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

A meeting of the City of Carrollton Planning & Zoning Commission was held on December 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:

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

Staff Members Present:

Regina Edwards, 1st Asst. City Attorney Christopher Barton, Chief Planner Mike McCauley, Senior Planner Tom Hammons, Transportation Eng. Div. Mgr. Rob Guarnieri, Senior Engineer Lydia Tormos, Admin. Support

(Note: * = designation of a motion)

CALL MEETING TO ORDER: 7:02 p.m.

- **MINUTES: Approval of Planning & Zoning Commission Minutes:** November 1, 2012 meeting.
 - * Motion made by McAninch, second by Nesbit to approve the November 1 minutes, passed 8-0 (Daniel-Nix absent).

CONSENT AGENDA

- 2. Consider final action approval of a **Final Plat for Belt Line Luna**. The approximately 5.894-acre tract is located at the southwest corner of Belt Line Road and the President George Bush Turnpike (S.H. 190) and is zoned for the (LI) Light Industrial District. Case No. 12-12FP1 Belt Line Luna/Halff Associates, Inc. Case Coordinator: Christopher Barton.
- 3. Consider final action approval of a **Replat for Frankford Lofts**. The approximately 7.232-acre site is located on the north side of Frankford Road at the intersection of Trade Center Drive and is zoned PD-188 for the (TC) Transit Center District, Urban General

Sub-District with SUP 394 for a Multi-Family Residential Development. Case No. 10-12RP4 Frankford Lofts/Kimley-Horn. Case Coordinator: Christopher Barton.

- 4. Consider final action approval of a **Replat for Hebron Avalon Assisted Living**. The approximately 2.3-acre site is located 600 feet south of E. Hebron Parkway on the west side of Marsh Lane and is zoned PD-43 for the (LR-2) Local Retail District. Case No. 12-12RP1 Avalon Assisted Living/David Krukiel. Case Coordinator: Mike McCauley.
 - * Motion made by McAninch, second by Sylo to remove Consent Agenda Items 2 and 3 and to consider them individually, passed 8-0 (Daniel-Nix absent).

INDIVIDUAL CONSIDERATION

2. Consider final action approval of a **Final Plat for Belt Line Luna**. The approximately 5.894-acre tract is located at the southwest corner of Belt Line Road and the President George Bush Turnpike (S.H. 190) and is zoned for the (LI) Light Industrial District. Case No. 12-12FP1 Belt Line Luna/Halff Associates, Inc. Case Coordinator: Christopher Barton.

Pfeil asked Barton to present the case. This case was pulled from the consent agenda for individual consideration since the applicant is asking for a temporary sidewalk waiver as part of the final plat request. The easterly property line abuts the southbound on-ramp for SH 190. Since pedestrian traffic is neither anticipated nor recommended, the request seems appropriate.

Dave Littleton with Halff Associates, 1201 Bowser, Richardson, TX, represented the applicant. He stated they have addressed all questions and comments on the plat. He asked if he would need an additional sidewalk waiver along Belt Line Road for the two undeveloped lots that will not be under construction at this time.

Barton explained that the sidewalk requirements are due at the time of building construction not at the time of platting, so there is no need of a waiver at this point.

- * Motion made by Nesbit, second by Stotz to approve Case No. 12-12FP1 Belt Line Luna with a temporary side walk waiver on the easterly property boundary along SH 190, passed 8-0 (Daniel-Nix absent).
- 3. Consider final action approval of a **Replat for Frankford Lofts**. The approximately 7.232-acre site is located on the north side of Frankford Road at the intersection of Trade Center Drive and is zoned PD-188 for the (TC) Transit Center District, Urban General Sub-District with SUP 394 for a Multi-Family Residential Development. Case No. 10-12RP4 Frankford Lofts/Kimley-Horn. Case Coordinator: Christopher Barton.

Pfeil explained that Halloin had left the dais due to a conflict of interest.

Barton presented the case. He requested that Staff Stipulation 2 be struck, which reads: "Please add the public access easement for the municipal "hike and bike" trail to the face of the plat". He stated that the Engineering Department now believes this would be better on a separate instrument and not on the face of the plat, which will add flexibility as the project is being designed.

Pfeil explained the city is selling a portion of the back side of the property and the sale has not yet closed. Staff Stipulation 1 is to reflect this.

* Motion made by Stotz, second by McAninch to approve Case No. 10-12RP4 Frankford Lofts with staff Stipulation 1, passed 7-0 (Halloin abstaining, Daniel-Nix absent).

Halloin returned to the dais.

CONSENT AGENDA

- 4. Consider final action approval of a **Replat for Hebron Avalon Assisted Living**. The approximately 2.3-acre site is located 600 feet south of E. Hebron Parkway on the west side of Marsh Lane and is zoned PD-43 for the (LR-2) Local Retail District. Case No. 12-12RP1 Avalon Assisted Living/David Krukiel. Case Coordinator: Mike McCauley.
 - * Motion made by Nesbit, second by Blanscet to approve Case No. 12-12RP1 Hebron Avalon Assisted Living, passed 8-0 (Daniel-Nix absent).

PUBLIC HEARINGS

Flan for The Cumberland at Mustang Park. The approximately 9.927-acre site is located on the south side of Plano Parkway between Parker Road (FM 544) and the Burlington Northern & Santa Fe Railroad (future southwest corner of Plano Pkwy. and Mustang Pkwy.) and is zoned PD-175 for the (MF-18) Multi-Family District. Case No. 12-12TSP2 The Cumberland at Mustang Park/Cadence Diversified, L.P. Case Coordinator: Mike McCauley.

Pfeil asked McCauley to present the case. McCauley stated that staff recommends this case to be continued until the January 10, 2013 meeting. This will allow the applicant time to work with staff to make adjustments to their submittal in regard to the building architecture to be more in line with the recently developed Lincoln at Mustang Park and to an earlier approved technical site plan that was submitted by a previous owner.

Pfeil asked if an applicant was present and wished to speak.

Gene Babb with Davis Development, 1050 Eagles Landing Pkwy., Stockbridge, GA, said his design team has met with staff and now understands what direction he needs to go

with his development to be more in line with the Lincoln at Mustang Park apartments and to be able to return to the January 10, 2013 meeting.

Pfeil asked if he knew what deadline he needed to meet with his submissions to meet the January 10 Planning & Zoning meeting. Babb said he understood he was given until December 31, 2012.

Sylo requested the applicant to provide a schematic of the parking spaces in relation to the buildings on the next site plan, showing which spaces were intended for which buildings. Babb said he would.

Pfeil explained that there has been a lot of work in designing this area and appreciated Babb's willingness to work with the City.

Pfeil opened the meeting to the public. No one spoke.

- * Motion made by McAninch, second by Blanscet to keep the public hearing open and continue Case No. 12-12TSP2 until the January 10, 2013 meeting, passed 8-0 (Daniel-Nix absent).
- 6. Hold a public hearing and consider approval of Amendments to the Future Land Use Map of the Comprehensive Plan. The request is to change the future land use designation from Medium Intensity Commercial to Single Family Detached. The approximately 13.507-acre site is located at the northwest corner of Old Denton Road and Carrollton Parkway and is currently zoned PD-123 for the (LR-2) Local Retail District. Case No. 12-12MD1 The Ridge (comp plan)/Nathan D. Maier, Inc. Acquisition. Case Coordinator: Mike McCauley.

Pfeil stated the next two cases were companion cases and would open them together.

7. Hold a public hearing and consider approval of Amendments to PD-123 for the (LR-2) Local Retail District, changing the base zoning to the (SF-5/12) Single-Family Residential District with modified development standards. The approximately 13.507-acre site is located at the northwest corner of Old Denton Road and Carrollton Parkway and currently is zoned PD-123 for the (LR-2) Local Retail District. Case No. 12-12Z1 The Ridge (zoning)/Nathan D. Maier, Inc. Case Coordinator: Michael McCauley.

Pfeil asked McCauley if he would present the case. McCauley said the applicant has asked to continue the case in an effort to resubmit their zoning application packet and submit a complete submittal for the Comprehensive Plan amendment.

Pfeil asked if there was an applicant present.

Mike Daniels with Nathan Maier Engineers, 8080 Park Lane, #600, Dallas, TX, represented the applicant. He stated he had no formal presentation but really came to listen to the proceedings. He said they have met with staff and had received comments

which they have not been able to address. So they were requesting to have the case continued.

Pfeil stated since there wasn't any documentation submitted, he wanted to allow the case to be continued to see what the applicant brings back. He explained this location is the north side of Carrollton Parkway at Old Denton, across from Coyote Ridge Elementary School, basically at the top of the hill.

Pfeil asked if there were any questions or comments from the Commissioners. There were none. He next opened the meeting for public comment. There were none.

* Motion made by Nesbit, second by McAninch to keep the public hearing open and continue Case No. 12-12MD1 The Ridge and Case No. 12-12Z1 The Ridge until the January 10, 2013 meeting, passed 8-0 (Daniel-Nix absent).

OTHER BUSINESS:

- **a.** Pfeil stated that due to the New Year's Holiday, the following month's Planning & Zoning Commission meeting will be moved from January 3 to January 10, 2013.
- b. Sylo stated that he has concerns over a child day care center recently approved at the southwest corner of Hebron Parkway and SH 121. He recalled that the staff stipulations required a permanent shade structure over the play ground. Currently it appears to be a tarp hung from two poles. He requested a status report from staff concerning what progress has been made in bring it into compliance and also to have an action item placed on the agenda so the Commissioners could discuss whether to pursue the reassessment of the SUP.

Barton identified Sylo's request as two actions. First, Sylo was requesting a status report on the SUP, a brief history, any code enforcement issues and whether there have been any efforts made to comply with the staff stipulations. Second, Sylo was requesting an action item to be placed on January 2013 agenda to vote on whether P&Z wants to bring the SUP back for a formal reassessment. If they do, then in February it will come back as a new case for the Commissioners, with all the notifications sent out, and have the applicant return before P&Z. Barton said staff would do so.

c. Staff Reports

Barton updated the Commissioners on a couple of projects that had recently appeared before them:

- City Council approved the portable buildings for Grace Church, changing the expiration of the SUP to December 31, 2015.
- Council also approved the rezoning of five SUPs for unused day care centers, those SUPs no longer exist.
- He wished everyone a happy holiday season.

Pfeil mentioned he attended the Christmas on the Square event the previous weekend. He stated it usually is the first weekend of December, so he encouraged everyone to attend next year.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.	
	Christopher Barton Chief Planner
	Rick Pfeil Chair Planning and Zoning Commission