provided at a rate of 3 canopy trees per 100 linear feet along open space lots. A license agreement shall be required for trees planted in the right-of-way.
- b. A minimum 6-foot tall brick wall, matching Warmington Meadows, shall be provided along Charles Street.
- c. A minimum of 3 shade trees shall be provided for each 100-linear feet of street frontage or fraction thereof along Warmington Drive and Charles Street.
- d. Thirty-four, five-gallon evergreen shrubs, 24 inches in height at the time of planting, for each 100 linear feet of street frontage or fraction thereof, planted in groupings along Warmington Drive.
- e. No tree shall impede the view of any stop sign. The stopping sight distance to a detectable stop sign shall be a minimum 115-feet.
- f. Landscape and screening shall be consistent with Conceptual Landscape Plans.
- g. A license agreement approved by the City is required prior to the planting of trees or other landscaping in the right-of-way.

**B. P&Z ACTION** from P&Z meeting: 12/05/19

Result: **CONTINUE to 01/02/20** /Vote: 7-0 (Kiser and Diamond absent)

**C. P&Z ACTION** from P&Z meeting: 01/02/20

Result: **CONTINUE to 02/06/20** /Vote: 9-0

**D. P&Z ACTION** from P&Z meeting: 02/06/20

Result: **APPROVAL with Staff's Stipulations** /Vote: 7-1 (Chadwick opposed; Kiser absent)

**E. CC PUBLIC HEARING** from CC meeting: 05/12/20

Result: /Vote:



**ZONING**

Case Coordinator: Loren Shapiro

---

**GENERAL PROJECT INFORMATION**

**ZONING:** (CC) Corporate Commercial District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	City of Plano	Residential Townhomes
SOUTH	(CC) Corporate Commercial District	Undeveloped
EAST	PD-171 and PD-156 for the (SF-10/18) Single-Family Residential District	Single-Family Residential Detached (Warmington Meadows and Gates of Prestonwood)
WEST	Town of Hebron	Burlington Northern Santa Fe R/R

**REQUEST:** Request to rezone and establish a PD to allow 50-foot, 60-foot, and 70-foot wide single-family detached lots with special development regulations.

**PROPOSED USE:** Single-Family Residential Detached

**ACRES/LOTS:** 28.5 acres/1 lot

**LOCATION:** Near the northwest corner of Plano Parkway and Warmington Drive

**HISTORY:** The properties have been zoned Corporate Commercial since 1993. The property has not been platted.

**COMPREHENSIVE PLAN:** Residential Single-Family Detached

**TRANSPORTATION PLAN:** Plano Parkway is designated a (A6D) 6-Lane Divided Arterial. Warmington Drive and Charles Street are designated as Local roadways.

**OWNER:** Lewisville ISD

**REPRESENTED BY:** Arcadia Realty

## **STAFF ANALYSIS**

### **PROPOSAL**

This is a request to rezone 28.5 acres from (CC) Corporate Commercial to a Planned Development District (PD) to allow 50-foot, 60-foot, and 70-foot wide single-family detached lots with development standards.

### **BACKGROUND**

On February 4, 2020 Planning and Zoning Commission approved the zoning request with staff recommended stipulations. Staff had recommended denying the rezoning but provided a listing of stipulations in-case the commission decided to approve the request. The stipulations are provided on the Result Sheet. Staff also presented a recommended layout of the conceptual site plan and landscape and buffering plan (See Applicant's Exhibits – Staff & P&Z Recommendation).

The concept plans provided to city staff and presented to the commission consisted of 99 single family lots. 35 were 50 x 120 feet, 44 were 60 x 120 feet, and 20 were 70 x 120 feet (See P&Z Concept Plans Proposed on 02/06/2020). The 50-foot wide single family lots provided 35 percent of the total number of tracts. Additionally, the plans proposed board-on-board wood fencing along Charles Street with evergreen shrubs and trees instead of a masonry wall matching Warmington Meadows.

City staff and the Planning and Zoning Commission supported single family detached, but with more lot sizes of 9,500 to 10,750 square feet, which were consistent with lot sizes in the adjoining Warmington Meadows and Gates at Prestonwood subdivisions. Staff and the Commission did not object to 50 and 60 foot wide lots, as long as the 50-foot wide lots were adjacent and in close proximity to the Burlington Northern Santa Fe Railroad tracks and 60-foot wide lots were in the interior of the property. The preference was to allow 70 and 80-foot wide lots in close proximity to Warmington Drive and the Warmington Meadows subdivision.

The applicant has provided revised concept plans with 96 single family lots in response to the Planning and Zoning Commission's action. The new plans reduced the number of 50-foot wide lots from 35 parcels to 22 tracts. The number of 60-foot wide single family lots increased from 44 lots to 50. The total 70-foot wide lots increased from 20 lots to 24. There are no 80-foot wide lots proposed. The applicant agreed to provide a masonry wall matching Warmington Meadows along the east side of Charles Street, in lieu of the board-on-board fence.

Staff supports the revised plans and recommends approving the zoning request with the stipulations contained in the result sheet and in the proposed ordinance.

### **CURRENT ZONING ORDINANCE REQUIREMENTS**

1. The property is zoned (CC) Corporate Commercial District.
2. The (CC) Corporate Commercial District is intended to establish development standards to promote a high quality, campus-style corporate and business community.
3. Single-family detached residential is not allowed in the (CC) Corporate Commercial District.



## **ELEMENTS TO CONSIDER**

### **1. SURROUNDING ZONING AND ADJACENT PROPERTIES**

*The applicant is proposing 50, 60, and 70-foot wide single-family lots. Staff preferred lot widths ranging from 60 to 80 feet wide and lot sizes 6,600 square feet or greater, consistent with the adjacent subdivisions of Warmington Meadows and Gates at Prestonwood. Therefore, a higher proportion of 60's and 70's should be provided with lesser 50-foot wide lots.*

There are numerous subdivisions recently approved containing single-family lots of 45 to 50 feet wide along the north side of Plano Parkway, but located west of the Burlington Northern Santa Fe Railroad. Single family detached zoning approved, east of the Burlington Northern Santa Fe Railroad have been larger lot subdivisions.

There are two single-family subdivisions adjacent and west of the subject property, Warmington Meadows and Gates of Prestonwood. Warmington Meadows is zoned PD-171 with a base zoning of (SF-10/18) Single-Family Residential District allowing a minimum 9,500 square feet of lot area and average lot area of 10,750 square feet. The minimum floor area of homes is 2,200 square feet, with a building coverage of 55 percent. The recorded plat containing the lot dimensions is provided as an exhibit (See Approved Warmington Meadows Subdivision & Garage Configurations).

Warmington Meadows requires a minimum lot width and depth of 80 feet by 120 feet. Lots located along cul-de-sacs, street eyebrows or elbows have a minimum lot width and depth of 60 feet by 100 feet. Front setbacks are 20 feet. However, garages are limited from facing directly to streets. Instead garages are setback furthest from facing streets ranging from 45 feet to 60 feet (See Approved Warmington Meadows Subdivision & Garage Configurations).

The second adjoining subdivision to the property is Gates of Prestonwood. Gates of Prestonwood is zoned PD-156 with a base zoning matching Warmington Meadows (SF-10/18). The minimum lot dimensions match the base zoning, 80 feet by 120 feet, with a minimum lot area of 10,000 square feet. The minimum floor area of homes is 2,500 square feet, with a building coverage of 55 percent. The recorded plat for Gates of Prestonwood is provided as an exhibit depicting lot dimensions in the subdivision (See Approved Gates of Prestonwood Plat & Garage Configuration).

Gates of Prestonwood allow minimum front setbacks of 20 feet, but with garages setback from 45 feet to 60 feet from streets. The PD provides requirements limiting garage door visibility from street frontage (See Approved Gates of Prestonwood Plat & Garage Configuration).

The single-family subdivision, Creekside Addition, located approximately 2,200 feet to the south along Charles Street have lot size minimums of 10,000 square feet and lot dimensions of 80 x 120 feet. The PD for Creekside requires minimum floor area of 2,500 square feet for each home.

Hebron High School is located across the street along the south side of Plano Parkway. The Burlington Northern Santa Fe Railroad is along the west property line. Townhouses are adjacent to the property and to the north, in the City of Plano.

## 2. SUBJECT PROPERTY

The Lewisville Independent School District has the subject property for sale. The approximately 28.5-acre property is one of the largest and last undeveloped parcels remaining in north Carrollton. The property was originally proposed to contain two schools.

## 3. APPLICANT'S PROPOSAL

The applicant was made aware of staff's concerns and recommendations before and during the zoning review process. The developer has indicated they have reached out to Warmington Meadows and Gates of Prestonwood residents for feedback. Staff has received numerous public comments both for and against the request.

The applicant has since revised their concept plans and have provided exhibits staff can now support. The number of 50-foot wide lots have been reduced and are located in the interior closest to the railroad tracks. The number of 70-foot wide lots have been increased, with the 60-foot wide lots making up the balance of the proposed development. The applicant has agreed to the stipulations contained in the Result Sheet and proposed ordinance. The major development standards proposed are provided below with staff's comments *italicized*.

### Development Standards:

- An amenity structure shall be provided in the open space area along the north side of Warmington Drive and as provided on the Conceptual Site Plan.

*The developer shall provide an amenity building or structure in the large open space between Warmington Drive and the south-facing single-family homes.*

- An entry ribbon consisting of decorative pavers shall be placed at all entrances into the subdivision. The entry ribbon shall be no less than 6 feet in depth and extend across the full width of the entrance.

*The entry ribbon requirement has been standard for the newest single-family developments.*

- Carports are prohibited.
- Garage conversions shall be prohibited.

*The front-loaded driveways will prohibit carports and garage conversions. These requirements have been adopted with newer zoning cases for single family homes.*

- J- swing, side-entry, or the combination of J-swing with a front-facing garage shall be provided for 60-foot wide or larger lots on at least 21 home sites.

*The requirement ensures J-swing, side-entry, or combination of J-swing with front facing garages are provided for a minimum number of single-family lots.*

- Individual front-loaded driveways shall have a decorative finish, including a concrete finish, salt-finish, stained, or other similar finish or comparable technique to improve the visual character of the driveway.

*All driveways will be decorative since access to garages will be front or side entry.*

- Only 60-foot and 70-foot lot types maybe shifted and substituted between all lot categories within the total lot cap of 96 lots. The number of 70-foot wide or larger lots shall not be reduced from the number shown on the Conceptual Site Plan.

*This requirement provides the applicant flexibility without reducing the number of 70-foot wide lots nor shifting or increasing the number of 50-foot wide lots. Keep in mind engineering and final lot layout are not determined until a plat is submitted.*

- Local residential streets shall be consistent with the Typical Street Section Exhibit.

*The street profile provides the design of the streetscape including street trees, sidewalks, and roadway for the residential streets.*

- Landscape Screening

- Street trees shall be placed between the sidewalk and back of curb, with at least one tree for each residential lot. Additional street trees shall be provided at a rate of 3 canopy trees per 100 linear feet along open space lots
- A minimum 6-foot tall brick wall, matching Warmington Meadows, shall be provided along Charles Street.
- A minimum of 3 shade trees shall be provided for each 100-linear feet of street frontage or fraction thereof along Warmington Drive and Charles Street.
- Thirty-four, five-gallon evergreen shrubs, 24 inches in height at the time of planting, for each 100 linear feet of street frontage or fraction thereof, planted in groupings shall be provided along Warmington Drive.
- Landscape and screening shall be consistent with Conceptual Landscape Plans.

*The Conceptual Landscape Plans provide vegetative or wall/fence features along the railroad tracks and Warmington Drive and Charles Street.*

*There are no landscape requirements for street trees or buffering without a screening wall in residential zoning districts. The proposed PD provides landscape screening ensuring trees and shrubs are provided both along residential roads and the peripheral streets of Warmington Drive and Charles Street. The required number of trees exceed the minimum two canopy trees per 100 linear feet along streets, as is required in non-residential zoning districts.*

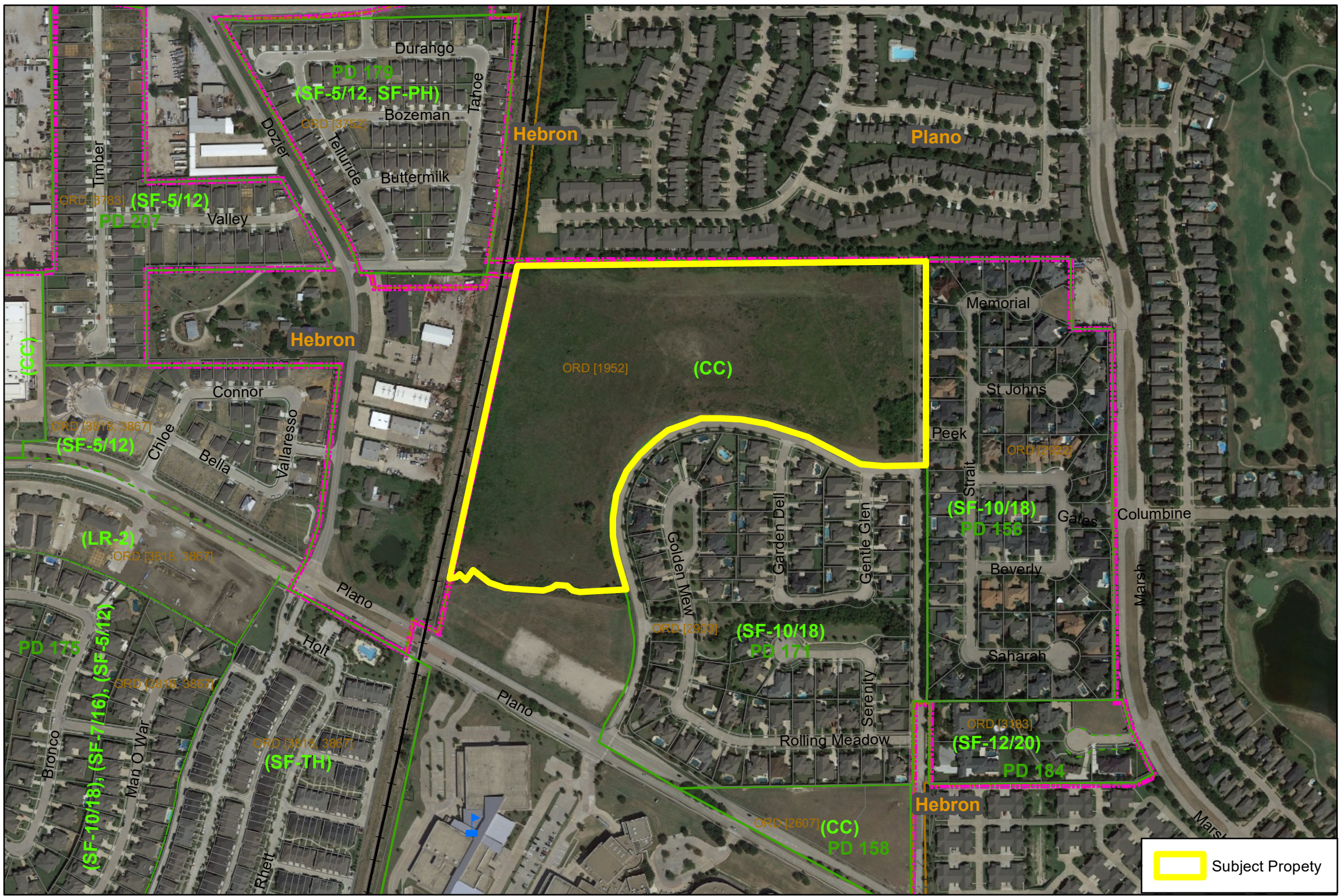
*A 6-foot tall masonry fence shall be provided along Charles Street, matching Warmington Meadows. An 8-foot tall board-on-board screening fence with metal posts will screen homes backing to the Burlington Northern Santa Fe Railroad. Ornamental fencing is proposed along the south property line adjacent to the drainage swale and LISD parking lot. Six-foot tall board on-board wood fencing or tubular steel will be provided along the north property line adjacent to the utility right of way.*


- **Single-Family Lot Type Requirements**

- 50-foot wide lots shall have a minimum lot area of 5,500 square feet, and home floor area of 2,000 square feet.
- 60-foot wide lots shall have a minimum lot area of 6,600 square feet, and home floor area of 2,300 square feet.
- 70-foot wide lots shall have a minimum lot area of 7,700 square feet, and home floor area of 2,300 square feet.
- All home front setbacks shall be 15 feet, except for garage doors facing streets, which must remain at least 20 feet from the right of way. 60-foot wide lots or wider may have J-swing garages setback a minimum 15 feet if the garage door does not face a street. *No homes shall be closer than 15 feet from the front property line. Garages with J-drives with garage doors not facing streets may also be 15-feet from a street. However, garage doors facing any streets shall be a minimum 20 feet from right of way.*
- Side yard setbacks shall be 5 feet midblock. Minimum side yard setbacks for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
- Garage doors facing a side street shall be setback a minimum 20 feet. *Side setbacks are measured from midblock property lines or side streets. In no instance shall homes locate closer than 5 feet from a side property line of another tract. The standard side street setback shall be a minimum 10 feet, but can be reduced for bay windows, sunrooms or homes with similar architectural features by 5 feet. No portion of buildings shall be less than 5-feet from a side street. Garage doors shall maintain a minimum 20-foot setback from side streets.*
- All rear yards shall be setback 10 feet.
- All lots shall have a minimum depth of 110 feet.

## **CONCLUSION**

The subject property is the largest remaining tract available for potential single-family detached development in North Carrollton. The adjacent neighborhoods of Warmington Meadows and Gates of Prestonwood contain 80-foot wide lots providing a precedence for the area east of the Burlington Northern Santa Fe Railroad. The smaller 45 and 50-foot wide lots are plentiful and available to the west of the railroad tracks. Staff believes, therefore, that the property should be developed at a lesser density matching the character with similar lot dimensions of the adjoining Warmington Meadows and Gates of Prestonwood neighborhoods. The lots should contain mostly 70-foot or wider lots closest to Warmington Drive and Charles Street. The interior area of the property should be predominantly 60-foot wide, with 50's limited to along the Burlington-Northern Santa Fe Railroad. Staff believes the revised single-family concept plan and (PD) zoning regulations are consistent with staff's recommendation and is appropriate.



 Subject Property



**Minutes  
City of Carrollton  
Planning & Zoning Commission  
December 5, 2019**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, December 5, 2019 at 7:00 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Chad Averett, Chair  
Randall Chrisman  
Mel Chadwick  
Sunil Sundaran  
John Denholm  
Kathryn Taylor  
Tony Romo II

**Commission Members Absent:**

Larry Kiser, Vice Chair  
Margot Diamond

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Molly Coryell, Planner  
Susan Keller, 1<sup>st</sup> Asst. City Attorney  
Lorri Dennis, City Arborist  
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner  
Herb Cavanaugh, Fire Department  
Tom Hammons, Transportation Div. Mgr.  
Ravi Shah, Development Services Director

**Guests Present:**

Council Liaison Steve Babick  
P & Z Alternate John Powell

*(Note: \* = designation of a motion)*

7. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 28.4-Acre Tract Zoned (CC) Corporate Commercial District And Located At The Northwest Corner Of Plano Parkway And Warmington Drive To Establish A Planned Development District To Allow For (SF 10/18) Single-Family Residential With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2019-X1 Kensington Place.** Case Coordinator: Loren Shapiro.

Shapiro advised that the applicant has requested that the case be continued to the January meeting while they work with staff and surrounding property owners. Staff recommended the case be continued to the January 2, 2020 meeting.

Chair Averett opened the public hearing and invited speakers to address the Commission.

Ken Murphy, member of Warmington Meadows HOA Board of Directors, 4621 Gentle Glen, stated the HOA Board would like to see 60-65 foot frontage on the streets; voiced concern about traffic mitigation; concern about the runoff impact on the creek due to existing erosion; and concern about the covenants for the neighborhood.

James Hare, 4637 Golden Mew, echoed the comments made by Ken Murphy and he also voiced concern about privacy and continuity between Warmington Meadows and the new neighborhood. There being no other speakers, Chair Averett opened the floor for discussion or a motion.

- \* *Romo moved to keep the public hearing open and continue Case No. PLZ 2019-X1 Kensington Place to the January 2, 2020 meeting; second by Chadwick and the motion was approved with a unanimous 7-0 vote (Kiser and Diamond absent).*

**Minutes  
City of Carrollton  
Planning & Zoning Commission  
January 2, 2020**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, January 2, 2019 at 7:00 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Chad Averett, Chair  
Larry Kiser, Vice Chair  
Mel Chadwick, 1<sup>st</sup> Vice Chair  
Margot Diamond  
Randall Chrisman  
Sunil Sundaran  
John Denholm  
Kathryn Taylor  
Tony Romo II

**Commission Members Absent:**

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Susan Keller, 1<sup>st</sup> Asst. City Attorney  
Tom Hammons, Transportation Div Mgr  
Lorri Dennis, City Arborist

Michael McCauley, Senior Planner  
Herb Cavanaugh, Fire Department  
Thomas Wood, Senior Plans Examiner  
Lydia Tormos, Admin Support Specialist

**Guests Present:**

Council Liaison Mike Hennefer  
P & Z Alternate John Powell

*(Note: \* = designation of a motion)*

**7.** Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 28.4-Acre Tract Zoned (CC) Corporate Commercial District And Located At The Northwest Corner Of Plano Parkway And Warmington Drive To Establish A Planned Development District To Allow For (SF 10/18) Single-Family Residential With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2019-X1 Kensington Place.** Case Coordinator: Loren Shapiro.

Shapiro advised that the applicant has requested that the case be continued to the February meeting for additional time to meet with residents and staff, and to provide needed revisions.

Chair Averett opened the public hearing; there were no speakers.

\* ***Romo moved to keep the public hearing open and continue Case No. PLZ 2019-X1 Kensington Place to the February 6, 2020 meeting; second by Taylor, and the motion was approved with a unanimous 9-0 vote.***



**Minutes  
City of Carrollton  
Planning & Zoning Commission  
February 6, 2020**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, February 6, 2020 at 7:00 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Chad Averett, Chair  
Mel Chadwick, 1<sup>st</sup> Vice Chair  
Margot Diamond  
Sunil Sundaran  
John Denholm  
Kathryn Taylor  
Tony Romo II  
John Powell

**Commission Members Absent:**

Larry Kiser, Vice Chair

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Susan Keller, 1<sup>st</sup> Asst. City Attorney  
Tom Hammons, Transportation Div Mgr  
Ed Green, Plan Review, Bldg Inspection  
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner  
Herb Cavanaugh, Fire Department  
Molly Coryell, Planner  
John Romberger, Transportation Engineer

**Guests Present:**

Council Liaison Mike Hennefer

*(Note: \* = designation of a motion)*

**3.** Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 28.4-Acre Tract Zoned (CC) Corporate Commercial District And Located At The Northwest Corner Of Plano Parkway And Warmington Drive To Establish A Planned Development District To Allow For (SF 10/18) Single-Family Residential With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2019-X1 Kensington Place.** Case Coordinator: Loren Shapiro.

Chief Planner Loren Shapiro presented the case explaining the request was to rezone approximately 28 acres located at the intersection of Charles Street and Warmington Drive from Corporate Commercial to establish a new PD to allow single-family homes. He stated that the proposal includes 99 lots consisting of three lot sizes. The conceptual landscape plan includes street trees as well as exterior walls along the periphery and an open space for detention and common open space. The 50-foot lots would have front entry garages. The 60 foot and 70-foot-wide lots would have a combination of J-drives or front entry and side entry for the homes on a corner lot. He reviewed drawings of the proposed elevations and reviewed lot type configurations as well as the street section exhibit averaging one tree for each lot. He compared staff's recommendations and the applicant's proposal and explained the differences.

Applicant's Request

Staff's Recommendations

<p>1. Propose 35 50-foot wide lots (or 35.4%) of the total tracts as provided on the conceptual site plan</p>	<p>1. Reduce the proportion of 50-foot wide single-family homes and place the smaller lots adjacent and in close proximity to the existing Burlington Northern Santa Fe Railroad</p>
<p>2. The applicant is proposing up to 99 single-family lots comprised of 20 70-foot wide lots, 44 60-foot wide lots and 35 50-foot wide lots</p>	<p>2. The minimum lot widths in the neighboring subdivision are 80-foot wide with minimum lots sizes of 9,500 and 10,000 sf. Staff prefers additional 70 and 80-foot-wide lots.</p>
<p>3. Proposes 50-foot-wide ROW for Charles Street north of Warmington Drive</p>	<p>3. Recommends maintaining a 60-foot ROW width for Charles Street north of Warmington Drive</p>
<p>4. Applicant is requesting a 6-foot-tall board-on-board fence along Charles Street with a continuous evergreen hedge to screen fence</p>	<p>4. Staff is recommending a minimum 6-foot-tall brick wall matching Warmington Meadows along Charles Street</p>

Mr. Shapiro added that 36-feet of pavement would be needed north of Warmington Drive to Peek Drive (in Gates of Prestonwood) to ensure sufficient fire service access on Charles Street.

Bill Gietema, Partner and Co-founder of Arcadia Realty described the 28-acre site and surrounding uses. He highlighted the features of the development:

- 100% of the homes would be 90% brick, stone or stucco and discussed matching the street lighting, mailboxes, the types of materials used in the walls, roofing materials and colors to match Warmington Meadows
- Garage doors would be wood, simulated wood or glass without pressed metal doors
- Planting roughly one tree every 30 feet including around the detention park, both sides of the park fronting along Warmington Dr.
- Providing a masonry wall along Charles Street until Peek Drive using the same brick with the same pattern as Warmington Meadows, a tubular steel fence with a permanent evergreen hedge along the model park and the remainder of Charles Street beyond Peek Dr. to Culpepper Rd.
- Open space along the edge of the neighborhood
- A dry detention doubling as a play field when it is not retaining water
- They are not intending to move the location of the 70-foot lots
- Along Culpepper they propose to give buyers a choice of having a tubular steel fence or a board-on-board wood fence
- Wanted a 50-foot ROW on Charles Street but agreed to the 60-foot ROW provided they can landscape the 10-foot difference.

Denholm asked the applicant to elaborate about the J-swing lots. Mr. Gietema stated they agreed to have 21 J-swing lots which is roughly 1/3 of all the 60- and 70-foot lots. He referred to renderings of homes on 60-foot-wide lots that include a head-in and/or a J-swing garage.

Sundaran asked about the square footage of the homes on the 50-foot-wide lots. Gietema stated that the target is 2,300-3,400. Sundaran asked if it would possible to have 80-foot-wide lots and he replied that they aren't finding builders for lots larger than 70 foot wide. He said they would not be competing against the Warmington Meadows and the Gates of Prestonwood; they would

complement them. Sundaran asked the applicant to address the concerns about drainage. Mr. Gietema replied that the neighborhood would not drain into Warmington Meadows given the way they have graded it and plan to detain the drainage.

Denholm asked staff for clarification about the 50-foot-wide lots location referenced in the revised staff stipulations in comparison to the conceptual site plan exhibit. Shapiro replied staff preferred the 50-foot-wide lots limited to along the railroad tracks and immediately across the street; and reiterated that staff prefers that the 50-foot lots not be located as currently proposed beyond.

Chair Averett opened the public hearing and invited speakers to address the Commission.

John McIntosh, 4601 Golden Mew Drive, representing the Warmington Meadows HOA, stated they began discussions with Arcadia in September 2019. He read part of the email he sent to Shapiro stating they would prefer larger lots but would not be unhappy with the proposed development. He stated that if the 70-foot-wide lots were moved, they would be against the development. He stated they would not be in favor of any of the buffer lots getting smaller. He added that a concern is making sure that any new development does not exacerbate the Warmington Meadows drainage and erosion problem. He added that they have reached a tentative agreement regarding use of materials and colors.

Mr. Gietema confirmed that they would not move any of the 70-foot lots that are shown on the plan. Regarding the drainage, he stated they can provide conceptual drainage plans to the City for review; and he committed that they would not move forward to Council until they have an agreement with the HOA.

Romo asked for further clarification about the 50-foot-wide lots. Mr. Gietema stated they need to have a certain number of those homes for the builder to pay for a model, pay to maintain all of the plans and talked about the economy of scale. The disagreement would be the ones beside the sound railroad. He reiterated that they would not be inexpensive homes and consider them to be right-sized homes. He noted that the lot depth is 120 foot.

Denholm stated he is concerned with the fence on the southern end and felt a screening wall would be better. Mr. Gietema stated they want an evergreen edge that would meet or exceed the height of the fence and to use their limited financial resources in a way that enhances quality of life.

\* ***Denholm moved to close the public hearing and approval of Case No. PLZ 2019-XI Kensington Place, second by Diamond with the revised staff stipulations (being as follows:***

- *50-foot wide lots shall locate along the east side of the Burlington-Northern Santa Fe Railroad and adjacent to the residential streets across the street from the railroad tracks*
- *J-swing garages may be setback 15 feet if the garage door does not face a street*
- *Garage doors facing a side street shall be setback a minimum 20 feet*
- *J-swing garages may be setback 15 feet if the garage door does not face a street*
- *Garage doors facing a side street shall be setback a minimum 20 feet*
- *An amenity structure shall be provided in the open space along the north side of Warmington Drive and as provided on the Conceptual Site Plan*

- *J- swing, side-entry, or combination of J-swing with front-facing garages shall be provided for 60-foot wide or larger lots on at least 21 home sites*
- *Individual front-loaded driveways shall have a decorative concrete finished, salt-finished, stained or other techniques to improve the visual character of the driveway*
- *Only 60-foot and 70-foot lot types maybe shifted and substituted between all lot categories within the total lot cap of 99 lots. The number of 70-foot wide or larger lots shall not be reduced from the number shown on the conceptual site plan*
- *Street trees shall also be provided at a rate of 3 canopy trees per 100 linear feet along open space lots*
- *A minimum 6-foot tall brick wall, matching Warmington Meadows, shall be provided along Charles Street*
- *A minimum of 3 shade trees ~~and 5 ornamental trees (minimum 3-inch caliper)~~ shall be provided for each 100-linear feet of street frontage or fraction thereof along Warmington Drive and Charles Street*
- *Landscape and screening shall be consistent with Conceptual Landscape Plans).*

Chair Averett stated that although he would like to see larger lots; he understood the economic reasons; felt the applicant worked with the neighbors putting the green space along Warmington Drive; putting the larger lots facing the green space and did a great job making it be fair. He stated he would support the request.

Chadwick voiced appreciation for the effort put forth by the developer. He felt they were talking about twelve 50-foot lots and felt that making those 60 feet lots would offset the difference in funding. He stated that if the decision is saying they will not adjust the 50-foot lots, he would vote against the proposal.

Denholm stated that his understanding and interpretation of the revised staff stipulations is that it does reduce the amount of the 50 foot lots toward the north/south street.

Chadwick asked for confirmation that they were talking about 15 lots. Shapiro replied affirmatively and pointed to the lots that staff felt would be larger lots and the area that would include 50-foot lots. Chair Averett identified which lots would be affected and Shapiro confirmed, adding it would still allow the one in the model park. Chadwick surmised that the applicant would lose six or seven lots.

***The motion was approved with a 7-1 vote, (Chadwick opposed, Kiser absent).***

# Applicant's Exhibit – Conceptual Site Plan

Case No. PLZ2019-XXA Kensington Place

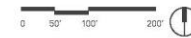


Kensington Place  
concept plan

Carrollton, Texas  
03/12/20  
Arcadia

TBG  
2001 Bryan St.  
Suite 1400  
Dallas, Texas 75201  
214 744 0757  
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



# Applicant's Exhibit – Conceptual Landscape and Buffering Plan

Case No. PLZ2019-XXA Kensington Place

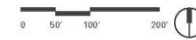


Kensington Place  
landscape plan

Carrollton, Texas  
03/12/20  
Arcadia

TBG  
2001 Bryan St.  
Suite 1450  
Dallas, Texas 75201  
214) 744 0757  
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



# Applicant's Exhibit – Home Elevations

Case No. PLZ2019-XXA Kensington Place



# Applicant's Exhibit – Home Elevations

Case No. PLZ2019-XXA Kensington Place





# Applicant's Exhibit – Home Elevations

Case No. PLZ2019-XXA Kensington Place



# Applicant's Exhibit – Home Elevations

Case No. PLZ2019-XXA Kensington Place



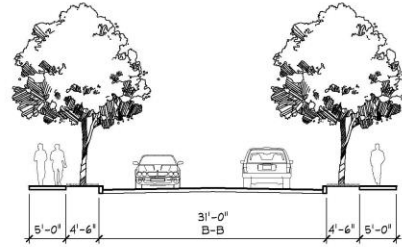
# Applicant's Exhibit – Home Elevations

Case No. PLZ2019-XXA Kensington Place



### Typical Residential Street Section

# PLZ 19-XXA



1 TYP. ROAD SECTION  
SECTION SCALE: 1"=10'



Kensington Place  
road section

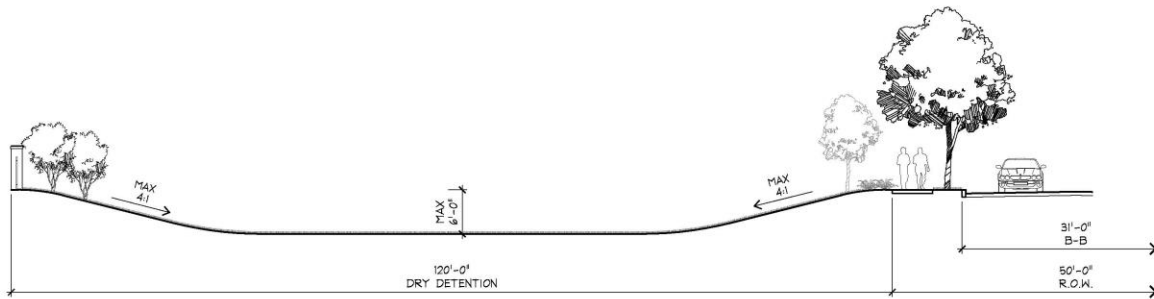
Carrollton, Texas  
01/28/2020  
Arcadia

TBO - 22141 744 0767 - tbopartners.com  
2000 Rippey St, Suite 1000, Dallas, Texas 75201  
The information shown is subject to change without notice.



### Conceptual Detention Pond Area

# PLZ 19-XXA



1 DRY DETENTION AREA  
SECTION SCALE: 1"=10'



Kensington Place  
detention section

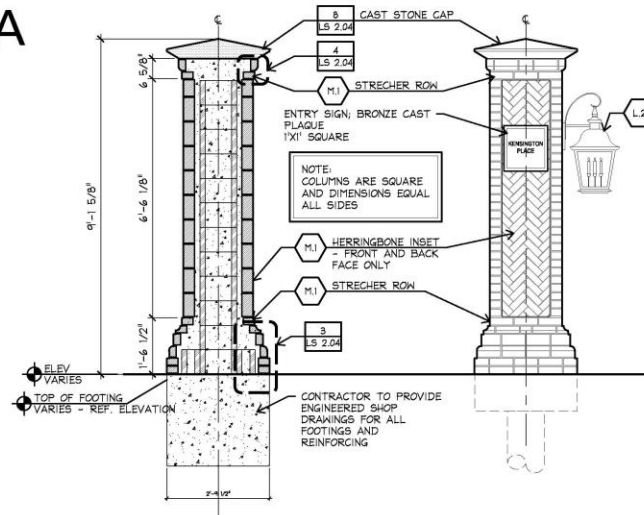
Carrollton, Texas  
01/28/2020  
Arcadia

TBO - 22141 744 0767 - tbopartners.com  
2000 Rippey St, Suite 1000, Dallas, Texas 75201  
The information shown is subject to change without notice.



Conceptual Entry Column

PLZ 19-XXA



NOTE:  
This illustration indicates the general quality of design and materials. The final design may differ based on final landscape design concepts and agreements with neighbors.

1 ENTRY COLUMN  
SECTION SCALE: 1/2"=1'-0"



Kensington Place  
entry column detail

Carrollton, Texas  
01/28/2020  
Arcadia

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2001 Bryan St, Suite 1400, Dallas, Texas 75201  
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# Lot Type Configurations

Agenda Item No. 3  
Case No. PLZ2019-XXA Kensington Place

## PLZ 19-XXA



Kensington Place

lot diagram 1  
01/28/2020  
Arcadia



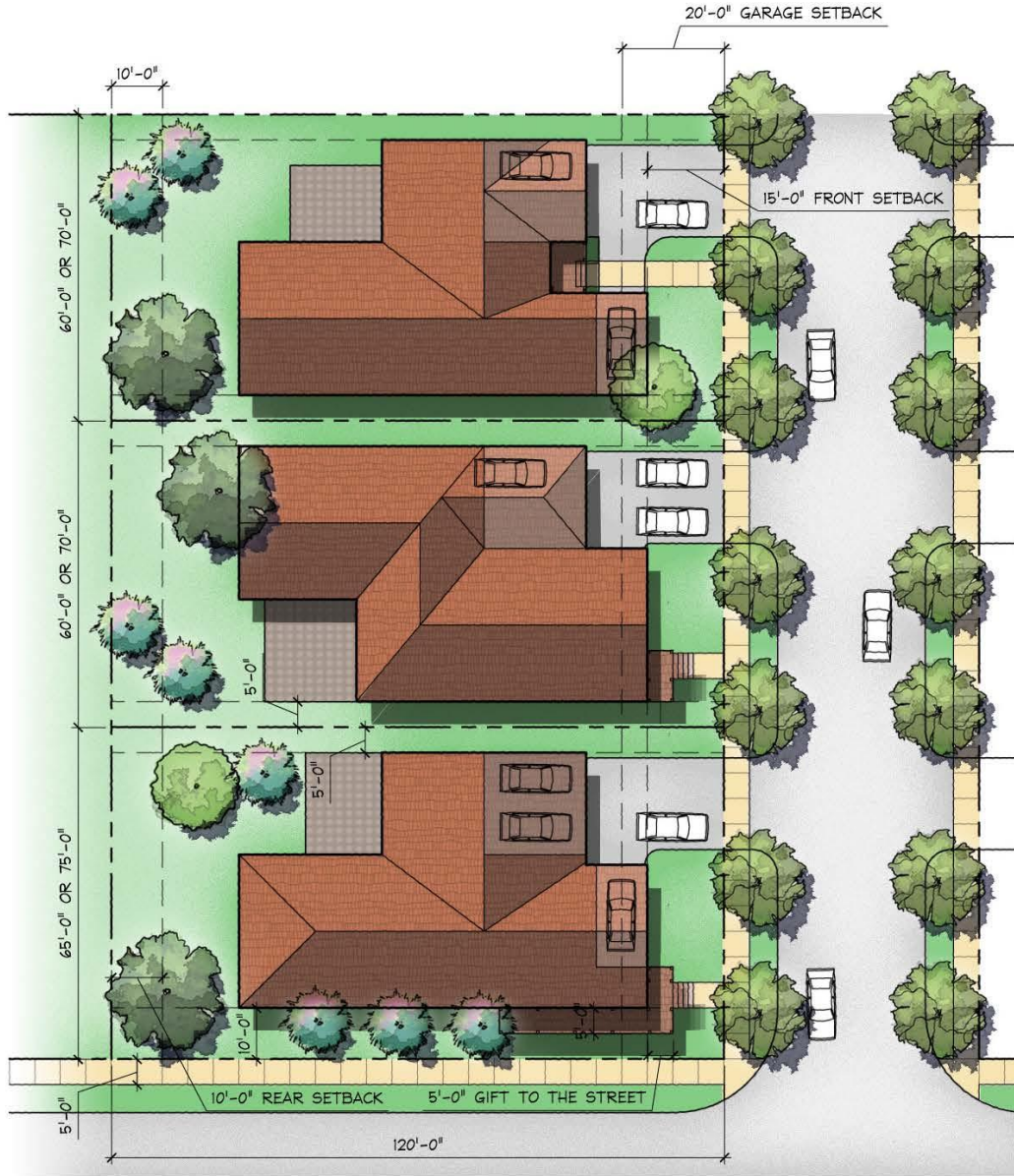
TBG  
2001 Bryan St. Suite 1450  
Dallas, Texas 75201  
(214) 734-0757  
tbgpartners.com

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# Lot Type Configurations

Agenda Item No. 3  
Case No. PLZ2019-XXA Kensington Place

PLZ 19-XXA



Kensington  
Place

lot diagram 2  
01/28/2020  
Arcadia



TBG  
2001 Bryan St. Suite 1450  
Dallas, Texas 75201  
(214) 764 0787  
tbgpartners.com

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# PLZ 19-XXA



## Kensington Place concept plan

Carrollton, Texas  
02/03/20  
Arcadia

TBG  
2001 Bryan St.  
Suite 1450  
Dallas, Texas 75201

[214] 744 0757  
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



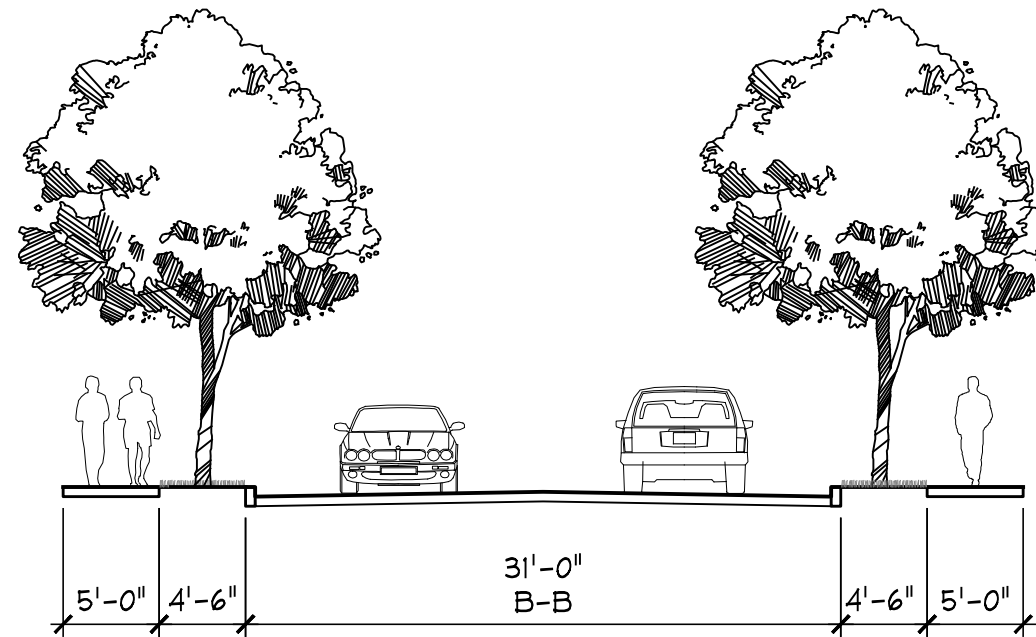
TBG



# PLZ 19-XXA



# PLZ 19-XXA



1 TYP. ROAD SECTION  
SECTION

SCALE: 1"=10'



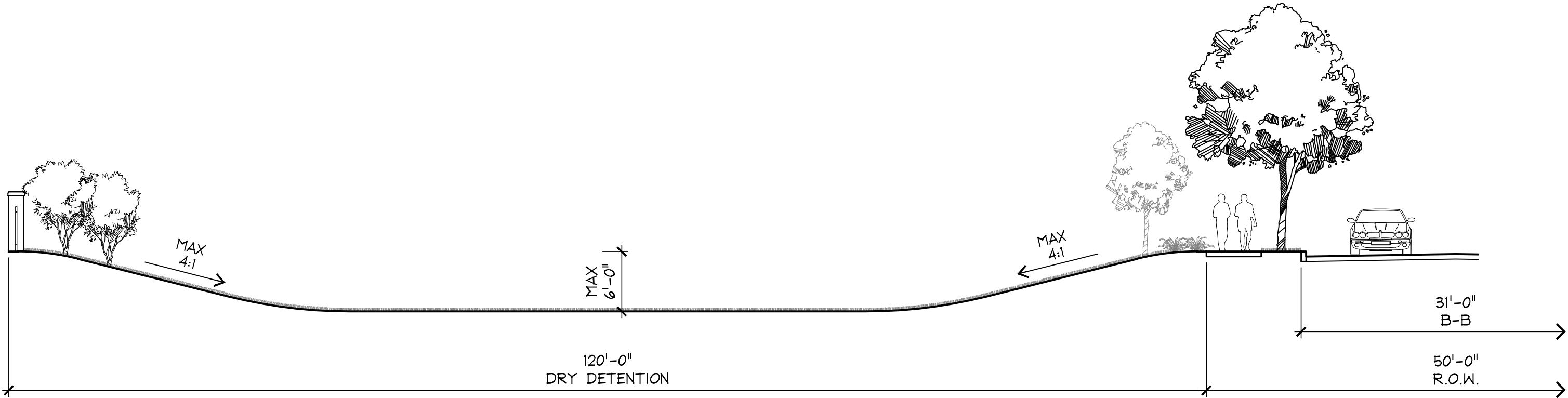
Kensington Place  
road section

Carrollton, Texas  
01/28/2020  
Arcadia

TBG - [214] 744 0757 - tbgpartners.com  
2001 Bryan St, Suite 1450, Dallas, Texas 75201  
The information shown is subject to change without notice.



# PLZ 19-XXA



## 1 DRY DETENTION AREA SECTION

SCALE: 1"=10'



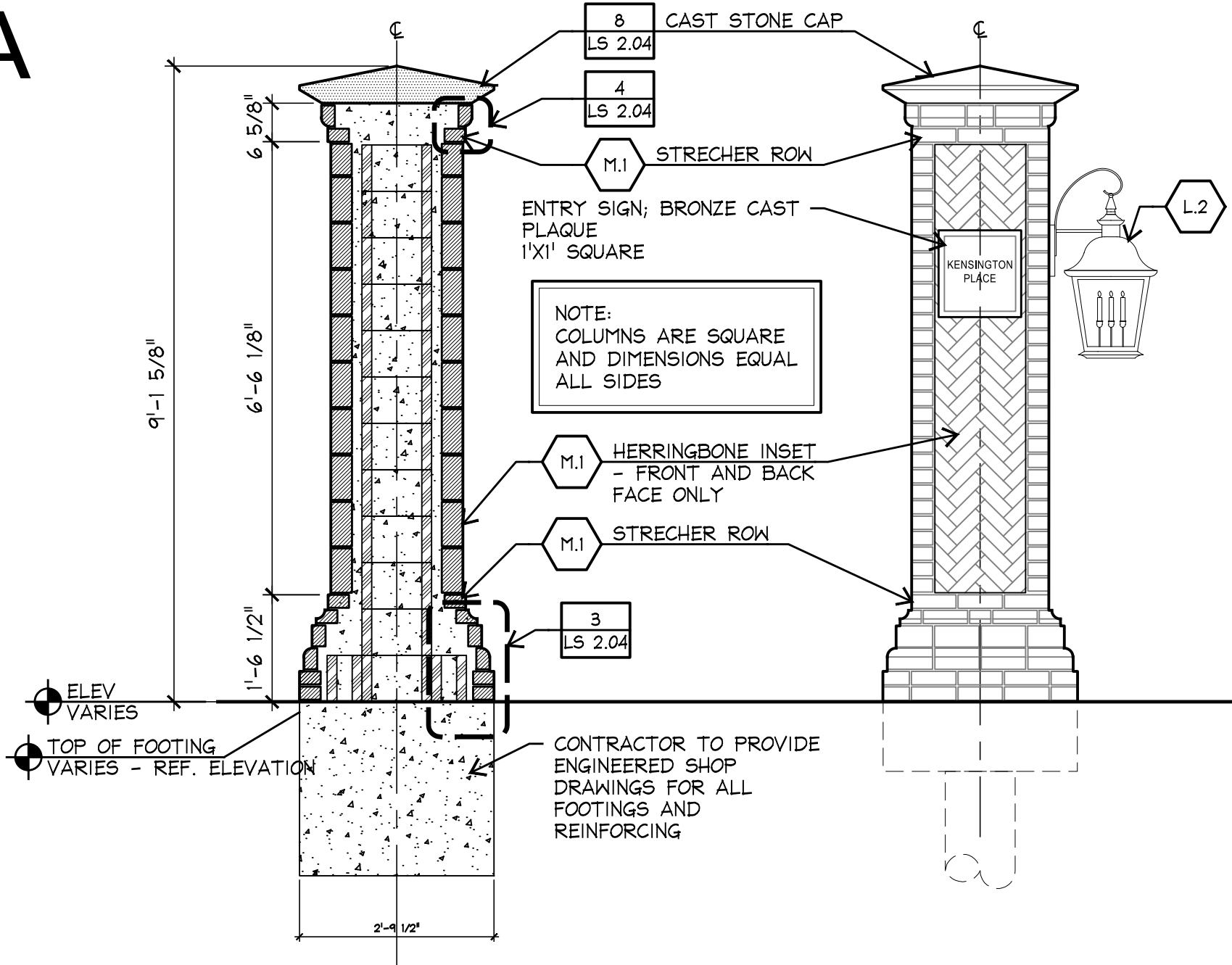
**Kensington Place**  
detention section

Carrollton, Texas  
01/28/2020  
Arcadia

TBG - [214] 744 0757 - tbgpartners.com  
2001 Bryan St, Suite 1450, Dallas, Texas 75201  
The information shown is subject to change without notice.



# PLZ 19-XXA



NOTE:  
This illustration indicates the general quality of design and materials. The final design may differ based on final landscape design concepts and agreements with neighbors.

## 1 ENTRY COLUMN SECTION

SCALE: 1/2"=1'-0"



Kensington Place  
entry column detail

Carrollton, Texas  
01/28/2020  
Arcadia

TBG - [214] 744 0757 - tbgpartners.com  
2001 Bryan St, Suite 1450, Dallas, Texas 75201  
The information shown is subject to change without notice.



PLZ 19-XXA



Legend			
<span style="display:inline-block; width:20px; height:10px; background-color:orange;"></span>	50'x120'	<del>~ 35 units</del>	<del>35.4%</del>
<span style="display:inline-block; width:20px; height:10px; background-color:lightcoral;"></span>	60'x120'	~ 44 units	44.4%
<span style="display:inline-block; width:20px; height:10px; background-color:lightyellow;"></span>	70'x120'	~ 20 units	20.2%
	Total	~ 99 units	100%



Kensington Place  
concept plan

Carrollton, Texas  
02/03/20  
Arcadia

TBG  
2001 Bryan St.  
Suite 1450  
Dallas, Texas 75201

[214] 744 0757  
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



Staff's Recommended Brick Wall Matching Warrington Meadows along Charles Street

PLZ 19-XXA



either 6' board on board wood fence or 6' tubular steel fence

Staff recommends a continuous brick wall matching Warrington Meadows screening wall along Charles Street



6' ht. board on board wood fence with hedge

6' ht. masonry wall with hedge

8' ht. board on board screen fence with metal posts



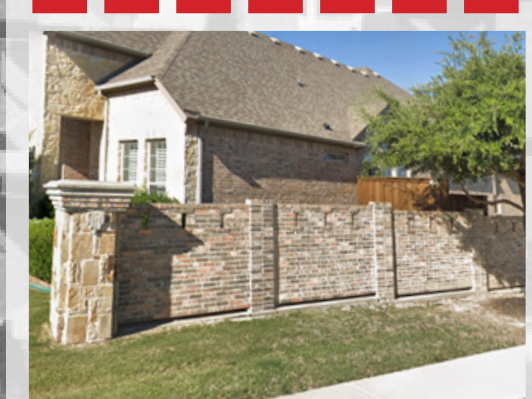
6' ht. board on board screen fence or 6' ht tubular steel fence



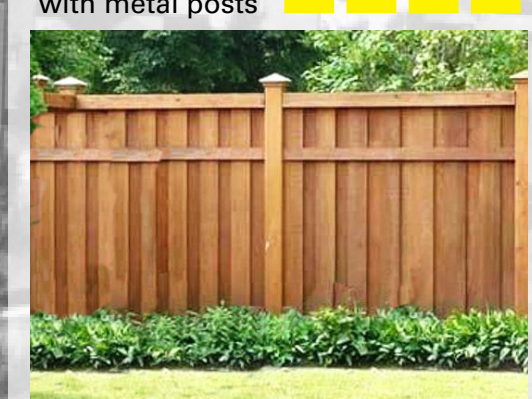
6' ht. tubular steel fence with hedge



6' ht. masonry wall with columns

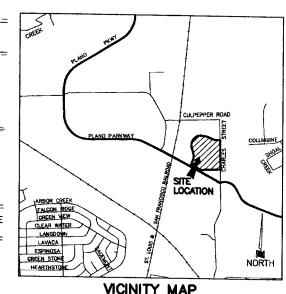
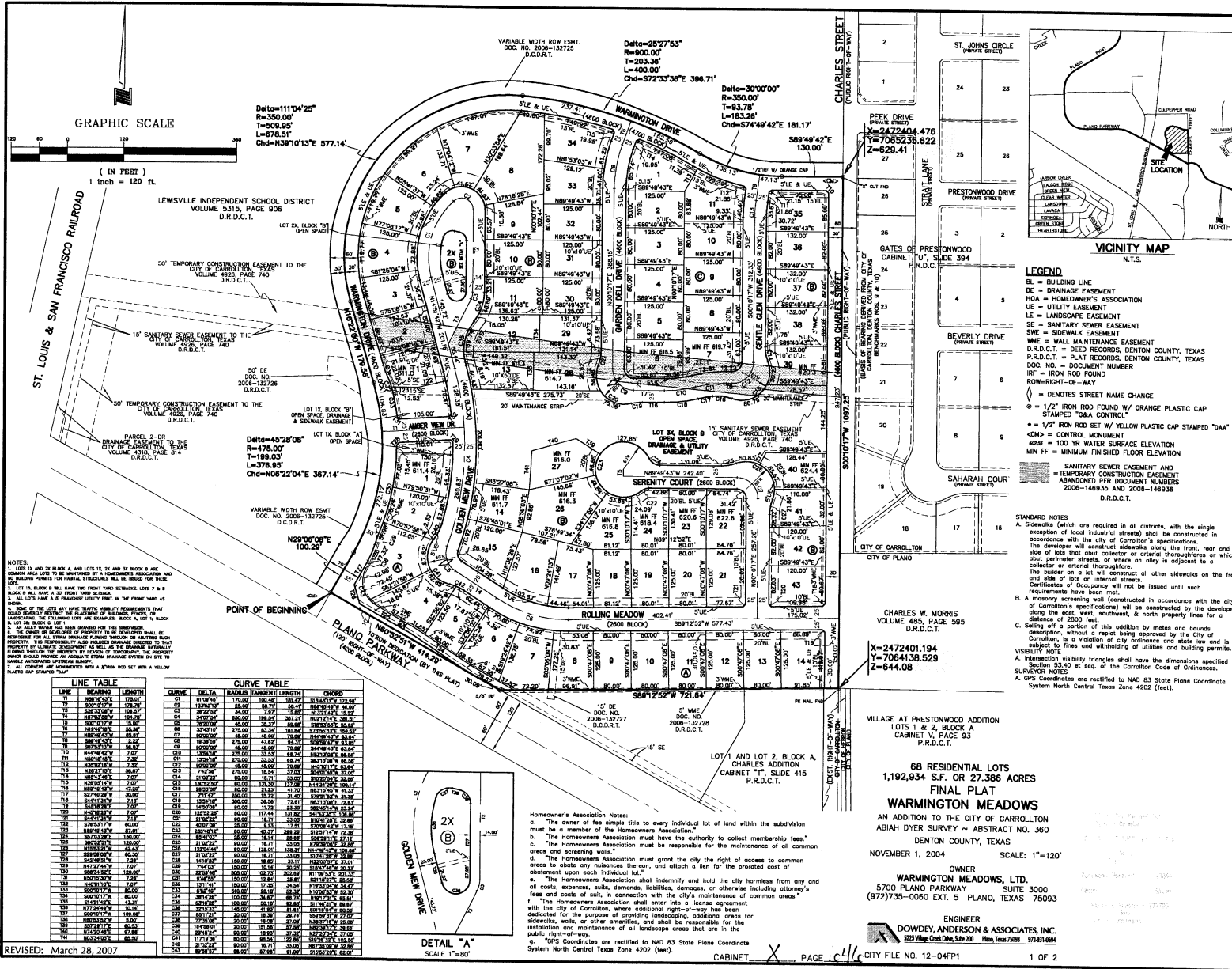


6' ht. board on board screen fence with metal posts



6' ht. tubular steel fence with hedge

# Warmington Meadows Plat



- LEGEND**
- BL = BUILDING LINE
  - DE = DRAINAGE EASEMENT
  - HOA = HOMEOWNERS ASSOCIATION
  - UE = UTILITY EASEMENT
  - LE = LANDSCAPE EASEMENT
  - SE = SANITARY SEWER EASEMENT
  - SWE = SIDEWALK EASEMENT
  - WME = WALL MAINTENANCE EASEMENT
  - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
  - P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
  - DOC. NO. = DOCUMENT NUMBER
  - IRF = IRON ROD FOUND
  - ROW=RIGHT-OF-WAY
  - ⊕ = DENOTES STREET NAME CHANGE
  - ⊙ = 1/2" IRON ROD FOUND W/ ORANGE PLASTIC CAP
  - ⊙ = STAMPED "USA CONTROL"
  - ⊙ = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DIA"
  - ⊙ = CONTROL MONUMENT
  - MEAS = 100 YR WATER SURFACE ELEVATION
  - MIN FT = MINIMUM FINISHED FLOOR ELEVATION
  - = SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ABANDONED PER DOCUMENT NUMBERS 2006-146938 AND 2006-146936 D.R.D.C.T.

- STANDARD NOTES**
- A. Sidewalks (which are required in all districts, with the single exception of local industrial streets) shall be constructed in accordance with the city of Carrollton's specifications. The developer will construct sidewalks along the front, rear and side of lots that abut collector or arterial thoroughfares or that abut perimeter streets, or where an alley is adjacent to a collector or arterial thoroughfare. The builder on a lot will construct all other sidewalks on the front and side of lots on interior streets. Certificates of Occupancy will not be issued until such requirements have been met.
  - B. A masonry screening wall (constructed in accordance with the city of Carrollton's specifications) will be constructed by the developer along the east, west, southwest, & north property lines for a distance of 2800 feet.
  - C. Setting off a portion of this addition by notes and bounds description, without a plat being approved by the City of Carrollton, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- VEISIBILITY NOTES**
- A. Intersection visibility triangles shall have the dimensions specified in Section 53-0-01 et seq. of the Carrollton Code of Ordinances.
- SURVEYOR NOTES**
- A. GPS Coordinates are recalled to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).

**NOTES:**

1. LOTS 1 AND 2 IN BLOCK A AND LOTS 16 AND 18 IN BLOCK B ARE COMMON AREA LOTS TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, AND ALL BUILDING POWERS FOR THESE STRUCTURES SHALL BE HELD FOR THESE LOTS.
2. LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LINE TABLE**

LINE	BEARING	LENGTH
1	N89°56'52"	123.02'
2	S89°56'52"	123.02'
3	S89°56'52"	123.02'
4	N89°56'52"	123.02'
5	N89°56'52"	123.02'
6	S89°56'52"	123.02'
7	N89°56'52"	123.02'
8	S89°56'52"	123.02'
9	N89°56'52"	123.02'
10	S89°56'52"	123.02'
11	N89°56'52"	123.02'
12	S89°56'52"	123.02'
13	N89°56'52"	123.02'
14	S89°56'52"	123.02'
15	N89°56'52"	123.02'
16	S89°56'52"	123.02'
17	N89°56'52"	123.02'
18	S89°56'52"	123.02'
19	N89°56'52"	123.02'
20	S89°56'52"	123.02'
21	N89°56'52"	123.02'
22	S89°56'52"	123.02'
23	N89°56'52"	123.02'
24	S89°56'52"	123.02'
25	N89°56'52"	123.02'
26	S89°56'52"	123.02'
27	N89°56'52"	123.02'
28	S89°56'52"	123.02'
29	N89°56'52"	123.02'
30	S89°56'52"	123.02'
31	N89°56'52"	123.02'
32	S89°56'52"	123.02'
33	N89°56'52"	123.02'
34	S89°56'52"	123.02'
35	N89°56'52"	123.02'
36	S89°56'52"	123.02'
37	N89°56'52"	123.02'
38	S89°56'52"	123.02'
39	N89°56'52"	123.02'
40	S89°56'52"	123.02'
41	N89°56'52"	123.02'
42	S89°56'52"	123.02'
43	N89°56'52"	123.02'
44	S89°56'52"	123.02'
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46	S89°56'52"	123.02'
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49	N89°56'52"	123.02'
50	S89°56'52"	123.02'
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63	N89°56'52"	123.02'
64	S89°56'52"	123.02'
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66	S89°56'52"	123.02'
67	N89°56'52"	123.02'
68	S89°56'52"	123.02'
69	N89°56'52"	123.02'
70	S89°56'52"	123.02'
71	N89°56'52"	123.02'
72	S89°56'52"	123.02'
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100	S89°56'52"	123.02'

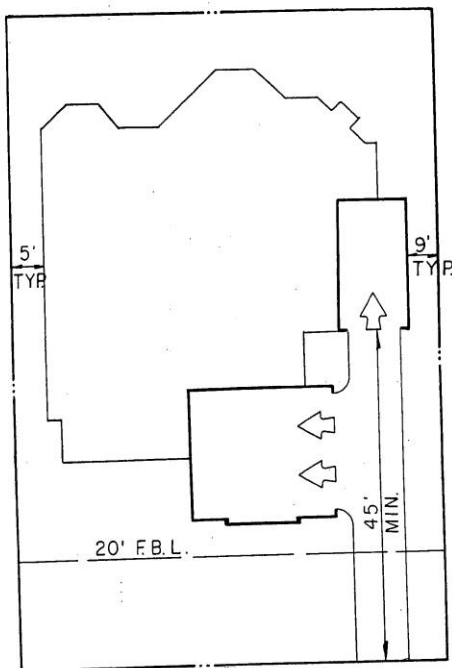
**CURVE TABLE**

CHORD	DELTA	BEARING	PERCENT	LENGTH	CHORD
1	81°38'54"	179.00'	100.00%	181.47'	179.00'
2	81°38'54"	81.38'	45.00%	90.73'	81.38'
3	81°38'54"	81.38'	45.00%	90.73'	81.38'
4	81°38'54"	179.00'	100.00%	181.47'	179.00'
5	81°38'54"	81.38'	45.00%	90.73'	81.38'
6	81°38'54"	81.38'	45.00%	90.73'	81.38'
7	81°38'54"	179.00'	100.00%	181.47'	179.00'
8	81°38'54"	81.38'	45.00%	90.73'	81.38'
9	81°38'54"	81.38'	45.00%	90.73'	81.38'
10	81°38'54"	179.00'	100.00%	181.47'	179.00'
11	81°38'54"	81.38'	45.00%	90.73'	81.38'
12	81°38'54"	81.38'	45.00%	90.73'	81.38'
13	81°38'54"	179.00'	100.00%	181.47'	179.00'
14	81°38'54"	81.38'	45.00%	90.73'	81.38'
15	81°38'54"	81.38'	45.00%	90.73'	81.38'
16	81°38'54"	179.00'	100.00%	181.47'	179.00'
17	81°38'54"	81.38'	45.00%	90.73'	81.38'
18	81°38'54"	81.38'	45.00%	90.73'	81.38'
19	81°38'54"	179.00'	100.00%	181.47'	179.00'
20	81°38'54"	81.38'	45.00%	90.73'	81.38'
21	81°38'54"	81.38'	45.00%	90.73'	81.38'
22	81°38'54"	179.00'	100.00%	181.47'	179.00'
23	81°38'54"	81.38'	45.00%	90.73'	81.38'
24	81°38'54"	81.38'	45.00%	90.73'	81.38'
25	81°38'54"	179.00'	100.00%	181.47'	179.00'
26	81°38'54"	81.38'	45.00%	90.73'	81.38'
27	81°38'54"	81.38'	45.00%	90.73'	81.38'
28	81°38'54"	179.00'	100.00%	181.47'	179.00'
29	81°38'54"	81.38'	45.00%	90.73'	81.38'
30	81°38'54"	81.38'	45.00%	90.73'	81.38'
31	81°38'54"	179.00'	100.00%	181.47'	179.00'
32	81°38'54"	81.38'	45.00%	90.73'	81.38'
33	81°38'54"	81.38'	45.00%	90.73'	81.38'
34	81°38'54"	179.00'	100.00%	181.47'	179.00'
35	81°38'54"	81.38'	45.00%	90.73'	81.38'
36	81°38'54"	81.38'	45.00%	90.73'	81.38'
37	81°38'54"	179.00'	100.00%	181.47'	

Approved Warmington Meadows Front Entry Driveway Options

Agenda Item No. 3  
Case No. PLZ2019-XXA Kensington Place

Ord 2903



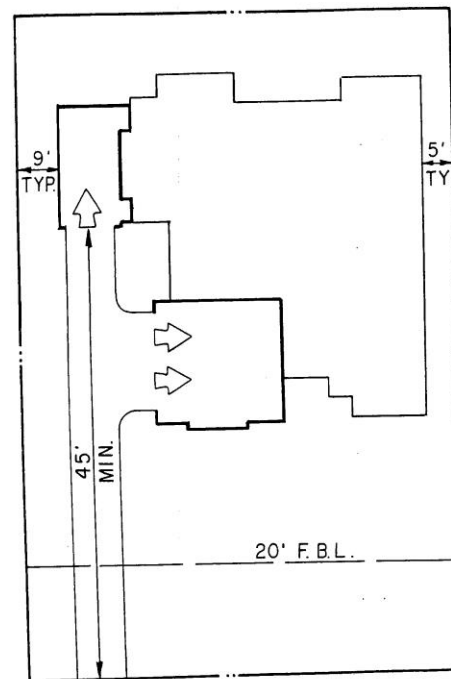
FRONT ENTRY OPTION 1  
(not to scale)

WARMINGTON MEADOWS

DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive Suite 200  
Plano, Texas 75093

Exhibit C

Ord 2903



FRONT ENTRY OPTION 2  
(not to scale)

WARMINGTON MEADOWS

DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive Suite 200  
Plano, Texas 75093

Exhibit D

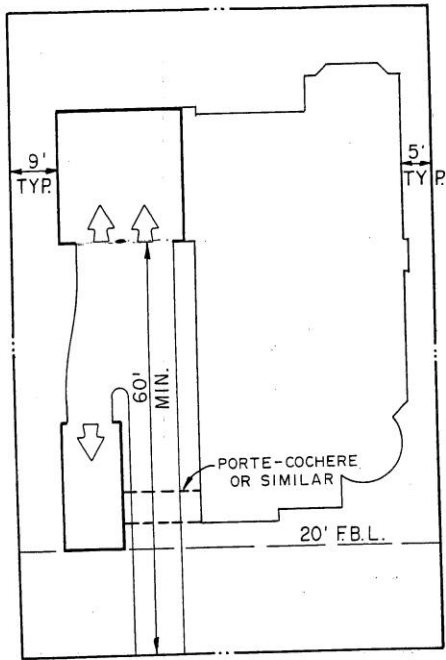


Approved Warmington Meadows Front Entry Driveway Options

Agenda Item No. 3  
Case No. PLZ2019-XXA Kensington Place

Ord 2903

Ord 2903

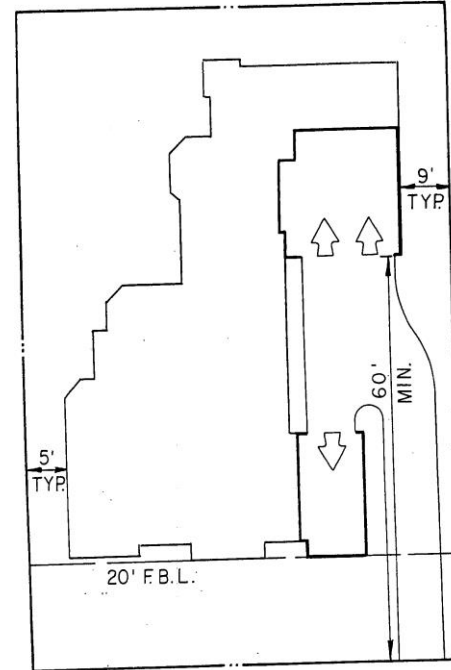


**FRONT ENTRY OPTION 3**  
(not to Scale)

WARMINGTON MEADOWS

DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive Suite 200  
Plano, Texas 75093

Exhibit E



**FRONT ENTRY OPTION 4**  
(not to scale)

WARMINGTON MEADOWS

DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive Suite 200  
Plano, Texas 75093

Exhibit F

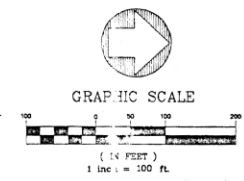
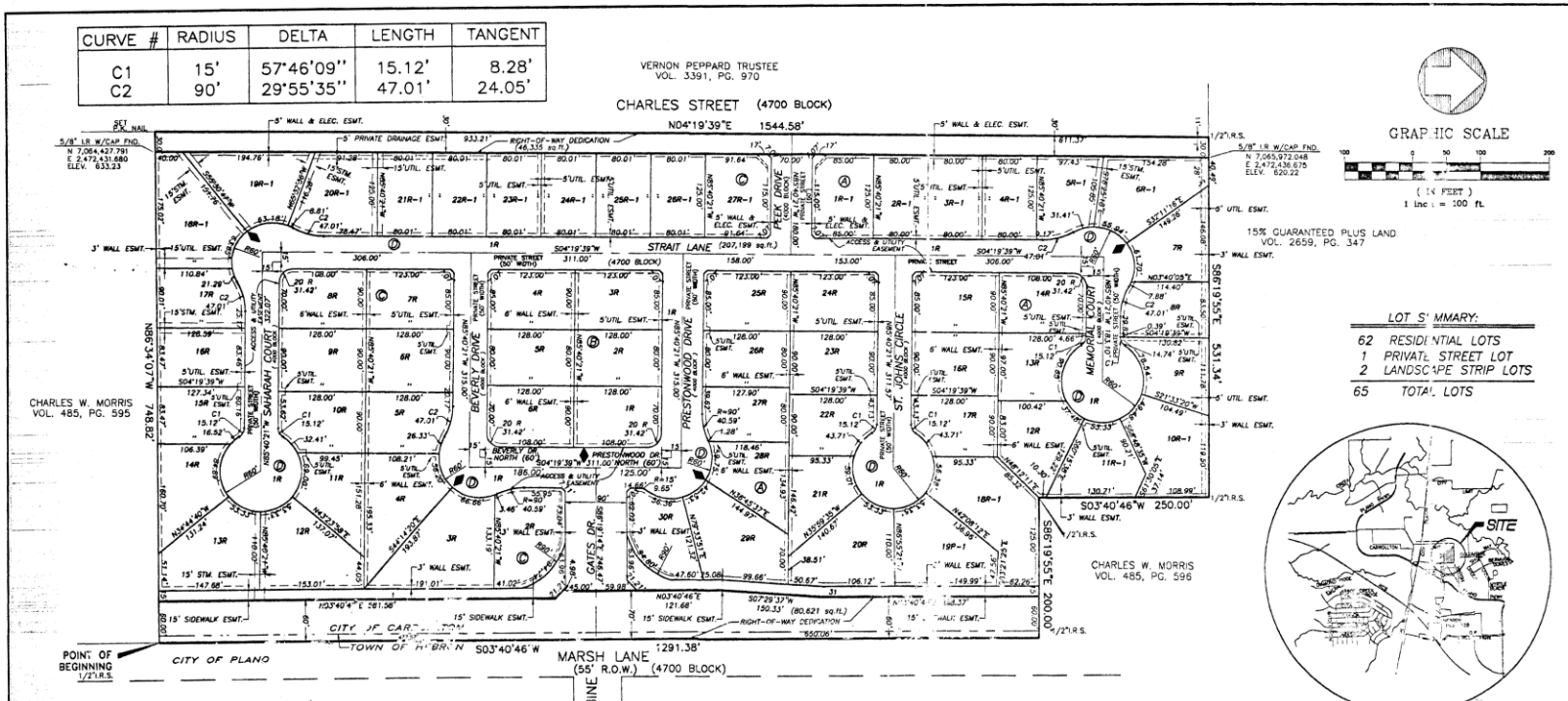
# Gates of Prestonwood Plat

Agenda Item No. 3  
Case No. PLZ2019-XXA Kensington Place

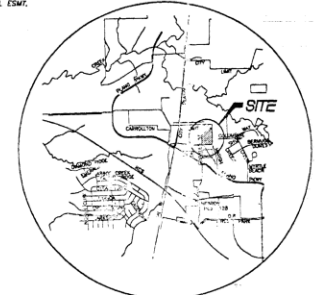
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	15'	57°46'09"	15.12'	8.28'
C2	90'	29°55'35"	47.01'	24.05'

VERNON PEPPARD TRUSTEE  
VOL. 3391, PG. 970

CHARLES STREET (4700 BLOCK)  
ND4°19'39"E 1544.58'



**LOT SUMMARY:**  
62 RESIDENTIAL LOTS  
1 PRIVATE STREET LOT  
2 LANDSCAPE STRIP LOTS  
65 TOTAL LOTS



- NOTES:
- The lots within this subdivision are governed by a home owners association requiring the payment of fees. Failure to pay such fees are subject to attachment of a lien on your property by the Association or by the City of Carrollton.
  - All internal streets are private and are identified as Lot 1, Block D. This lot is also an access and utility easement.
  - The Basis of Bearings is the west line of that 25.066 acre tract described by deed recorded in Volume 1242, Page 422, Deed Records, Denton County, Texas.
  - Except as noted, all private streets are 50 feet wide.
  - GPS coordinates are rectified to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).

◆ Location of street name change.

THIS REPLAT IS FOR THE PURPOSE OF  
REMOVING ALL BUILDING ZONING LINES TO CONFORM  
WITH CURRENT ZONING REGULATIONS.

CITY FILE NO. 03-05RP1  
SECOND REPLAT  
**GATES OF PRESTONWOOD**  
BEING 25.066 ACRES

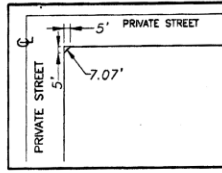
Doc# 07445  
Aug 8, 2005

BEING A REPLAT OF  
THE FINAL PLAT OF GATES OF PRESTONWOOD,  
AS RECORDED IN CABINET U, PAGE 394-396 AND  
THE REPLAT OF GATES OF PRESTONWOOD,  
LOTS 1R-6R, 10R, 11R, 18R AND 19R, BLOCK A  
AND LOTS 18R-27R, BLOCK C,  
AS RECORDED IN CABINET V, PAGE 71  
THE REPLAT OF LOTS 1R-6R, 10R, 11R, 18R AND 19R,  
AN ADDITION TO THE  
CITY OF CARROLLTON, DENTON COUNTY, TEXAS.  
SITUATED IN THE  
A.A. DYER SURVEY, ABSTRACT NO. 360

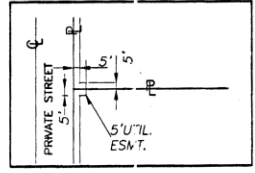
**PATE ENGINEERS**

8 50 BROOKRIVER DRIVE, SUITE 5-700, DALLAS, TEXAS 75247  
TEL: (214)357-2981 FAX (214) 357-2985  
JOB NO. 081400200 SHEET 1 OF 5

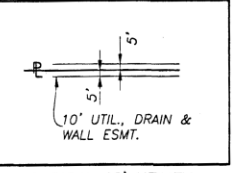
DATE: MARCH 24, 2005



TYPICAL CORNER CLIP



TYPICAL 5' UTILITY EASEMENT



TYPICAL 10' UTILITY, DRAIN & WALL EASEMENT

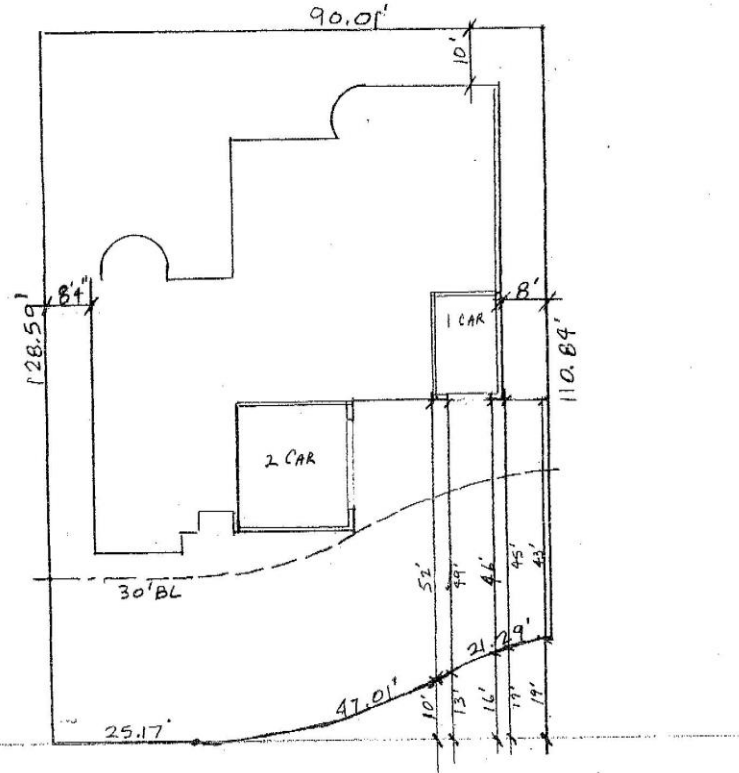
*cab Wpg 453*

X:\projects\081400200\survey\GDP-FP-REV2.dwg 7/27/2005 9:26:05 AM CST

Approved Gates of Prestonwood Front Entry Driveway Options

Agenda Item No. 3  
Case No. PLZ2019-XXA Kensington Place

Exhibit C

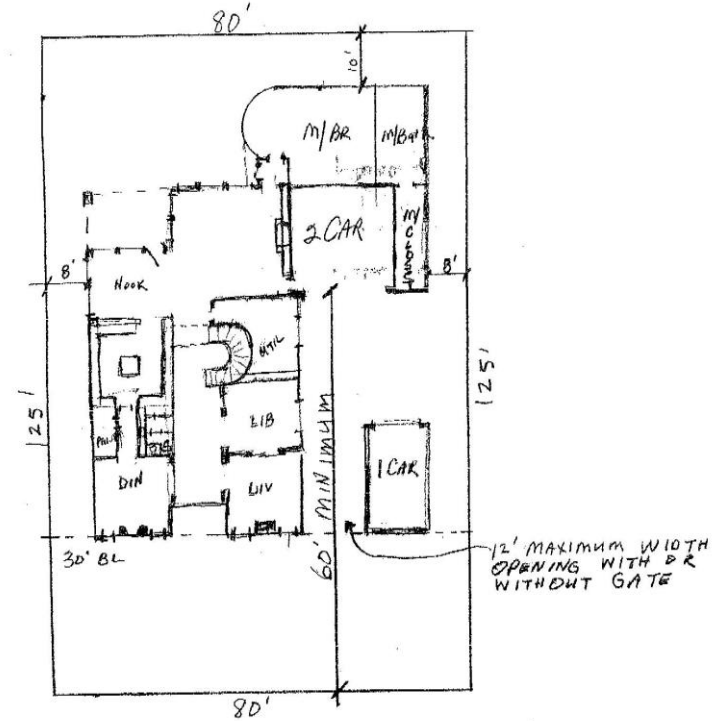


SAMPLE PLOT PLAN TO ILLUSTRATE  
EFFECT OF CULDESAL AND EYEBROW  
LOTS SETBACK TO GARAGE DOOR

LOT 17 BLOCK C  
GATES OF PRESTONWOOD

J. STILES HOMES 972740-9900

Exhibit D



SAMPLE PLOT PLAN TO ILLUSTRATE  
2 GARAGE DOORS FACING STREET  
MINIMUM SETBACK OF 60'  
DOORS SCREENED FROM VIEW  
EXCEPT 1 DOOR

LOT 23 BLOCK C  
GATES OF PRESTONWOOD

## PUBLIC COMMENTS

**From:** Hare, James W <James.Hare@charter.com>

**Sent:** Tuesday, December 3, 2019 4:23 PM

**To:** Loren Shapiro <Loren.Shapiro@cityofcarrollton.com>

**Cc:** Steve Babick <Steve.Babick@cityofcarrollton.com>

**Subject:** [EXT]Case #PLZ 2019-XXA - Zoning Change Request Warmington Dr & Charles - Opposition

Ms Loren Shapiro:

My name is James Hare and I live at 4637 Golden Mew Carrollton 75010 in the Warmington Meadows neighborhood. My property backs up to Warmington Drive, so I can look out my backyard and see the vacant lot in question. This memo is to voice my opposition to the request to rezone the 30 acre vacant lot on Plano Parkway and Warmington Drive (Northwest corner of Warmington and Charles St) by Arcadia Realty Group unless the three below issues can be addressed and resolved:

- 1) Privacy for our HOA houses that have backyards which back up to Warmington Drive. For the longest time we were told a Jr High School would be built and we would not have any privacy issues. Now with the potential of houses built behind us I feel we will lose our privacy in our backyards with new houses being able to look down into our backyard from across Warmington Drive. I would like a guarantee the new houses will not be built with windows which back up to Warmington Drive and can look down into our backyards.
- 2) Keep up home value in the area by setting minimums of 80-100 feet wide lot sizes for the new development. I believe the home builders will have no problem selling houses with bigger lots, as home "comps" in the area show there is no slowing demand for houses which sell in the Warmington Meadows, Mustang Park, and Austin Waters neighborhoods.
- 3) Keep continuity between Warmington Meadows and the new development since we will be sharing a residential city street, Warmington Drive. Recently there have been a number of new housing developments around the Plano Parkway, Parker, and Dozier streets. Most of these housing developments have been built with smaller size lots between 40-50 feet. I feel to keep continuity between the Warmington Meadows neighborhood and the proposed new development lot sizes must be 80-100 feet wide, and share some of the building covenants brick/stone. With us sharing a residential street the continuity and flow between the two neighborhoods will take a major step down if you have one neighborhood with 80-100 foot lots and the new development with 40-50 foot lots separated by a residential city street. It is my belief in order to keep continuity between our existing neighborhood and the future development, having similar lot sizes would benefit and bring value to the overall area since there will be a shared residential city street between the two neighborhoods.

I will plan to attend the meeting on 12/5, but I would like this memo to be added to the record as my opposition until an agreement can be reached on the above issues. Please let me know if there is anything else I can do?

Best Regards,



**Jimmy Hare** | Account Executive | P 469-791-0744 | C 214-505-7651  
13727 Noel Rd Suite 500 | Dallas TX 75240 | [SpectrumReach.com](http://SpectrumReach.com)

## PUBLIC COMMENTS

**From:** John McIntosh <John@northhillstravel.com>  
**Sent:** Wednesday, December 4, 2019 11:04 PM  
**To:** Loren Shapiro <Loren.Shapiro@cityofcarrollton.com>  
**Subject:** [EXT]Arcadia request for Zoning Change

Dear Mr. Shapiro,

I am unable to attend the P & Z Meeting tomorrow evening, so I thought I would email my concerns regarding the request for zoning change and development by Arcadia. The proposed development is located off Warmington Dr and Charles in northern Carrollton.

I am a homeowner in Warmington Meadows and currently serve as President of the Warmington HOA.

Our board has met a couple of times with Arcadia who presented to us their proposed site plan. I wanted to pass along my thoughts and concerns:

1. They are proposing mostly 50 foot lots with some 60 foot lots. I and the board cannot support any lot size smaller than 60 feet, and would prefer 65 to 70 foot lots like we have in Warmington Meadows.
2. I and the board are concerned about the wide range of designs, colors, and materials that the developer would like to incorporate that we feel are not compatible with the surrounding developments, especially Warmington Meadows which abuts proposed development. We feel what they are proposing will have a negative affect on Warmington Meadows with regard to home values.
3. Has their been an environmental study with regard to drainage and water runoff that could impact the creek that runs through Warmington Meadows?  
We are currently having some erosion issues and do not want any new development to exacerbate our current issues.

Thank you,

John W. McIntosh  
4601 Golden Mew Dr.  
Carrollton, TX 75010  
[john@northhillstravel.com](mailto:john@northhillstravel.com)

PUBLIC COMMENTS

Name: Robert + Maria Abernathy  
Address: 4737 Strait Lane  
City, ST, ZIP: Carrollton, TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PL Z 2019 - XXA **Received**

Comments: \_\_\_\_\_  
DEC 05 2019

Planning  
City of Carrollton

Signature: Maria Abernathy Date: 11/30/2019

Name: JON BOWEN  
Address: 4721 STRAIT LN  
City, ST, ZIP: CARROLLTON, TX

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PL Z 2019 - XXA **Received**

Comments: \_\_\_\_\_  
DEC 05 2019

Planning  
City of Carrollton

Signature: [Signature] Date: 11/30/19

Name: JAMES + DIANNA ZHU  
Address: 4605 Golden Meadow  
City, ST, ZIP: Carrollton TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PL Z 2019 - XXA **Received**

Comments: \_\_\_\_\_  
DEC 05 2019

Planning  
City of Carrollton

Signature: [Signature] Date: 12/1/19

PUBLIC COMMENTS

Name: Tom SHERMAN, JTTANK  
Address: 4632 Golden Meadow Dr  
City, ST, ZIP: Carrollton, TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PL Z 2019-XXA

Comments: Thankful

Received

DEC 05 2019

Signature: [Signature] Planning City of Carrollton Date: 11-

Received

DEC 23 2019

Name: James Walton  
Address: 4620 Garden Dell Drive  
City, ST, ZIP: Carrollton, TX 75010

Planning City of Carrollton

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PL Z 2019-XXA Arcadia Realty

Comments: So many new homes in the area on the street, School Bus traffic, drainage concerns, home and community design should be consistent with neighboring homes.

Signature: [Signature] Date: 12/19/19

**Loren Shapiro**

---

**Subject:** FW: [EXT]Arcadia

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**From:** John McIntosh <John@northhillstravel.com>  
**Sent:** Thursday, February 6, 2020 1:20 PM  
**To:** Loren Shapiro <Loren.Shapiro@cityofcarrollton.com>  
**Subject:** RE: [EXT]Arcadia

Loren,

Please know that the Warmington Meadows HOA Board has met several times with Arcadia regarding their proposed new development that is located adjacent to our neighborhood. From the outset, our main concern is that any new development should be complimentary since we believe it would be an extension and continuation of our neighborhood. Our main question has always been....would the new development assist or be a detriment to current and future home values? Would we prefer all their lot sizes be at least 60 + feet wide? Yes, we do. However, after much discussions and deliberation, the Warmington Meadows HOA Board will support Arcadia's latest proposed development with the following caveats:

1. We are very concerned and have questions regarding the drainage and what effects this new development will have on the creek that runs through Warmington Meadows. Currently, we have some very serious issues with our creek with regard to erosion and we want to make sure this new development will not exacerbate the problem.
2. Our support is contingent on agreeing on a separate developer agreement between Arcadia and Warmington Meadows HOA.

Thank you,

John McIntosh, President  
Warmington Meadows HOA  
4601 Golden Mew Dr.  
Carrollton, TX 75010  
817-312-9522 - cell



## PUBLIC COMMENTS



Mailing address  
P.O. Box 217  
Lewisville, TX 75067

Kevin Rogers, Ed.D.  
Superintendent of Schools

February 6, 2020

City of Carrollton  
Planning & Zoning  
1945 E. Jackson Road  
Carrollton, TX 75006

To Whom it May Concern:

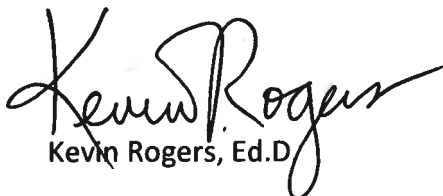
On behalf of Lewisville ISD, I am writing in support of Arcadia Realty's proposed Kensington Place development located at the northwest corner of Plano Parkway and Warmington Drive. We appreciate Arcadia's commitment in engaging the public throughout the entire planning process.

With the growth our area is continuing to experience, the demand for housing has increased significantly. As a result, prices have also risen substantially. Arcadia Realty is aware of the impact these increasing home costs have placed on families seeking homes within sought-after school districts such as LISD and have responded accordingly. Their proposed community of homes would provide widespread price ranges aimed at attracting a wide range of potential buyers. Additionally, Arcadia Realty has researched and listened to potential families and have an understanding of our goals as a school district and community.

We sincerely hope you will adopt Arcadia Realty's proposed plan for the development of Kensington Place community. The sale of this, and other Lewisville ISD surplus properties, benefit all our taxpayers, including those citizens of Carrollton that reside in our district.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

  
Kevin Rogers, Ed.D.

PUBLIC COMMENTS

Name: Thomas & Jennifer Sherman Trust  
Address: 4632 Golden Mow Dr  
City, ST, ZIP: Carrollton TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2019-X 1

Comments: \_\_\_\_\_

RECEIVED  
FEB 24 2020

Planning  
City of Carrollton

Signature: [Signature] Date: 2-20-2020

PUBLIC COMMENTS

Name: Meg + Idella Morgan  
Address: 4617 Garden Dell Dr  
City, ST, ZIP: Carrollton TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2019-X1 Kensington Place  
Comments: Received

Signature: \_\_\_\_\_ Date: MAR 02 2020

Planning City of Carrollton

Signature: Idella Morgan Date: 3/24/20

Name: James Hare  
Address: 4637 Golden Mew  
City, ST, ZIP: Carrollton TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2019-X1  
Comments: Received

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
I will support the development if the developer agrees to the planning group change to increase the lot sizes to 80 ft lot + keep the

50 foot lots to only be by the railroad tracks + less than 20%

Name: Jayna Jiae Lee  
Address: 4617 Golden Mew Dr  
City, ST, ZIP: Carrollton TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2019-X1 Kensington Place  
Comments: Received

Signature: \_\_\_\_\_ Date: MAR 10 2020

Planning City of Carrollton

Signature: [Signature] Date: 3/10/20

## PUBLIC COMMENTS

**From:** Bentley Julie <Julie.Bentley@MedicalCityHealth.com>  
**Sent:** Monday, March 2, 2020 4:06 PM  
**To:** Loren Shapiro <Loren.Shapiro@cityofcarrollton.com>  
**Subject:** [EXT]PLZ 2019-X1 Kensington Place

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Loren,

I received your notice for a zone change and we attended our HOA meeting and viewed the developer's proposed plans. I am a resident in Warmington Meadows at 4641 Golden Mew Dr. on the cul-de-sac where my entire back yard backs up to the current field. I am in favor of the proposed development, however I would like to make a request to the developer - the proposed plans show a creation of a landscaped area with trees and a walking path between our current development and the new development directly behind our home. I would like to request that the trees are placed across the area where our pool is located (the plan shows trees in that area already but slightly over). We would like to request they are more in line with that portion of our yard to block the view of construction, there is a cluster of trees there now. I hope this makes sense. Please let me know if this is a request I run through you or if you can put me in touch with the developer.

Thanks,

**Julie Bentley**

Director of Business Development

**Medical City Plano**

3901 W. 15<sup>th</sup> Street

Plano, TX 75075

P: 972.519.1398

C: 214-662-5854



PUBLIC COMMENTS

Name: Michael Fannin  
Address: 4621 Garden Dell Dr.  
City, ST, ZIP: Carrollton, TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2019-X1 Kensington Place

Comments: \_\_\_\_\_

MAR 16 2020

Signature: [Handwritten Signature] Date: 3-9-20

Planning  
City of Carrollton

PUBLIC COMMENTS

Name: Britt & Julie Bentley  
Address: 4641 Golden New  
City, ST, ZIP: Carrollton TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PL Received 9-X1 Kensington  
Comments: Place

RECEIVED  
MAY 16 2020 APR 15 2020

Planning  
Building Inspection Department City of Carrollton  
City of Carrollton

Signature: Britt Bentley Date: 4-9-20

PUBLIC COMMENTS

Name: Bob + Maria Abernathy  
Address: 4737 Strait Lane  
City, ST, ZIP: Carrollton, TX 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLZ 2019 -XXA Kensington  
Comments: \_\_\_\_\_ **Received** PLACE

APR 28 2020

Planning  
City of Carrollton

Signature: Maria Abernathy Date: 4/24/2020

PLANNING DEPARTMENT  
CITY OF CARROLLTON  
Date: 05/12/2020

PLANNED DEVELOPMENT NO. 217  
DEVELOPMENT NAME: KENSINGTON PLACE

ORDINANCE NUMBER \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE ESTABLISHING PLANNED DEVELOPMENT 217 PROVIDING FOR (SF-10/18) SINGLE-FAMILY RESIDENTIAL DISTRICT ON APPROXIMATELY 28.5-ACRES LOCATED NEAR THE NORTHWEST CORNER OF PLANO PARKWAY AND WARMINGTON DRIVE; ESTABLISHING A CONCEPTUAL SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATIONS; ESTABLISHING DEVELOPMENT REGULATIONS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, SAVINGS, AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.**

**WHEREAS**, at a public hearing held on the Sixth day of February 2020, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. 2019-XXA);

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

**WHEREAS**, the City Council conducted a public hearing on the Twelfth day of May 2020, at which all persons were given an opportunity to present testimony; and

**WHEREAS**, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 28.5-acre tract; and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.



## Section 2.

Planned Development Number 217 is established on an approximately 28.5-acre site which is described on the attached Exhibit A, and depicted on Exhibit B, providing for the following:

### **Permitted Uses**

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-10/18) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-10/18) Single Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-10/18) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

## Section 3.

Development shall be in accordance with the conceptual site plan, conceptual landscape and buffering plan, and conceptual home facades, typical street section, conceptual detention pond area, and conceptual entry column attached hereto as Exhibits C, D, E, F, G, and H respectively, and as expressly provided in the following special conditions, restrictions, standards and regulations. In the event there is a conflict between Exhibits C – H and the special conditions, restrictions, standards and regulations, the provisions of the ordinance text shall prevail.

### **General Development Standards:**

1. A Homeowner's Association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance (CSO) prior to filing the final plat.
2. The HOA shall be responsible for the improvements and maintenance of all common areas depicted in the conceptual site plan and approved plat.
3. An amenity structure shall be provided in the open space along the north side of Warmington Drive and as provided on the Conceptual Site Plan.
4. An entry ribbon consisting of decorative pavers shall be placed at all entrances into the subdivision. The entry ribbon shall be no less than 6 feet in depth and extend across the full width of the entrance.
5. Carports are prohibited.
6. Garage conversions shall be prohibited.
7. J- swing, side-entry, or the combination of J-swing with a front-facing garage shall be provided for 60-foot wide or larger lots on at least 21 home sites.

8. Individual front-loaded driveways shall have a decorative finish, including a concrete finish, salt-finish, stained, or other similar finish or comparable technique to improve the visual character of the driveway.
9. A minimum 5-foot wide sidewalk and utility easement shall be maintained on private properties with street frontage.
10. Only 60-foot and 70-foot lot types maybe shifted and substituted between all lot categories within the total lot cap of 96 lots. The number of 70-foot wide or larger lots shall not be reduced from the number shown on the Conceptual Site Plan.
11. Right-of-way – Charles Street and Warmington Drive
  - a. Minimum 60-foot right-of-way shall be dedicated.
  - b. Minimum 31-foot wide pavement, from back-to-back of curb, along Charles Street and Warmington Drive is required.
  - c. A minimum 36 feet of pavement is required, from back-to-back of curb, for Warmington Drive between Gentle Glen Drive and Charles Street including the entire intersection with Charles Street.
  - d. Local residential streets shall be consistent with the Typical Street Section Exhibit.
12. Landscape Screening
  - a. Street trees shall be placed between the sidewalk and back of curb, with at least one tree for each residential lot. Additional street trees shall be provided at a rate of 3 canopy trees per 100 linear feet along open space lots
  - b. A minimum 6-foot tall brick wall, matching Warmington Meadows, shall be provided along Charles Street.
  - c. A minimum of 3 shade trees shall be provided for each 100-linear feet of street frontage or fraction thereof along Warmington Drive and Charles Street.
  - d. Thirty-four, five-gallon evergreen shrubs, 24 inches in height at the time of planting, for each 100 linear feet of street frontage or fraction thereof, planted in groupings shall be provided along Warmington Drive.
  - e. The stopping sight distance to a detectable stop sign shall be a minimum 115 feet.
  - f. Landscape and screening shall be consistent with Conceptual Landscape Plans.
  - g. A license agreement approved by the City is required prior to the planting of trees or other landscaping in the right-of-way.

### **Single-Family Lot Type: Manor 50s**

1. The location of 50-foot wide lots shall locate along the east side of the Burlington-Northern Santa Fe and adjacent to the residential parallel street (Street 1) across from the railroad tracks and as provided on the conceptual site plan.
2. Maximum building coverage shall be 65 percent.
3. Minimum lot width shall be 50 feet.
4. Minimum lot depth shall be 110 feet; 100 feet for lots located on cul-de-sacs and elbows.
5. Minimum lot area shall be 5,500 square feet.
6. Minimum floor area shall be 2,000 square feet.
7. Minimum setbacks:
  - a. Minimum front setbacks shall be 15 feet.
    - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
  - b. Minimum side yard setbacks.
    - 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
    - 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
    - 3) Garage doors facing a side street shall be setback a minimum 20 feet.
  - c. Minimum rear yard setbacks shall be 10 feet.

### **Single-Family Lot Type: Estate 60s**

1. Maximum building coverage shall be 65 percent.
2. Minimum lot width shall be 60 feet.
3. Minimum lot depth shall be 110 feet; 100 feet for lots located on cul-de-sacs and elbows.
4. Minimum lot area shall be 6,600 square feet.
5. Minimum floor area shall be 2,300 square feet.
6. Minimum setbacks:
  - a. Minimum front setbacks shall be 15 feet.

- 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
  - 2) J-swing garages may be setback 15 feet if the garage door does not face a street.
- b. Minimum side yard setbacks:
- 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
  - 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
  - 3) Garage doors facing a side street shall be setback a minimum 20 feet.
- c. Minimum rear yard setbacks shall be 10 feet.

**Single-Family Lot Type: Mansion 70s**

1. Maximum building coverage shall be 65 percent.
2. Minimum lot width shall be 70 feet.
3. Minimum lot depth shall be 110 feet; 100 feet on cul-de-sacs and elbows.
4. Minimum lot area shall be 7,700 square feet.
5. Minimum floor area shall be 2,300 square feet.
6. Minimum setbacks:
  - a. Minimum front setback shall be 15 feet.
    - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
    - 2) J-swing garages may be setback 15 feet if the garage door does not face a street.
  - b. Minimum side yard setbacks:
    - 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
    - 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.

- 3) Garage doors facing a side street shall be setback a minimum 20 feet.
- c. Minimum rear yard setbacks shall be 10 feet.

Section 4.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 5.

Any person violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 6.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 9.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Twelfth day of May, 2020.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Kevin W. Falconer, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Wilson  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

\_\_\_\_\_  
Loren Shapiro, AICP  
Planning Manager

**Exhibit A**  
**Legal Description**

BEING a tract of land situated in the A. Dyer Survey, Abstract No. 360, City of Carrollton, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to the Lewisville Independent School District (Lewisville I.S.D.), according to the deed recorded in Volume 5315, Page 906 of the Deed Records, Denton County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of the Burlington Northern Santa Fe Railroad, a 100-foot right-of-way, for the intersection thereof with the south line of Culpepper Road, an apparent public right-of-way;

THENCE N 89°32'34" E, 1408.99 feet along the south line thereof to a point in Charles Street, a public right-of-way, being the northwest corner of the right-of-way dedication thereof by the plat of Gates of Prestonwood, an addition recorded in Cabinet W, Page 458, Plat Records, Denton County, Texas (PRDCT);

THENCE S 00°10'41" W, along the west line of said right-of-way, passing at 611.37 feet an "X" found in concrete for the intersection of said right-of-way with the centerline of Peek Drive, another right-of-way created by said plat, and continuing a total distance of 736.37 feet to an "X" set in concrete for the intersection of said right-of-way with the north line of another right-of-way dedication for Warmington Drive, created by the plat of Warmington Meadows, an addition recorded in Cabinet X, Page 646 PRDCT;

THENCE along the north line of said right-of-way dedication, the following:

N 89°49'16" W, 130.00 feet;

A tangent curve to the right having a central angle of 30°00'00", a radius of 350.00 feet, a chord of N 74°49'16" W - 181.17 feet, an arc length of 183.26 feet;

A reverse curve having a central angle of 25°27'53", a radius of 900.00 feet, a chord of N 72°33'12" W - 396.71 feet, an arc length of 400.00 feet;

A compound curve to the left having a central angle of 111°04'25", a radius of 350.00 feet, a chord of S 39°10'39" W - 577.14 feet, an arc length of 678.51 feet;

S 16°21'33" E, 179.56 feet;

And a tangent curve to the right having a central angle of 04°13'53", a radius of 475.00 feet, a chord of S 14°14'37" E - 35.07 feet, an arc length of 35.08 feet;

THENCE departing said right-of-way, through said Lewisville I.S.D. tract, the following:

N 63°04'14" W, 88.54 feet;

S 87°00'29" W, 85.00 feet;

N 82°59'31" W, 89.00 feet;

N 85°38'31" W, 230.00 feet;

N 60°29'31" W, 100.00 feet;

And S 68°12'29" W, 100.00 feet to a point on the east line of said railroad, and from which an "X" found in concrete for the southwest corner of said Lewisville I.S.D. tract bears S 12°20'13" W, 165.00 feet;

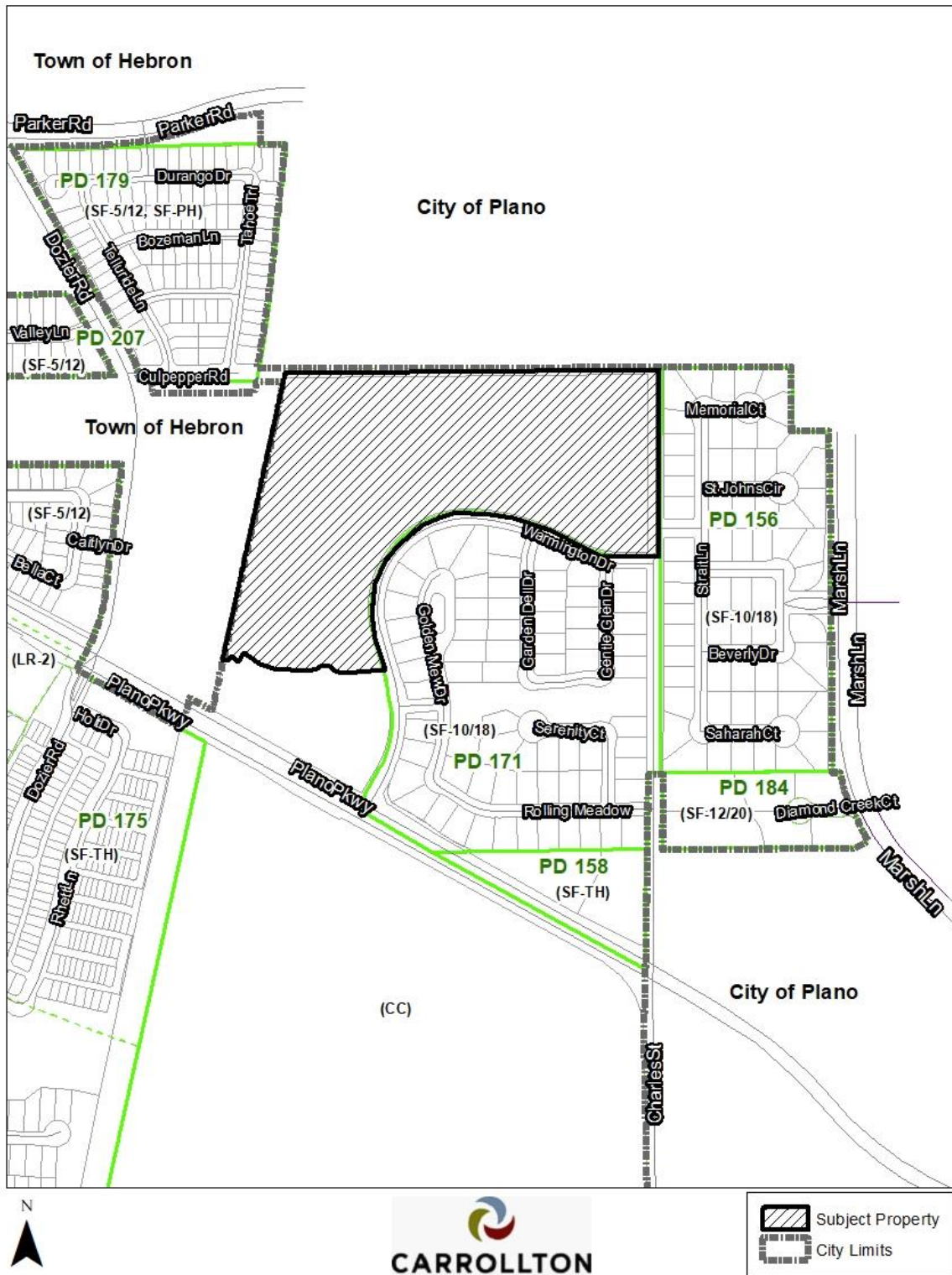
THENCE N 12°20'13" E, 846.26 feet along the east line of said railroad;

THENCE continuing along the east line of said railroad, around a non-tangent curve to the left having a central angle of 01°47'22", a radius of 10,100.00 feet, a chord of N 11°26'59" E - 315.45 feet, an arc length of 315.46 feet to the POINT OF BEGINNING with the subject tract containing 1,236,370 square feet or 28.383 acres of land.

AND the west and north ½ Warmington Drive right-of-way and west ½ Charles Street right-of-way adjacent to the described property.



## Exhibit B Location & Tracts



# Exhibit C Conceptual Site Plan





**ARCADIA**

**Kensington Place**  
concept plan



**TBG**

Carrollton, Texas  
0312/20  
Arcadia

TBG  
11000 E. Ross St.  
Suite 1450  
Dallas, Texas 75251  
(214) 744-0757  
tbg@tbg.com

The information shown is based on  
aerial photography and is subject to  
change without notice.



# Exhibit D Conceptual Landscape and Buffering Plans



The information shown is based on the best information available and is subject to change without notice.

TBG  
2001 Royal St.  
Suite 1800  
Dallas, Texas 75201  
(214) 744-0797  
tbgpartners.com

Carrollton, Texas  
03/27/20  
Arcadia

**Kensington Place**  
landscape plan



## Exhibit E Conceptual Home Facades



# Exhibit E Conceptual Home Facades

60'x120' Lot



60'x120' Lot



# Exhibit E Conceptual Home Facades



## Exhibit E Conceptual Home Facades



## Exhibit E Conceptual Home Facades

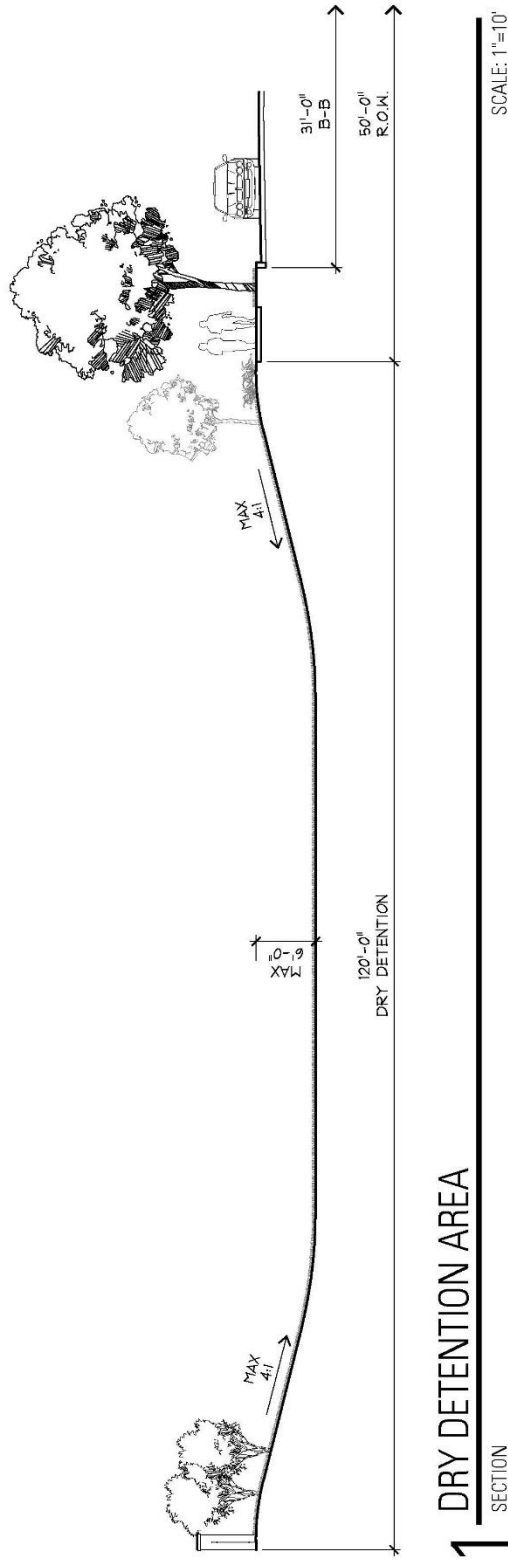






# Exhibit G Conceptual Detention Area

PLZ 19-XXA



**Kensington Place**  
detention section

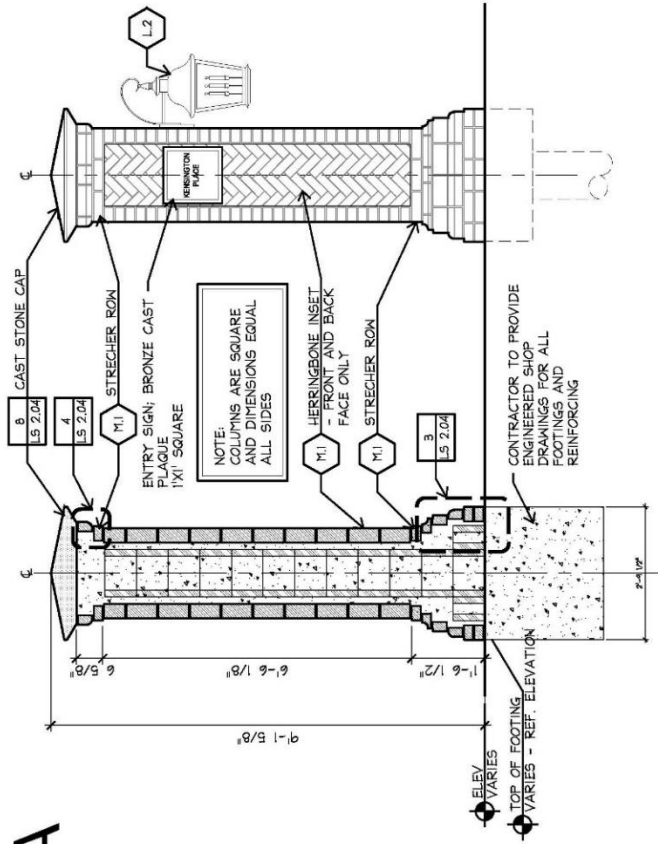
Carrollton, Texas  
03/12/2020  
Arcadia

DESIGN BY TBG/STP ENGINEERS, INC.  
2001 SHILOH ST., SUITE 1400, FARMERS BRANCH, TEXAS 75041  
The information shown is subject to change without notice.



# Exhibit H Conceptual Entry Columns

PLZ 19-XXA



**1 ENTRY COLUMN**  
SECTION  
SCALE: 1/2"=1'-0"



ARCADIA  
Kensington Place  
entry column detail

Carrollton, Texas  
03/12/2020  
Arcadia

ARCADIA





## Agenda Memo

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**Agenda Date:** 5/12/2020

**Version:** 1

**Status:** Public Forum

**In Control:** City Council

**File Type:** Public Forum

**Agenda Number:** 22.

### **Hearing of any citizen/visitor on items not listed on the regular meeting agenda.**

Citizens/visitors wanting to speak should join through Zoom by visiting

<https://us02web.zoom.us/j/87374415964?pwd=ZFo3Mk9iVXlQXBHbmR6alg4dDFndz09>;

Password: 221981; Or by calling one-tap : 1-346-248-7799, 87374415964#; Webinar ID: 873

7441 5964 Password: 221981; Speakers must state their name and address, direct their comments to the presiding officer rather than to individual Council members or staff; speak clearly into their device; Speakers will be allowed 2 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted; No placards, banners or signs will be permitted in the Chambers or in any other room in which the Council is meeting. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.