

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

10. Hold A Public Hearing To Consider And Act On **Amending The Comprehensive Zoning Ordinance** To Add Article XX.4 To Establish A Redevelopment Overlay District. **Case No. 06-15ZT1 Redevelopment Overlay District/City Of Carrollton.** Case Coordinator: Michael McCauley.

9. Hold A Public Hearing To Consider And Act On **An Ordinance To Amend the Zoning** To Establish A Redevelopment Overlay District For Defined Corridors Along Josey Lane And Belt Line Road. **Case No. 06-15Z1 Josey – Belt Line Redevelopment Overlay District/City Of Carrollton.** Case Coordinator: Michael McCauley.

Chair McAninch opened the two items to be held simultaneously with Item 10 first.

McCauley presented the two cases noting the boundary starts on Josey Lane from Keller Springs Road to the city's southern boundary near Spring Valley Road, and on Belt Line Road from Josey Lane to Marsh Lane. He stated it would not have an impact on multi-family, single family residential or schools. He advised that City Council wanted to apply an overlay along the corridors to help remove some of the obstacles that redevelopment could face. It would improve the visual character by allowing certain incentives. He reviewed key development standards and provided slides that reflected the adjusted setbacks and standards. He referred to a chart in the case report that outlined the proposed changes.

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

Ted Lewis, 2648 Liberty Circle, Aubrey and owner of property at 2507 Towerwood, Carrollton, which is a street parallel to Belt Line Road, had various questions but did not speak in favor or against the case.

Chair McAninch noted there was a card submitted from Larry Page, 1820 N. Josey Lane, without designation of being in favor or opposed and he did not wish to speak. There being no other speakers, she closed the public hearing and opened the floor for discussion or a motion.

** Romo moved approval of Case No. 06-15ZT1 Redevelopment Overlay District amending the Comprehensive Zoning Ordinance as recommended by staff with the exception of the zero setback in the rear to be per Building Code and prohibiting car dealerships, and if more than 50% of the site is improved to have rooftop screening as a requirement and any other specifications set forth by staff in the case report; second by Stotz and the motion was approved with a unanimous 8-0 vote (Kiser absent).*

** Chadwick moved approval of Case No. 06-16Z1 Josey – Belt Line Redevelopment Overlay District; second by Averett and the motion was approved with a unanimous 8-0 vote (Kiser absent).*