

**Minutes
City of Carrollton
Planning & Zoning Commission
July 6, 2023
Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, July 6, 2023 at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Jim Doyle, Vice Chair
John Powell, 1st Vice Chair
Mark Yarbrough
Kathleen Foster
Al Overholt
Willadean Martin
Kathryn Taylor
Greg Kramer

Commission Members Absent:

Scott Windrow, Chair

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Herb Cavanaugh, Fire Chief
Emily Offer, Planner
Lydia Tormos, Admin Support Specialist

Albert Thomas, Asst. City Attorney
John Romberger, Transportation
Ed Green, Plan Review Manager

Guests Present:

Council Observer Rusty Pendleton

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

REGULAR MEETING – CALL TO ORDER: 6:30 p.m. - COUNCIL CHAMBERS

Vice Chair Doyle called the meeting to order at 6:30 pm.

CONSENT AGENDA:

1. **MINUTES:** Approval of the June 1, 2023 meeting minutes.

* *Commissioner Overholt moved approval of the Consent Agenda; second by Commissioner Foster. The motion was approved with an 8-0 vote (Windrow absent).*

PUBLIC HEARING:

2. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit For A Child Day Care Facility** On An Approximately 14.88-Acres Tract Zoned (LR-2) Local Retail District And Located At 4220 Fairway Drive And Approximately 1,070 Feet North Of Hebron Parkway; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2023-043 New Song Day Care.** Case Coordinator: Emily Offer.

Planner Emily Offer explained the case is requesting to have a child daycare center with a limit of 75 children and with no addition to the existing building. She said staff was recommending approval with stipulations.

Commissioner Foster asked if a traffic study was conducted to which Offer said it was not required due to the number of children. Overholt asked about the traffic flow. John Romberger, Engineering Department, stated the applicant did provide a traffic flow map and that there was plenty of queuing available due to the size of the parking lot. Martin asked if it would create a problem if the hours changed. John explained it would not create any additional issues.

The representative, Duncan Kim, Architect with Bear Design, 2695 Villa Creek Dr. #110, Dallas, answered the question concerning the hours the daycare would operate.

Sung Chul Woo, 3000 Prescott, The Colony, owner of First International Academy located at 1609 W. Hebron Pkwy #104, spoke in opposition. He stated this project is designed for Korean children and that he owns a small daycare specialized for Korean children located 1000 feet away from the church. He worries he will have to close his daycare.

Mr. Kim stated the church was not attempting to harm the competition. They merely wanted to provide services for the young families of the church.

The following individuals did not wish to speak but were in opposition:

Seunghoon Ji, 1609 W. Hebron Pkwy. #102

Young Ji Choi, 1609 W. Hebron Pkwy. #102

Mirim Choi, 1609 W. Hebron Pkwy. #102

Yuna Lee, 1609 W. Hebron Pkwy. #102

Jaeyeon Jeong, 1609 W. Hebron Pkwy. #102

Sun Kyung Lee, 1609 W. Hebron Pkwy. #102

Ki Tak Kim, 1609 W. Hebron Pkwy. #102

Eunyoung Je, 1609 W. Hebron Pkwy. #102 and

Kwang Min Koh, 1609 W. Hebron Pkwy. #102.

- * *Commissioner Overholt moved to close the public hearing and approve Case No. PLSUP 2023-043 New Song Day Care with staff stipulations; second by Commissioner Martin. The motion was approved with a 7-1 vote (Martin opposed, Windrow absent).*

3. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow Food Manufacturing** On An Approximately 1.54-Acre Tract Zoned (HC) Heavy Commercial And Located At 1408 Vinylex Drive And Approximately 600 Feet East Of North Broadway Street; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2023-049 Dodla Dairy Project.** Case Coordinator: Michael McCauley.

Senior Planner Michael McCauley explained this is a request for a Special Use Permit for manufacturing dairy at this location. The industrial area requires a SUP for any manufacturing use. He stated staff had not received any public opposition and was recommending approval with staff stipulations.

Commissioner Foster stated she believes it is odd to have a dairy manufacturing in an industrial area and asked were any other food manufacturing nearby. McCauley replied there are other manufacturing companies, but he was not sure about any dairy processing.

Ramesh Bavireddy, applicant, stated he was available to answer any questions.

Commissioner Martin asked if there would be any issues with large trucks coming into the area. McCauley stated there shouldn't be any issues since it is zoned for industrial use and large trucks frequently visit these areas.

- * *Commissioner Martin moved to close the public hearing and approve Case No. PLSUP 2023-049 Dodla Dairy Project with staff stipulations; second by Commissioner Foster. The motion was approved with a 7-1 vote (Foster opposed, Windrow absent).*

4. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 1.233-Acre Tract Zoned (O-2) Office District And Located At 4108 Medical Parkway And Approximately 991 Feet South Of Hebron Parkway; To **Establish A Planned Development District To Allow Multi-Family Residential**, To Adopt Development Standards, And To Provide Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZPD 2023-051 Parkway Senior Living**. Case Coordinator: Emily Offer.

Offer stated the applicant requested to continue the case until the August 3, 2023 P&Z meeting to allow additional time to revise his application. Staff recommends opening the public hearing and continuing the rezoning case to the August 3, 2023 P&Z meeting.

Vice Chair Doyle offered the applicant time to speak but no one came forward. With that, he opened the public hearing.

Kaprise Gardner, 1876 Sandpiper Lane, Carrollton, spoke in opposition to the proposal, and that she was upset that the case was being continued to another month.

Discussion was made about keeping the public hearing open or closed and whether notices would be sent out again for the August 3 meeting.

- * *Commissioner Overholt moved to keep the public hearing open and continue Case No. PLPD 2023-051 Parkway Senior Living to the August 3, 2023; second by Commissioner Powell. The motion failed with a 3-5 vote (Powell, Yarbrough and Overholt in favor; Foster, Doyle, Martin, Kramer and Taylor opposed, Windrow absent).*
- * *Commissioner Foster moved to close the public hearing and continue Case No. PLPD 2023-051 Parkway Senior Living to the August 3, 2023; second by Commissioner Kramer. The motion passed with an 8-0 vote (Windrow absent).*

5. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 15.02-Acre Tract Zoned (SF-7/14) Single-Family Residential District And Located At The Southeast Corner Of Cox Street And School Road, To **Repeal And Reestablish Planned Development District 221 To Allow For An Additional Lighted Athletic Fields**, To Modify Conceptual Plans, And To Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZPD 2023-037 R. L. Turner High School Athletic Fields**. Case Coordinator: Emily Offer.

Offer presented the case outlining the various components. The applicant is requesting to expand PD-221 to include the southeast corner of School Rd. and Cox St. to allow a lighted

athletic field limited to 70 feet in height. To maximize screening, one canopy tree for every 50 feet will be provided. A photometric plan was provided to show the lighting meets the glare ordinance. Also, grandstand elevations and concession stand renderings were provided which meet regulations. No public comments were received. Staff is recommending approval with stipulations.

Commissioner Powell commented that stipulation #3 regarding no training, practice or games shall begin after 9:00 p.m. gives him the understanding that a game could start at 8:59 p.m. and last to midnight. He felt the intent of that stipulation should be any activities should terminate before 9:00 p.m. or 10:00 p.m. but to allow athletic events to not begin at 9:00 p.m. was strange. In answer to Offer's asking if he had a question, Powell asked if the intent of the stipulation was to allow games to begin as late as 8:59 p.m. or if all activities should be over by 9:00 p.m. Offer said the stipulation was meant to be understood as it was written.

Commissioner Foster asked if this stipulation is a continuation of what applies to the lights currently on site. Offer replied it was.

Commissioner Taylor asked about the trees to be planted. Offer said it would help mitigate sight and noise. The size of the trees would be required to meet the standards set out by the Landscape Ordinance in the CZO.

The Vice Chair asked if the applicant wished to speak. Mike Ramirez, Assistant Athletic Director with Carrollton Farmers Branch School District, explained that football games played at the high school are Sub-varsity and Junior varsity. Sub-varsity games typically start between 5:00 – 5:30 p.m. and Junior varsity games start between 7:00 – 7:30 p.m. If lightning strikes within 10 miles of the field, an automatic 30-minute delay is in place and then the game may be restarted. These games do not go into overtime, play time runs 1 hour 45 minutes to 2 hours. Since the children will be going to school the next day restarting the game after 9:00 pm will not occur. Soccer games run a standard 90 minutes, with no timeouts or overtime.

Commissioner Foster asked what days the games are played. Mr. Ramirez stated soccer is played on Tuesdays and Fridays, football is played Thursdays and Fridays.

The Vice Chair opened the public hearing. Maurilia Martinez Jr., 1711 Cox St., interpreted for his father, Maurilia Martinez Sr. They asked how this would affect them and if this request would be expanding the school forcing them to move out of their home. The vice chair responded that the public hearing is not a time to answer questions, but he would be willing to have a section explained again. Offer explained that the PD does not affect any of the zoning on the homes.

Commissioner Martin wanted clarification on where the games are currently being played. Bobby Shaw, Superintendent of Facilities with CFBISD, stated they are being held at Standridge Stadium. Currently there are no plans for expanding the parking areas. Parking is available at the elementary school, high school and parking across from the field house. Students are accustomed to walking from the school to the football field. Seating at the field is around 800. Bringing the games back to the high school will increase the traffic but he feels parking is adequate.

Maria Moreno, 1715 Cox St. stated currently there is a major issue with parking on her street. A death has occurred with the already heavily parked cars and is concerned with what the increase of traffic will bring.

* *Commissioner Foster moved to close the public hearing and approve Case No. PLPD 2023-037 R. L. Turner High School Athletic Fields with staff stipulations; second by Commissioner Overholt. The motion passed with a 7-1 vote (Kramer opposed, Windrow absent).*

6. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 69.5-Acre Tract Zoned PD-142 For The (SF-10/18) Single-Family Residential District And Located At 3201 Old Denton Road And On The West Side Of Old Denton Road Approximately 150 Feet North Of Ridgeview Drive, **To Repeal And Reestablish Planned Development District 142 To Allow For An Additional Lighted Athletic Fields**, To Modify Conceptual Plans, And To Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZPD 2023-034 Creekview High School Lighted Athletic Fields.** Case Coordinator: Michael McCauley.

McCauley stated PD-142 was amended in 2006 for the softball and baseball fields to have 60- and 80-foot lighting. Both fields are in compliance with the glare ordinance. This case is requesting 70-foot lighting for the football/tract field. The new lighting allows only 5 feet of light spillage from base of the poles so it will not reach the residents. He also pointed out that Dudley Branch runs between the ballfields and the homes, and with its natural foliage and shrubs helping block any light.

Martin asked how tall the existing lighting is to which McCauley replied it is 80-feet and Martin verified this case was requesting 70 feet.

McCauley stated staff received cards in opposition but the closest of these homes is 600 feet from the football/tract field.

The Vice Chair opened the public hearing and Emily Luevanos, 3712 Canon Gate Circle, spoke in favor of the request. She believes it will encourage more attendance if they can have a true home game.

The Vice Chair read the names who had sent in cards and letters expressing their opposition:
Bryan and Carmen Giles, 1008 Ridgeview
Doug Crews, 3303 Greenglen
Freddie George, 3404 Silverwood
Calvin and Jean Tucker, 1206 North Slope
Robert & Diane House, 1208 North Slope

The following card was sent in support of the case:
David Park, 1045 Creek Bend

* *Commissioner Martin moved to close the public hearing and approve Case No. PLPD 2023-034 Creekview High School Athletic Fields with staff stipulations; second by Commissioner Overholt. The motion passed with an 8-0 vote (Windrow absent).*

7. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 68.75-Acre Tract Zoned (SF-12/20) Single-Family Residential District And Located At 2335 North Josey Lane And On The West Side Of North Josey Lane Approximately 150 Feet South Of South Crest Drive, **To Establish A Planned Development District To Allow For A Lighted Athletic Field**, To Add Concept Plans, And To Establish Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZPD**

2023-036 Newman Smith High School Lighted Athletic Field. Case Coordinator: Michael McCauley.

McCauley explained this is a request for a Planned Development to be created to allow football/tract lights at the high school. The existing baseball field has two 70 feet tall lighting which are in compliance with the glare ordinance. He said staff recommends approval with stipulations.

Commissioner Martin asked if the school presently has any lighting. McCauley said approximately 20 years ago lighting was included with the construction of the baseball field but the football/tract field does not have lighting.

Commissioner Foster asked about the distance to the nearest home. McCauley replied it was appropriately 30-35 feet to the alley but there are 30-foot-tall trees with dense foliage next to the single-family homes.

The Vice Chair asked if the applicant had any comments. Robert Boone, Newman Smith Athletic Campus Coordinator and Head Football Coach spoke in support. He explained how important it is to the students to be able to play games at their home school. Playing on an unlit field means sub- and junior-varsity teams must return to a middle school for games for the next three years until they are seniors and play on the varsity team at the high school stadium. He stated most of his students don't drive so this would allow them to walk from school to the game.

The Vice Chair opened the public hearing. Emily Luevanos, 3712 Canon Gate Circle, spoke in favor of the request. She said she forgot to mention that at Creekview, the students have to take buses to other schools and felt the cost associated with that could be better used elsewhere.

The Vice Chair said there were a couple of comment cards returned after the case reports were sent out and read their names:

Matt Lavigne, 1807 South Crest, was in opposition
Nora Smith, 2253 Jamestown Ln., was in support.

There was no further discussion.

- * ***Commissioner Powell moved to close the public hearing and approve Case No. PLPD 2023-036 Newman Smith High School Athletic Fields with staff stipulations; second by Commissioner Taylor. The motion passed with an 8-0 vote (Windrow absent).***

OTHER BUSINESS:

a. Staff Reports

Loren Shapiro, Planning Manager, updated the Commission on what action City Council took at last month's meeting. The following cases were approved: The Enclave, Integrity Branding, removal of two SUPs at 1415 and 1445 W. Trinity Mills Rd., repealed PD 159 on E. Trinity Mills Rd., and the change to the height minimal requirement in the Trinity Mills Transit Center.

ADJOURNMENT

Vice Chair Doyle adjourned the meeting at 6:45 pm.

Loren Shapiro, Planning Manager

Jim Doyle, Vice Chair
Planning and Zoning Commission