

**Minutes
City of Carrollton
Planning & Zoning Commission
May 4, 2017**

A meeting of the City of Carrollton Planning & Zoning Commission was held on May 4, 2017 at 6:30 p.m. in the Council Chambers at City Hall with the following members present:

Commission Members Present:

Chad Averett, Chair
Larry Kiser, Vice Chair
Garry Kraus, 1st Vice Chair
Tony Romo II
Sunil Sundaran
Mel Chadwick
John Denholm
Randall Chrisman
Margot Diamond

Commission Members Absent:

Staff Members Present:

Loren Shapiro, Chief Planner
Susan Keller, Asst. City Attorney
Scott Tittle, Fire Dept. Battalion Chief
Tom Hammons, Transportation Eng. Div. Mgr.

Michael McCauley, Senior Planner
Rob Guarnieri, Sr. Eng Bldg Insp.
Lorri Dennis, Arborist
Lydia Tormos, Admin Support Specialist

Guest:

Councilmember Glen Blanscet

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

DINNER AND BRIEFING SESSION: 5:44 PM: The dinner and briefing session is held in the City Council Briefing Room, behind the City Council Chambers. No public testimony will be allowed at the briefing.

CALL MEETING TO ORDER: Chair Averett called the meeting to order at 7:02 p.m.

1. MINUTES: Approval of the minutes of the **April 20, 2017**.

* *Romo moved approval of the minutes as corrected; second by Kraus and the motion was approved with a unanimous 9-0 vote.*

CONSENT AGENDA:

Chair Averett advised that Item 3 was removed from the Consent Agenda and moved to Individual Consideration.

2. Consider And Take Final Action On An **Alternate Landscape Plan** For A Coffee Shop On An Approximately 0.82-Acre Tract Located At The Northwest Corner Of Frankford

Road And Old Denton Road. **Case No. 05-17MD1 Starbuck's Alternate Landscape Plan.** Case Coordinator: Lorri Dennis.

- * *Sundaran moved to approve the Consent Agenda as presented: second by Kiser and the motion was approved with a unanimous 9-0 vote.*

INDIVIDUAL CONSIDERATION:

3. Consider And Take Final Action On A **Technical Site Plan** For A Charter School For An Approximately 11-Acre Tract Located At 2400 N. Josey Lane. **Case No. 05-17TSP1 Carrollton Classical Academy.** Case Coordinator: Michael McCauley.

McCauley presented the case for an amendment to an existing technical site plan to increase the number of students to 880. He advised that staff reviewed the traffic circulation and the traffic impact analysis with the results being included in the Commission's packet. Staff recommended approval with the revised stipulations.

Terry Wright, Wright Group Architects, 1430 S Broadway, representing the applicant, advised that the school currently begins at 7:55 am which includes Kindergarten – 5th grades in addition to a separate existing pre-school. He advised that about 30% of the students stay after school. He felt that the large amount of available stacking eliminates the concern of traffic backing onto Josey Lane.

Kiser asked about the current number of enrollment. Mr. Wright stated he believed they were allowed 320 which did not include the children who attend pre-school. Although being held on the same campus, he did not know how many preschoolers were enrolled because that was part of the church program and not part of the Charter school.

Sundaran asked about how the school will expand. Mr. Wright stated it would expand one grade per year but did not have an exact time for when First Baptist would move out of the building.

Chrisman asked Mr. Wright if he had reviewed the revised stipulations and if there were any other concerns besides the start time. Mr. Wright replied that he had reviewed the stipulations and stated there was concern with regard to the deceleration lane. With regard to the timing, he stated that Newman Smith currently starts at 7:55 am but they would like to start about 30 minutes before.

Kiser felt that a starting time before Newman Smith High School starts would be appropriate and agreed with the applicant.

Chair Averett asked about requiring the applicant to provide stacking on another property and Hammons replied that they would have to restripe the parking lot to keep the staking on their property.

Denholm asked the applicant if he had computed the actual queue space that could be provided and Mr. Wright replied that he had not. Mr. Wright said they would like to have two drop off areas in order to keep the kindergarten kids away from the older kids. Denholm asked staff if a

double stack queue line would be allowed and Mr. Hammons replied that typically a double stack is not allowed but there were other things that could be done.

Chadwick asked staff why they wanted the school to start after Newman Smith High School began in the mornings and Mr. Hammons explained that the ingress to Newman Smith starts heavy around 7:40 am and is very heavy until about 8:20 am. Also the highest traffic volume on Josey in the morning is from 7:45am – 8:15am. He added that the suggested start time is earlier than the middle schools.

Kiser noted that the public schools have the option of buses delivering the children rather than parents always having to drive students to school. He believes the traffic flow is working now so if the new charter school has similar start times as what is currently scheduled, there shouldn't be added traffic. He felt the charter school should be required to start earlier to avoid creating a hardship for working parents to have their children at school by 9:00 am.

* *Chrisman moved approval on Case No. 05-17TSP1 Carrollton Classical Academy with staff stipulations and with the exception that start and dismissal times for the school shall be either 30 minutes before the regular start time of Newman Smith HS or 30 minutes after the time of Newman Smith.*

Kiser asked staff if the proposed motion was enforceable and Hammons stated it was the Commission's discretion.

Diamond asked if after-school care was available and if so, what time did it end. Mr. Wright replied that after school care ends at 6:00 pm.

With regard to the motion, Kiser asked if the discretion as to what time the school would start would be up to the school or the City and Chrisman stated the intent of his motion was to give the discretion to the school.

Chadwick stated he could not agree with allowing the school to make the final decision. He voiced concern with going against staff's recommendation because they have studied the traffic. He felt if the parents make the choice to place their children in the charter school then it is up to them to make the proper arrangements to get them to school at whatever time it began.

Kraus stated he was also concerned with the volume of traffic.

Romo noted that elementary schools starts at 7:30 am and asked staff how that would affect the traffic. Hammons stated that the traffic volume would start around 7:15 which would still be in the heavy traffic time for Josey Lane and stated that the farther it is pushed out of the high school traffic; the better. He felt that an 8:50 am start time was better, but a 7:30 am start time was better than 7:50 am.

* *Chair Averett asked for a second to the motion and Sundaran seconded the motion.*

Kraus asked that the motion be amended to require the start time to be no later than 7:30 am and Chrisman stated he would prefer his motion to be voted on. Denholm stated he would vote against the motion and would support staff's recommendation regarding the start time.

The motion failed with a 2-7 vote; Kiser, Averett, Kraus, Romo, Chadwick, Diamond and Denholm opposed.

- * *Kiser moved to approve Case No. 05-17TSP1 Carrollton Classical Academy with Stipulation No. 3 changed to state that the Carrollton Classical Academy, at their discretion, would start either 45 minutes before Newman Smith or 30 minutes after Newman Smith in the morning and that there be at least 30 minutes before or after Newman Smith at the close of the school day with all other stipulations as recommended; second by Kraus and the motion was approved with a 8-1 vote; Chadwick opposed.*

4. Consider And Act On A **Final Plat For Hamilton Park** For An Approximately 15.6-Acre Tract Located On The North Side Of Plano Parkway At The Intersection Of Mustang Parkway. **Case No. 05-17FP1 Hamilton Park (Final Plat)**. Case Coordinator Loren Shapiro.

Shapiro presented the case stating that it is in compliance with approved PD and with the preliminary plat; however staff recommended they be required to enter into a license agreement with the City to allow some of the landscaping in the right of way and parkway section noting it would not impact utilities, street or visibility.

- * *Chadwick moved approval of Case No. 05-17FP1 Hamilton Park (Final Plat) with staff stipulations and also with the finding that the right-of-way is necessary and proportional to the proposed development; second by Romo and the motion was approved with a unanimous 9-0 vote.*

PUBLIC HEARING:

Chair Averett advised that Items 5 and 6 would be heard simultaneously with separate action taken.

5. Public Hearing To Consider And Act On A Resolution To **Amend The Comprehensive Plan** And The Future Land Use Map To Change An Approximately 14.7-Acre Site Located On The North And East Sides Of Plano Parkway Approximately 670 Feet South Of Parker Road (FM 544) From Mixed Use/Urban To Residential Single-Family Detached. **Case No. 05-17MD2 Villages at Mustang Park (Comp-Plan)**. Case Coordinator: Loren Shapiro.
6. Public Hearing To Consider And Act On An Ordinance To **Amend the Zoning** On 14.7-Acre Tract Zoned Planned Development District 175 For The (SF-TH) Single-Family Townhome and (LR-2) Local Retail Districts And Located On The North And East Sides Of Plano Parkway Approximately 670 Feet South Of Parker Road (FM 544) To Amend Planned Development District 175 To Allow For (SF-PH) Single-Family Patio Home District; Amending The Official Zoning Map

Accordingly. **Case No. 05-17Z1 Village At Mustang Park (Zoning).** Case Coordinator: Loren Shapiro.

Shapiro presented the two cases noting that the proposed development would have minimum 4,000 square foot front-loaded lots averaging 45 x 90 feet with a minimum dwelling size of 2,000 square feet. He noted the additional condition due to the curve of Plano Parkway that the development must meet the site visibility ordinance for landscaping and design. Staff recommended approval.

Jerry Sylo, JBI Partners, 16301 Quorum #200B, Addison, representing the applicant, stated they were proposing a pocket neighborhood just north of Mustang Park. He stated they have received the staff recommendations including the amended ones and they are agreeable to the recommendations. With regard to the discussion of the street trees held in the briefing, they proposed to eliminate the term “street tree” and the requirements associated with the trees and instead trees would be placed on the individual lots. With that he suggested that anything associated with the term “street” would be struck from the PD standards and it would just be “trees.” Item 1 would be at least one tree shall be required in the front yard on each lot; from that point on everything would be struck. He explained that the trees that would be planted in the front yard would be of a species that has a natural maximum height of 20-25feet. He added that they would work with the City Arborist to determine the appropriate trees. The proposal would mean striking items No. 2 and 3 under “I” and with regard to No. 4 strike the reference to the term “street” while the minimum size requirements would remain; and strike No. 5 under “I.”

Denholm asked if there was any consideration to provide any sort of pedestrian connection to the residential to the east and Mr. Sylo replied not within the neighborhood because Hamilton Park has houses that back up to the common property line. He noted that there is a city sidewalk all along Plano Parkway.

Kraus asked for clarification for what would be provided between the sidewalk and back of curb and Mr. Sylo replied that grass would be planted.

Chair Averett opened the public hearing with regard to Items 5 and 6; there being no speakers, he opened to floor for discussion or a motion.

Chrisman asked if parking should be prohibited on the short street and Hammons replied that probably should happen but not with consideration of the Comp Plan.

Denholm asked about any conflict with the driveway on the lot on the north end of the property that is against Plano Parkway within 30 feet of a required stop and Hammons replied that the driveway location will have to be at the far end of the lot; it will have to meet the driveway ordinance and he felt it could be designed to do so.

Mr. Sylo stated that they are aware of the driveway ordinance and that they may have to adjust some of the lot lines to meet the ordinances

- * *Denholm moved to close the public hearing and approve Case No. 05-17MD2 Villages at Mustang Park (Comp-Plan); second by Kraus and the motion was approved with a unanimous 9-0 vote.*
 - * *Kiser moved to close the public hearing and approve Case No. 05-17Z1 Village At Mustang Park (Zoning); eliminate the requirement of street trees and agree to the placement of trees on the property itself under the direction of the City arborist and approve all other recommendations and stipulations and strike the items noted by the applicant for clarity; second by Diamond and the motion was approved with a unanimous 9-0 vote.*
7. Public Hearing To Consider And Act On An Ordinance To **Amend the Zoning** On An Approximately 10.5-Acre Tract Zoned PD-5 For The (LR-2) Local Retail District And Located On The Northeast Corner Of Old Denton Road And Raiford Road To Amend Planned Development District 5 To Allow For Multifamily, Townhomes, Restaurant, and Retail Mixed-Use With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. 10-16Z1 Furneaux Creek Square (Raiford)**. Case Coordinator: Loren Shapiro.

McCauley advised that the item was continued to the June meeting.

Chair Averett opened the public hearing; there being no speakers he opened the floor for discussion or a motion.

- * *Sundaran moved to keep the public hearing open and continue Case No. 10-16Z1 Furneaux Creek Square (Raiford) to the June 1, 2017 meeting of the Planning & Zoning Commission; second by Chadwick and the motion was approved with a unanimous 9-0 vote.*
8. Public Hearing To Consider And Act On An Ordinance To **Amend the Zoning** On An Approximately 11-Acre Tract Zoned PD-63 For The (LR-2) Local Retail District And Located At The Southeast Corner Of Old Denton Road And Frankford Road To Amend Planned Development District 63 To Allow For An Outdoor Shade Structure And Cashier's Tent; Amending The Official Zoning Map Accordingly. **Case No. 05-17Z2 Ace Hardware**. Case Coordinator: Michael McCauley.

McCauley presented the request to amend PD 63 to allow the front outdoor display to a shade structure as well as a cashier's tent within the confines of outdoor display area which is already fenced by a decorative wrought iron fence. Staff recommended approval with stipulations and he noted the applicant was in agreement of the stipulations.

Billie Wright, Ace Hardware General Manager, 3044 Old Denton Road, stated agreement with the stipulations for the approval of the requested shade structure and cashier stand.

Chair Averett opened the public hearing; there being no other speakers, he opened the floor for discussion or a motion.

- * *Kraus moved to close the public hearing and approve Case No. 05-17Z2 Ace Hardware with staff stipulations; second by Kiser and the motion was approved with a unanimous 9-0 vote.*

OTHER BUSINESS:

- a. Staff Reports – Shapiro highlighted the items approved by the City Council regarding the zoning and text changes to the Transit Center. He advised that staff would be returning to Council with regard to the re-evaluation for non-conforming structures destroyed.

ADJOURNMENT

Chair Averett adjourned the meeting at 8:06 p.m.

Loren Shapiro, Chief Planner

Chad Averett, Chair
Planning and Zoning Commission