## Minutes City of Carrollton Planning & Zoning Commission June 7, 2012

A meeting of the City of Carrollton Planning & Zoning Commission was held on June 7, 2012 at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

#### **Commission Members Present:**

**Commission Members Absent:** 

Lisa Loreto

Rick Pfeil, Chair Jerry Sylo, Vice Chair Barbara McAninch Kimberly Daniel-Nix Jack Stotz Mark Nesbit David Halloin Glen Blanscet

#### **Staff Members Present:**

Christopher Barton, Chief Planner Mike McCauley, Senior Planner Tom Hammons, Transportation Eng. Div. Mgr. Brett L. King, Building Official Scott Tittle, Fire Dept. Battalion Chief Lydia Tormos, Admin. Support

(Note: \* = designation of a motion)

CALL MEETING TO ORDER: 7:02 P.M.

- **1. MINUTES: Approval of Planning & Zoning Commission Minutes:** May 3, 2012 meeting.
  - \* Motion made by McAninch, second by Sylo to approve the May 3 meeting minutes with minor corrections, passed 8-0 (Loreto absent).

#### **CONSENT AGENDA**

- 2. Consider final action approval of a final plat for **Furneaux Creek Company**, **Phase 2**. The approximately 0.896-acre site is located on the Northwest corner of Trinity Mills Road (S.H. 190)/President George Bush Turnpike and Carter Drive and is zoned PD-45 for the (MF-18) Multi-Family Residential District. Case No. 06-12FP1 1100 W Trinity Mills/RLK Engineering. Case Coordinator: Christopher Barton.
- **3.** Consider final action approval of a final plat for **Mustang Park, Phase 2**. The approximately 3.933-acre site is located on the south side of Plano Parkway, between the Burlington Northern & Santa Fe Railroad and Parker Road (F.M. 544) and is zoned PD-175

for the (MF-18) Multi-Family Residential and (O-2) Office Districts, with modified development standards. Case No. 06-12FP2 Mustang Parkway/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.

- 4. Consider final action approval of a final plat for **Mustang Park**, **Phase 3**. The approximately 1.159-acre site is located on the south side of Plano Parkway, between the Burlington Northern & Santa Fe Railroad and Parker Road (F.M. 544) and is zoned PD-175 for the (O-2) Office and (LR-2) Local Retail Districts, with modified development standards. Case No. 06-12FP3 Maverick Way/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.
- 5. Consider final action approval of a final plat for **Mustang Park**, **Phase 4**. The approximately 5.894-acre site is located on the south side of Plano Parkway, between the Burlington Northern & Santa Fe Railroad and Parker Road (F.M. 544) and is zoned PD-175 for the (O-2) Office Districts, with modified development standards. Case No. 06-12FP4 Mustang Park Nursing/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.
  - \* Motion made by Sylo, second by McAninch to remove Consent Agenda Items 3 and 4 to be individually considered, passed 8-0 (Loreto absent).

Pfeil stated these Consent Agenda items would be individually considered in the order listed after the remaining items were decided.

\* Motion made by Sylo, second by Nesbit to approve Consent Agenda Items 2 and 5 with staff stipulations, passed 8-0 (Loreto absent).

#### INDIVIDUAL CONSIDERATION:

3. Consider final action approval of a final plat for **Mustang Park**, **Phase 2**. The approximately 3.933-acre site is located on the south side of Plano Parkway, between the Burlington Northern & Santa Fe Railroad and Parker Road (F.M. 544) and is zoned PD-175 for the (MF-18) Multi-Family Residential and (O-2) Office Districts, with modified development standards. Case No. 06-12FP2 Mustang Parkway/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.

Pfeil asked if there was an applicant present. Mr. Matthew Alexander, Dowdy Anderson & Associates, 5225 Village Creek Dr., Suite 200, Plano, TX was present.

Barton explained the reason these items had been pulled from the Consent Agenda was to be able to individually state that these plats were solely for Right-of-Way dedication with no buildable lots, that it was the applicant's desire to make the dedication in this manner, and they were not being forced to use this method. In addition, there would be a need to find the dedication of these Rights-of-Way is necessary and proportional, not to the immediately adjacent area, but to the larger Mustang Park development further to the south.

On behalf of Mustang Partners, Alexander said it was acceptable.

McAninch wanted to make clear that the applicants chose to do the Right-of-Way dedication in this way rather than using another type of instrument, that it was not forced upon them by the City.

Alexander stated that was correct.

- \* Motion made by Sylo, second by Nesbit to approve Case 06-12FP2 with the findings that the Right-of-Way is necessary and proportional to the overall Mustang Park Development, passed 8-0 (Loreto absent).
- **4.** Consider final action approval of a final plat for **Mustang Park, Phase 3**. The approximately 1.159-acre site is located on the south side of Plano Parkway, between the Burlington Northern & Santa Fe Railroad and Parker Road (F.M. 544) and is zoned PD-175 for the (O-2) Office and (LR-2) Local Retail Districts, with modified development standards. Case No. 06-12FP3 Maverick Way/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.

Pfeil presented the case and asked the applicant if he was choosing to do the Right-of-Way dedication in this manner rather than using another type of instrument, and that it was not forced upon them by the City.

Alexander stated it was their choice.

\* Motion made by Sylo, second by Nesbit to approve Case 06-12FP3 with the findings that the Right-of-Way is necessary and proportional to the overall Mustang Park Development, passed 8-0 (Loreto absent).

#### **PUBLIC HEARINGS**

6. Hold a public hearing and consider approval of Amendments to PD-175 for the (SF\_-TH) Single-Family Townhouse and (MF-18) Multi-Family Residential Districts with Modified Development Standards for Tracts 8 & 9. The approximately 45-acre site is located on the south side of Plano Parkway between the Kansas City Southern Railroad and Parker Road (F.M. 544), abutting the Burlington Northern & Santa Fe Railroad and is zoned PD-175 for the (SF-TH) Single-Family Townhouse and (MF-18) Multi-Family Residential Districts. Case No. 06-12Z1 Mustang Park (Multi-Family)/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.

Pfeil presented the case and asked if there was an applicant present. Matthew Alexander with Dowdy Anderson & Associates was present.

Alexander had a PowerPoint presentation shown. He said there were no changes to land use but wanted to remove the minimum building height requirement of three stories for Tracts 8 & 9. The developers and partners felt it was not appropriate to use three-story buildings throughout the entire 45-acre complex. The changes made to an earlier conceptual plan include having one-story bungalows along Plano Parkway, moving the water feature to be along the railroad tracks instead of along the residential areas, and having two-story buildings in the middle of the development. They would place the three-story buildings in the back of the complex. The rest of the development would remain the same as was

previously presented and approved by the Planning and Zoning Commission in January 2012 and approved by City Council in February 2012.

Pfeil felt lowering the density of the project speaks well of the project. He opened the discussion to the public for comments. There were none.

- \* Motion made by Blanscet, second by McAninch to close the public hearing and approve Case 06-12Z1, passed 8-0 (Loreto absent).
- 7. Hold a public hearing and consider approval of Special Use Permit for Outdoor, Above-Ground Storage of Flammable or Combustible Liquids in Excess of 10,000 Gallons. The approximately 29.948-acre site is located on the south side of Frankford Road between Trade Center Drive and Commodore Drive and is zoned for the (LI) Light Industrial District with the (GWY) Gateway Overlay District. Case No. 06-12SUP1 Cyrus One/ Brandon McDaniel, Project Manager; Cyrus One. Case Coordinator: Christopher Barton.

Pfeil presented the case and asked if there was an applicant present.

Brandon McDaniel, Cyrus One, 1609 W. Frankford Rd., Carrollton, TX was present. He said Cyrus One was in agreement with the staff case report.

Stotz asked how many storage units there would be, their capacity, and how long they would be able to power the generators.

McDaniel said there would be 50 storage units, 5000 gallons each, and would be able to power the generators for 24 hours a day, continuously.

McAninch inquired about the shelf life of the fuel and if it would need to be changed out periodically.

McDaniel stated that the fuel is never really changed out. He explained their inspection process and quality control measures that are performed weekly, monthly, and yearly. He noted that 23' concrete walls are being erected to screen the storage units.

Pfeil opened the discussion for public comments. There were none.

- \* Motion made by McAninch, second by Sylo to close the public hearing and approve Case 06-12SUP1 with staff stipulations, passed 8-0 (Loreto absent).
- **8.** Hold a public hearing and consider approval of **Text Amendments to the Comprehensive Zoning Ordinance** regarding development standards for multi-family uses. Case No. 04-12ZT1 Multi-Family District Amendments/City of Carrollton. Case Coordinator: Christopher Barton.

Pfeil presented the case and said this was a city-initiative case.

Barton said that staff routinely proposes modifications, improvements and changes to the ordinances. This particular case was addressing Article X Multi-Family Use. There were several changes made to the article, and Barton was willing to go over the changes individually or answer any questions.

Sylo pointed out the wording on the satellite dish farms and asked that it be amended to require every dish must be placed in the dish farm and not on individual balconies.

Barton said he would make the changes. He also mentioned the Commissioners' desire to clarify the wording on pages 10-12 and 10-13 of the proposed ordinance concerning the required setback from main buildings to adjacent properties which are zoned Single Family Residential Districts be 1.5 times the height of the main building. He said the wording will be changed so that it is clear the main building is the main structure of the Multi-Family complex.

Pfeil said he feels it has been under review sufficiently, that much knowledge and experience has gone into the ordinance, and he would like to send it on to City Council for approval with the suggested changes.

McAninch thanked the staff for putting this ordinance together and for the time and effort they spent over the last several months to get this ready.

Pfeil opened the meeting for public comments. There were no comments.

\* Motion made by McAninch, second by Blanscet to close the public hearing and approve Case 04-12ZT1 with amendments per their discussion, passed 8-0 (Loreto absent).

#### **OTHER BUSINESS:**

### a. Staff Reports

Barton introduced the new Senior Planner, Mike McCauley, who will soon be contributing to the case reports.

McAninch asked about the next Planning & Zoning meeting scheduled for July 5. Since many of the Commissioners will be absent due to the July 4 holiday, Barton requested everyone to comfirm they would be available to have the next meeting on July 19.

# ADJOURNMENT

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Feil, Chair ag and Zoning Commission