Minutes City of Carrollton Planning & Zoning Commission September 6, 2012

A meeting of the City of Carrollton Planning & Zoning Commission was held on September 6, 2012 at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commission Members Present:

Commission Members Absent:

David Halloin

Rick Pfeil, Chair Jerry Sylo, Vice Chair Glen Blanscet Barbara McAninch Jack Stotz

Mark Nesbit Lisa Loreto

Kimberly Daniel-Nix

Staff Members Present:

Regina Edwards, 1st Asst. City Attorney Christopher Barton, Chief Planner Mike McCauley, Senior Planner Ravi Shah, Director of Development Services Tom Hammons, Transportation Eng. Div. Mgr. Lorri Dennis, Arborist 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:** August 2, 2012 meeting.
 - * Motion made by McAninch, second by Sylo to approve the August 2 meeting minutes with corrections, passed 8-0 (Halloin absent).

INDIVIDUAL CONSIDERATION

2. Hold a public hearing and consider approval of a revision to an approved Technical Site Plan for Great Lakes Management. The 2.02-acre site is located on the west side of Broadway Street, near the intersection of Donald Avenue, south of Whitlock Lane, is zoned for the (FWY) Freeway District and in the (I-35E) Interstate Overlay District and is zoned (FWY) Freeway District. Case No. 09-12TSP1 Great Lakes Management/The Bousquet Group, Inc. Case Coordinator: Lorri Dennis.

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

Phillip Curran, 8920 Stewart St., Aubrey, TX, project manager, was present for the engineer and applicant.

Pfeil asked Curran if he was aware that the applicant had not responded to staff's requests for comments until that morning.

Curran said he was not and would not be able to address why the applicant was unresponsive.

Pfeil said the Commissioners had many questions concerning the actual parking requirements in comparison with what was shown on the site plan and questions concerning how they plan to mitigate for the protected trees removed during construction.

Curran was not able to address these questions. He said he was out of town when the trees were removed. He realized their removal was a mistake and was willing to donate trees and plant them wherever the City would like them or place them on their own site.

Pfeil said that Dennis had made a comment that planting trees in another location of the city is not the preferred option from the City's standpoint. Their options would be either to plant more trees or larger trees on site with a revised landscape plan or to pay into the mitigation fund.

Curran said they would stand behind that.

Pfeil opened the meeting for public comments. None were made.

* Motion made by Stotz, second by Daniel-Nix to continue Case 09-12TSP1 to the October 18, 2012 meeting, passed 8-0 (Halloin absent).

PUBLIC HEARINGS

3. Hold a public hearing and consider approval of a Special Use Permit for a Banquet Hall. The approximately 1.4246-acre site is located at the southeast corner of Trinity Mills Road (S.H. 190)/President George Bush Turnpike and Blanton Drive and is zoned for the (TC) Transit Center District, Urban Core Sub-District. Case No. 09-12SUP1 Palm Banquet Hall/Edd Lovell. Case Coordinator: Michael McCauley.

Pfeil presented the case and stated that staff had received a request from the applicant to withdraw the case.

Pfeil asked if there was any public comment. None were made.

* Motion made by McAninch, second by Stotz to close the public hearing and accept the request to withdraw Case 09-12SUP1, passed 8-0 (Halloin absent).

4. Hold a public hearing and consider approval of an Ordinance to Repeal PD-89, To Re-Establish PD-89 For Three Tracts for the (SF-8.4/16) Single-Family, (O-1) Office and (LR-2) Local Retail Districts with Modified Development Standards, And to Rezone the Remaining Two Tracts to the (LR-2) Local Retail and (O-2) Office Districts. The approximately 64.286-acre site is located on the southeast corner of Old Denton Road and Hebron Parkway and is zoned PD-89 for the (SF-8.4/16) Single-Family, (LR-1) Local Retail and (O-2) Office Districts. Case No. 09-12Z1 PD-89/City of Carrollton. Case Coordinator: Christopher Barton.

Pfeil presented the case and stated that it had a companion case that he would open concurrently to discuss both cases.

5. Hold a public hearing and consider approval of a Special Use Permit for Temporary Accessory Buildings Not Meeting the Façade Masonry Requirement. The approximately 4.6-acre site is located at 3926 Old Denton Road and is zoned PD-89 for the (O-2) Office District. Case No. 09-12SUP2 Aldersgate Portables/Ron Branson. Case Coordinator: Christopher Barton.

Pfeil asked if there was an applicant present.

Ron Branson, 3926 Old Denton Road, Carrollton, TX was present. He said the church had received city permission for the portable buildings in 2006. The deadline to remove them was approaching and they were requesting additional time. He said the portable buildings were not to replace the existing structure but were to be classrooms until they finished Phase 2 of their construction project. The recent recession dried up much of their charitable contributions and the cost of building supplies drastically increased after Hurricane Katrina, putting their building project behind schedule. He stated the church has been working closely with the Planning Department and was in agreement with their stipulations, with the exception of adding trees. He stated the lot currently has a large number of trees on the property and does not have room for the additional trees and shrubs requested by staff.

Branson had a PowerPoint shown of the property. He explained the open space in the photo is where the future expansion will take place. They wanted to avoid planting trees and shrubs now and that would need to be removed in the near future.

Pfeil pointed out that the first case was a city initiative to rezone PD 89, and Branson was representing the second case for the Special Use Permit.

McAninch asked where the addition would be placed and if all the portable buildings belonged to their church.

Branson said the expansion will connect to the existing building, the four portable buildings belong to them and will be removed at the time of the project completion.

Barbara Brem, 3740 Muirfield Dr., Carrollton, TX, registered landscape architect with the State of Texas, stated she has worked on the project from the beginning. She stated that there is a master plan for the landscaping, which had not been submitted with the SUP application.

McAninch asked if they knew when they will no longer need the portables.

Branson said the requested date of December 31, 2016 should allow them sufficient time.

Blanscet asked if they were objecting to planting the hedgerow of 31 yaupon hollies.

Brem said the hollies were already planted. She explained their objection was to the additional nine shade trees and 18 ornamental shrubs to be placed along the retaining wall on the north side of the property. The planting material would have to be squeezed into the area, eventually providing so much shade that the grass would die, creating a dirt spot instead of landscaping.

Nesbit asked the Arborist what the intent of the additional landscaping had been.

Dennis said their application did not include a master landscape plan, and with this type of application the City normally asks for more greenery. However, now that she had been given a copy of the master building plan and sees their plans, she feels the church is meeting the spirit of the ordinance.

Nesbit asked Dennis if she would feel it still meets the spirit of the ordinance if that stipulation was removed.

Dennis said yes, but she would like to ask for a copy of the master landscaping plans to be submitted to become part of the case record.

Pfeil stated that most of the discussion was concerning the SUP case and asked the Commissioners if they had any questions concerning the zone case. There were none.

Pfeil opened the meeting for public comments. No one spoke.

* Motion made by Sylo, second by Blanscet to close the public hearing and approve Case 09-12Z1, passed 8-0 (Halloin absent).

Pfeil opened the meeting for public comments for the SUP case. There were none.

In a closing comment, Branson said in the past he has served on two different boards for the City concerning landscaping and tree preservation and really does care about the landscaping. He hoped the Commissioners would approve the case.

McAninch asked the applicant if they would agree to the additional stipulation of submitting their master landscape plans.

Branson stated they would do that.

* Motion made by Nesbit, second by Daniel-Nix to close the public hearing and approve Case 09-12SUP2, including the removal of staff stipulation Section 3, #F concerning the additional landscaping and to add the stipulation to attach a copy of the master landscape plans to the City, passed 8-0 (Halloin absent).

OTHER BUSINESS:

a. Case No. 09-12MD1 Semi-Annual Impact Fee Report

Barton presented the case and asked that the Commission accept the report so it can be forwarded to City Council.

Pfeil said that while this wasn't a large amount of money, he knows it is being used wisely.

* Motion made by Stotz, second by Loreto to accept Case 09-12MD1, passed 8-0 (Halloin absent).

b. Staff Reports

There were none.

ADJOURNMENT

The meeting was adjourned at 7:47 p.m.	
	Chaistanhan Dantan
	Christopher Barton Chief Planner
	Rick Pfeil, Chair
	Planning and Zoning Commission