



July 7, 2020

Bennett Ratliff
President
Ratliff Group, LLC
P.O. Box 949
Coppell, TX 75019

VIA: e-mail

Re: Case No. PLZ20-4X1 Carrollton Gateway (Multifamily – Tract 2)

Dear Mr. Ratliff:

On July 2, 2020 the Planning & Zoning Commission approved Special Development Plan (8-0) for the above-referenced case. The result sheet with staff stipulations and commission action are the proceeding pages.

The case is scheduled for the Tuesday August 4, 2020 City Council meeting.

If you should have any questions regarding this ordinance, please do not hesitate to call me at 972 466-3034.

Sincerely,

A handwritten signature in blue ink, appearing to read "Loren Shapiro".

Loren Shapiro, AICP
Planning Manager

Attachments

RESULT SHEET

Date: 07/07/20

Case No./Name: PLDP2020-029 Carrollton Gateway

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** of the Special Development Plan with the following stipulations:

1. Development shall be in general conformance with the conceptual site plan, landscape plan, and building elevations, as provided in the exhibits attached.
2. An amendment to the Transportation Thoroughfare Plan is required to reclassify Broadway Street from a 4-lane Undivided Collector to a 3-lane Urban Collector Street prior to issuance of a building permit.
3. The second phase, following this Special Development Plan for the multifamily mixed-use, shall be a non-residential development as part of meeting the intent of the master plan.
4. The developer shall be required to provide the installation of the 4th leg of the traffic signal located at the intersection of Broadway and Ismaili Circle.
5. Street lighting shall match the Urban Village on the east side of the Trinity Mills DART Station.
6. A license agreement shall be required for any landscaping or building overhang encroaching the Broadway Street right-of-way.

B. P&Z ACTION from P&Z meeting: 07/02/20
Result: **APPROVAL** /Vote: 8-0 (Taylor absent)

C. CC PUBLIC HEARING from CC meeting: 08/04/20
Result: /Vote: