City of Carrollton

Legislation Text

File #: 3509, **Version:** 1

CC MEETING: October 10, 2017

DATE: September 25, 2017

TO: Erin Rinehart, City Manager

FROM: Michael McCauley, Senior Planner

Hold A **Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 8.6 Acre Tract Zoned PD-128 For The (O-2) Office District And (LI) Light Industrial District, Located On The East Side Of Marsh Lane Approximately 400 Feet North Of Running Duke Drive, To PD-128 To Allow For The (SF-TH) Single-Family Townhouse Residential District, And Amending The Official Zoning Map Accordingly. Case No. 07-17Z1 Marsh Lane Townhomes. Case Coordinator: Michael McCauley**.

BACKGROUND:
This is a request for approval of an amendment to PD-128 to rezone the property from the (O-2) Office District and (LI) Light Industrial District to the (SF-TH) Single-Family Townhouse Residential District with modified development standards.

A companion case to change the Comprehensive Plan land use designation for the tract is also on this agenda as Case No. 07-17MD1 Marsh Lane Townhomes Comp. Plan.

On September 7, 2017, a motion to approve Case No. 07-17Z1 was denied by the Planning and Zoning Commission (8-0 vote). The applicant is appealing the Commission's recommendation for denial. Because the Commission recommended denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required to overrule the Commission's recommendation.

Further, the Commission received a signed notice of opposition from the property owner to the south (golf driving range). The opposition represents approximately 23% of the notification area. Because the signed opposition represents 20% or more of the area of land immediately adjoining and within 200 feet of the proposed rezoning, a favorable vote of three-fourths (3/4) of all members of the City Council is also required.

STAFF RECOMMENDATION/ACTION DESIRED:
On September 7, 2017, the Planning & Zoning Commission recommended **DENIAL** of a motion to approve the application. Public opposition has also been received.