

**Excerpt from Minutes
Planning & Zoning Commission
Meeting of May 7, 2015**

Hold A Public Hearing And Consider An **Ordinance To Rezone To Establish A New Planned Development District For The (SF-8.4/16) Single-Family Residential District With Modified Development Standards** Along A Section Of Crosby Road. **Case No. 05-15Z3 Crosby Road Residential Infill PD/City Of Carrollton.** Case Coordinator: Michael McCauley.

Barton explained that the request was very similar to the previous case as noted by Mr. Shah in his comments noting it had the same intent.

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

Dan Claiborne, 1607 Crosby Road, stated wanted to be sure that the brick and stone requirements were not relaxed for the Crosby Road area and requested that the homes be high quality homes and not townhomes.

Chair McAninch called for Miguel Amaya, 1626 E. Crosby Road, but he was not in attendance.

Roger Gull, 1512 Parkside Drive, stated it would be helpful if the information could be placed on the website prior to the meetings. He stated concerns with regard to multi-family being allowed and drainage but did not state a position in favor or in opposition.

Chair McAninch stated she would not close the public hearing. Kiser noted that the Carrollton website included the presentation provided this evening.

Daniel-Nix moved to keep the public hearing open and continue Case No. 05-15Z3 Crosby Road Residential Infill PD to the June 4 meeting; second by Nesbit and the motion was approved with a unanimous 8-0 vote (Kraus absent).

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of June 4, 2015**

Hold A Public Hearing And Consider An **Ordinance To Rezone To Establish A New Planned Development District For The (SF-8.4/16) Single-Family Residential District With Modified Development Standards** Along A Section Of Crosby Road. **Case No. 05-15Z3 Crosby Road Residential Infill PD/City Of Carrollton.** Case Coordinator: Michael McCauley.

McCauley presented the case noting it was a City initiated request similar to the previous case to allow a larger home. The building envelope/lot coverage would increase from 45% to 65%; the minimum brick or stone content would remain the same at 70%; the side setback would be five feet and the rear setback would be 10 feet; no change was proposed to the front setback of 25 feet and would only apply to single family detached residential dwellings; and new garages would require that the doors be a stained natural cedar or faux wood when visible from the street. He stressed the PD was solely for single family residential detached development.

Daniel-Nix was concerned about blending the look of an older home with a new garage that meet these new requirements. McCauley stated that a new garage would be required to meet the current standards.

Chair McAninch opened the public hearing and invited speakers to the podium and reiterated that a card had been submitted in favor of the item from Norma and Joyce Mitchell, 2012 Milam Circle. There being no speakers, she closed the public hearing and opened the floor for discussion or a motion.

- * ***Chadwick moved approval of Case No. 05-15Z3 Crosby Road Residential Infill PD with the items mentioned, increasing the buildable lot from 45% to 65% and the other items that staff presented; second by Stotz and the motion was approved with a unanimous 8-0 vote (Kiser absent).***