

**Minutes
City of Carrollton
Planning & Zoning Commission
June 2, 2016**

A meeting of the City of Carrollton Planning & Zoning Commission was held on June 2, 2016 at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commission Members Present:

Barbara McAninch, Chair
Chad Averett, Vice Chair
Larry Kiser, 1st Vice Chair
Mel Chadwick
Garry Kraus
Kimberly Daniel-Nix

Commission Members Absent:

Mark Nesbit
Sunil Sundaran
Tony Romo II

Staff Members Present:

Loren Shapiro, Chief Planner
Susan Keller, Asst. City Attorney
Chris Bohan, Planner
Scott Tittle, Fire Dept. Battalion Chief
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner
Tom Hammons, Transportation Eng. Div. Mgr.
Lorri Dennis, Arborist

*(Note: * = designation of a motion)*

CALL MEETING TO ORDER: Chair McAninch called the meeting to order at 7:00 p.m.

1. **MINUTES:** Approval of the minutes of the **May 5, 2016** meeting.

* *Chadwick moved approval of the minutes as discussed in the briefing meeting previously; second by Daniel-Nix and the motion was approved with a unanimous 6-0 vote, (Nesbit, Sundaran and Romo absent).*

INDIVIDUAL CONSIDERATION:

2. Consider And Act On A **Final Plat For The St. Sarkis Addition** For An Approximately 4.5-Acre Tract Located At 4421 Charles Street. **Case No. 06-16FP1 St. Sarkis Armenian Church.** Case Coordinator: Loren Shapiro.

Shapiro presented the case and stated that Staff recommends approval with the revised stipulations. Chair McAninch read a memorandum from Tom Hammons stating the right-of-way dedication was determined to be proportional to the demand created by the development.

Dick Calvert, Calvert Co. Architects, 1001 W Main Street, Carrollton, stated he has received and reviewed all of staff's revised comments and was in agreement.

* *Kraus moved to accept the final plat for St. Sarkis addition with the revised stipulations, Case No. 06-16FP1 St. Sarkis Armenian Church with the finding that*

the right-of-way dedication is necessary and proportional to the development; second by Averett and the motion was approved with a unanimous 6-0 vote (Nesbit, Sundaran and Romo absent).

3. Consider And Act On A **Final Plat For Castle Hills Carrollton Addition** For An Approximately 94.4-Acre Tract On The East Side Of Old Denton Road North Of Indian Creek To Create A 327 Lot Residential Subdivision. **Case No. 06-16FP2 Castle Hills Carrollton Addition.** Case Coordinator: Loren Shapiro.

Shapiro presented the request stating the plat meets the requirements of the PD and advising that Staff recommends approval with the amended stipulations. Chair McAninch read a memorandum from Tom Hammons stating the right-of-way dedication was determined to be proportional to the demand created by the development.

Eric Stanley, 800 Sir Galahad Lane, Lewisville, stated he read and understood the staff stipulations.

* *Kiser moved approval of the final plat for Castle Hills Carrollton Addition, Case No. 06-16FP2 Castle Hills Carrollton Addition, with the finding that the right-of-way dedication is proportional and with staff stipulations as amended; second by Daniel-Nix and the motion was approved with a unanimous 6-0 vote, Nesbit, Sundaran and Romo absent.*

PUBLIC HEARING:

4. Public Hearing To Consider A **Technical Site Plan** For A Multi-Family Residential Development On An Approximately 3.4-Acre Tract Zoned PD-45 Located At 1146 Trinity Mills Road. **Case No. 06-16TSP1 Trinity Mills Village Apartments.** Case Coordinator: Michael McCauley.

McCauley presented the case noting that the technical site plan was required by the PD. He advised that staff believes the technical site plan is consistent with PD 45 as well as the Comprehensive Zoning Ordinance and with what was approved last year. Staff recommended approval subject to the stipulations outlined in the case report.

Ed Yost, Carrell Partners & Yost Architecture, 5646 Milton Street, Dallas, stated Trinity Mills Village is the newest addition to the vision to provide urban style development for this Carrollton district. He referred to the conceptual site plan showing that the two developments work together with easy access to Trinity Mills as well as MacArthur. He stated that 200 units were proposed with 254 parking spaces with the majority of the spaces covered. He stated that they understood there were some stipulations they would need to meet before the case gets to the City Council. He stated they were striving to match and compliment the other building.

Chair McAninch opened the public hearing and invited speakers to address the Commission; there being no speakers she offered the applicant an opportunity to make closing comments.

Mr. Yost presented documents to the Commission and stated he was present to get their feedback and hopefully their approval.

Chair McAninch closed the public hearing and opened the floor for discussion or a motion.

- * *Chadwick moved approval of the Technical Site Plan for Case No. 06-16TSP1 Trinity Mills Village Apartments with stipulations, with the first three stipulations being met prior to being submitted to City Council; second by Kraus and the motion was approved with a unanimous 6-0 vote (Nesbit, Sundaran and Romo absent).*

5. Public Hearing To Consider And Act On A **Replat Of Francis Perry Addition**, Lot 16R, Block 5, For An Approximately 0.49-Acre Tract Located At The Vicinity Of The Southwest Corner Of Crosby Road And Lerner Road, To Combine Two Separate Tracts Into One Lot Of Record. **Case No. 06-16RP1 De Vida Church**. Case Coordinator: Chris Bohlen.

Bohlen presented the case noting that the purpose was for future development and advised that Staff recommends approval with the revised stipulations.

Chair McAninch asked if the plat satisfies the applicable regulations with the revised stipulations and Bohlen replied affirmatively.

Ramon Aranda, 29465 S. Sunbeck Circle, Farmers Branch, explained that the purpose of the replat was to create additional parking for the church located across the street. He further stated that they have read the staff stipulations and agreed with it.

Chair McAninch opened the public hearing and explained that State law requires the Commission to approve the request if it meets all of the applicable regulations. There were no speakers. Mr. Aranda respectfully requested approval. There being no other speakers, Chair McAninch closed the public hearing.

- * *Averett moved approval of Case No. 06-16RP1 DeVida Church with revised staff stipulations; second by Kiser and the motion was approved with a unanimous 6-0 vote (Nesbit, Sundaran and Romo absent).*

6. Public Hearing To Consider And Act On An Ordinance To Amend the Zoning And **Establish A Special Use Permit For A Used Car Dealership To Allow Outdoor Display** With Special Conditions On An 1.65 Acre Tract Zoned Light Industrial (LI) And Located at 2317 Midway Road; Amending The Official Zoning Map Accordingly. **Case No. 06-16SUP1 Auto Web Car Dealership**. Case Coordinator: Loren Shapiro.

Shapiro presented the case stating that the applicant proposed to install landscaping along Midway, repave the parking area, to enhance the façade with stone and to have one raised display pad on the NW portion of the property. He reviewed the stipulations and advised that staff recommended approval.

Dillion Rohani, 70101 Winding Creek Rd., Dallas, stated they offer high end luxury automobiles and were excited to be part of Carrollton. He stated the appearance of the building is very important because of the type of automobiles they sell. He stated they would comply with all of the stipulations required.

Kraus suggested landscaping between the north end of the property and the adjacent vacant lot and Mr. Rohani voiced his agreement stating they were working closely with the City Arborist.

Chair McAninch asked the applicant if there would be an objection to a stipulation requiring approval by the Arborist to insure compliance prior to the issuance of a Certificate of Occupancy and Mr. Rahani replied there would be no objection.

Kiser voiced a concern about emergency service access and Fire Marshal Scott Tittle replied that they would require a fire lane along the north façade of the building. Kiser also asked about the limitation of 45 vehicles and the applicant replied they would do what is necessary to make sure they meet the limit. He added that they do not service the vehicles on site.

Daniel-Nix asked about their previous site and the applicant stated they sold the building on Plano Parkway but wanted to stay in the North Dallas area. Daniel-Nix asked how they obtain the inventory and Mr. Rahani stated the vehicles were lease returns from the factory. He explained that they would have a separate facility for preparing the vehicles for sale and would also use the site for vehicles above the 45 limit.

Chair McAninch opened the public hearing and invited speakers to address the Commission. There were no speakers. She offered the applicant an opportunity for closing comments. Mr. Rahani stated they've had a great experience so far and hoped the Commission would believe in them. He stated they would be an outstanding resident for Carrollton.

Chair McAninch stated she has been opposed to the used car dealerships in the area and stated the City did not need to cover the area with used cars. She stated she lives in close proximity and is very sensitive to the fact. She agreed that the location currently looks terrible and appreciates the fact that the applicant would do the landscaping which would make it look great and the building would look great, but when the used cars are displayed, it would no longer look great. She stated she was opposed to the request and stated that she did not think that the City needed any more used car dealerships in that area of Carrollton; it is oversaturated.

Chadwick stated he would also vote against the request because he did not feel another car dealership was needed along Midway Road.

Daniel-Nix underscored to the applicant the importance of meeting and maintaining the regulations. She hoped the applicant would bring back revenue and business into Carrollton and stressed the importance of keeping the area beautified.

- * *Daniel-Nix moved to close the public hearing and accept the ordinance to amend and approve the Special Use Permit with all the stipulations that are listed, with the added stipulations to add landscaping to the north end of the lot as well as a stipulation that the landscaping must meet full compliance with the landscape plan as inspected by the City Arborist prior to issuance of the Certificate of Occupancy, for Case No. 06-16SUP1 Auto Web Car Dealership; second by Kiser and the motion was approved with a 4-2 vote (McAninch and Chadwick opposed; Nesbit, Sundaran and Romo absent).*

OTHER BUSINESS:

Staff reports - none

ADJOURNMENT

Chair McAninch adjourned the meeting at 7:43 p.m.

Loren Shapiro,
Chief Planner

Barbara McAninch, Chair
Planning and Zoning Commission