

Minutes
City of Carrollton
Planning & Zoning Commission
May 2, 2013

A meeting of the City of Carrollton Planning & Zoning Commission was held on May 2, 2013 at 7:03 p.m. in the Council Chambers at City Hall with the following members present:

Commission Members Present:

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

Commission Members Absent:

David Halloin
Lisa Loreto

Staff Members Present:

Regina Edwards, 1st Asst. City Attorney
Brett King, Building Official
Mike McCauley, Senior Planner
Christopher Barton, Chief Planner
Tom Hammons, Transportation Eng. Div. Mgr.

Lydia Tormos, Admin. Support
Rob Guarnieri, Senior Engineer

(Note: * = designation of a motion)

CALL MEETING TO ORDER: 7:14 PM

1. **MINUTES:** Approval of the minutes of **March 7, 2013 and April 4, 2013.**

**McAninch moved approval of the March 7, 2013 minutes and the April 4, 2013 minutes with the change made during the worksession. Second by Stotz and the motion was approved with a unanimous 7-0 vote (Halloin and Loreto absent).*

PUBLIC HEARING

2. Hold a public hearing and consider a reassessment of **SUP 394 for a Child Day Care Center** located at 1609 W. Hebron Parkway. The 1.375-acre tract is located on the southeast corner of Hebron Parkway and Fairway Court and is zoned PD-124 for the (LR-2) Local Retail District. Case No. 01-13MD1 SUP 394/City of Carrollton. Case Coordinator: Christopher Barton.

Barton advised that this was a City initiated case. The site was required to have a permanently installed shade structure in the playground area by the SUP, and is now in compliance with the ordinance. He advised that the structure was installed at the site on May 1 and referred to the photographs provided to the Commission during the work session. He advised that the owner of the daycare, Mary Manning, was in attendance.

Sylo asked if staff felt the structure met the intent of the ordinance approved by the City Council and Barton replied that although the structure is not exactly like the one in the image that was provided to the City Council, he felt that it meets the overall general intent to provide permanent shade for the children as required by the ordinance.

Pfeil expressed his appreciation to the owner for installing the structure and noted that he was disappointed on the size of the structure even though the Commission did not designate a size. He stated he would be in favor of not taking any further action on the SUP.

Pfeil opened the public hearing and invited speakers to the podium.

Mary Manning, A&M Learning Center, 1609 W. Hebron Parkway, Carrollton, explained that she could not have a larger shade structure in order to meet other State guidelines.

**Nesbit moved that no changes be made to the SUP; second by Blanscet. The motion was approved with a unanimous 7-0 vote (Halloin and Loreto absent).*

3. Hold a public hearing and consider an **Amendment to the Future Land Use Map** to change the use designation from High Intensity Commercial uses to Multi-Family Residential uses. The approximately 3.355-acre site is located on the north side of Trinity Mills Road (State Highway 190)/President George Bush Turnpike between Carter Drive and Dickerson Parkway. Case No. 05-13MD1 Trinity Mills Place (Comp Plan)/Bush Turnpike Joint Venture. Case Coordinator: Christopher Barton.

4. Hold a public hearing and consider an **Amendment to PD-45** to change the base zoning for a tract from (LR-2) Local Retail District uses to Multi-Family Residential uses. The approximately 3.355-acre site is located on the north side of Trinity Mills Road (State Highway 190)/President George Bush Turnpike between Carter Drive and Dickerson Parkway. Case No. 05-13Z1 Trinity Mills Place (Zoning)/Bush Turnpike Joint Venture. Case Coordinator: Christopher Barton.

Pfeil noted that Items 3 and 4 were companion items and would be heard simultaneously.

Barton advised that the applicant requested that the Commission continue the public hearings to the June 6, 2013 meeting in order to allow the applicant to further refine the proposal. Staff recommended approval of the request to continue.

**McAninch moved to continue Case No. 05-13MD1 Trinity Mills Place (Comp Plan) to the June 6, 2013 meeting and to keep the public hearing open; second*

by Sylo and the motion was approved with a unanimous 7-0 vote (Hallowin and Loreto absent).

**McAninch moved to keep the public hearing open and continue Case No. 05-13Z1 Trinity Mills Place (Zoning) to the June 6 meeting; second by Sylo and the motion was approved with a unanimous 7-0 vote (Hallowin and Loreto absent).*

5. Hold a public hearing and consider an **Amendment to the Future Land Use Map** to change the future land use designation from Multi-Family Residential to Single-Family Detached and Single-Family Attached. The approximately 37-acre site is located on the south side of Plano Parkway abutting the west side of the Burlington Northern & Santa Fe Railroad and the north side of the Kansas City Southern Railroad and is currently zoned PD-175 for the (MF-18) Multi-Family Residential and (SF-TH) Townhouse Residential Districts. Case No. 03-13MD3 Mustang Park Tracts 8 & 9 (Comp Plan)/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.

6. Hold a public hearing and consider approval of a **Change in Zoning for Mustang Park Tracts 8 & 9** to the (SF-5/12) Single-Family Residential District with modified development standards and the (SF-TH) Townhouse Residential District with modified development standards. The approximately 37-acre site is located on the south side of Plano Parkway abutting the west side of the Burlington Northern & Santa Fe Railroad and the north side of the Kansas City Southern Railroad and is currently zoned PD-175 for the (MF-18) Multi-Family Residential District. Case No. 03-13Z2 Mustang Park Tracts 8 & 9 (Zoning)/Dowdy Anderson & Associates. Case Coordinator: Christopher Barton.

Pfeil advised that Items 5 and 6 were companion items that would be heard simultaneously.

Barton presented the case and advised that the applicant has provided a revised site plan for the townhouse development. He stated that it is staff's suggestion that the proposed extension of Dozier Road be connected to a proposed cul-d-sac in the proposed single family detached homes to the south. This would allow those single-family homes access to the intersection of Dozier Road and Parker Road (F.M. 544) as well as act as a secondary access point for the townhouse development. The applicant would rather not make that connection, and so would argue against it. Barton advised that the applicant was present and would like to make a presentation.

Matthew Alexander, Dowdey Anderson, 5225 Village Creek Drive, Suite 200, Plano, Texas, provided the zoning history of the site, used an aerial map to illustrate the location and surrounding uses, and used the site plan to describe the layout of the homes. He explained that the townhome portion is set up for an urban style townhome and he explained that from a marketing aspect, the direct entrance to the townhomes makes it feel much more like an upscale neighborhood. He stated that they have no objection for an emergency entrance to connect the street that runs north/south within the townhomes and cul-d-sac. He talked about the concept elevation and the street section with off-street parking and street trees. He requested that the street and alley section be included with the PD.

Stotz asked why the northern most water feature, which would serve the townhomes, was eliminated from the plan. Alexander explained that it was determined that one larger pond was more efficient. In response to Stotz, Alexander stated the size of the amenity center remained appropriate even with the increase in the number of homes. Alexander said that the townhomes would have their own amenity center. He also explained that they proposed urban style townhomes because they wanted to build a rear entry townhome and felt the urban style alley section is much more appealing than a long driveway between the buildings.

Sylo asked if the ponds would be detention or retention and Alexander replied that it would be a retention pond; there would be water in the pond as specified in the PD.

Blanscet asked about the separation between the two developments and Alexander explained that there would be a landscape buffer between the two developments that would act like a park.

McAninch asked the applicant to explain why they disagreed with staff regarding the connection of the street. Alexander felt most people prefer to drive through a nice neighborhood and he didn't perceive the drive to be excessive. He also felt it adds coziness to the neighborhood.

Nesbit asked staff if there is a need for an emergency exit or a need for the road to go through to the townhome development. Barton stated that the minimum requirement would be an emergency connection but staff prefers the roadway. Alexander stated he would prefer an open park type of feeling rather than a roadway and talked about the difference in price point of the two developments. He also stated that while it is not their preference, they would be willing to have the roadway in order to move forward with the development.

Pfeil opened the public hearing and invited speakers to come forward. There were no speakers.

Sylo asked staff if there was a concern with approving the street and alley section as requested by the applicant and Hammons replied that including it at this point was not an issue.

****Blanscet moved to close the public hearing and approve Case No. 03-13MD3 Mustang Park, Tracts 8 and 9 (Comp Plan) as submitted. Second by Nesbit and the motion was approved with a unanimous 7-0 vote (Hallowin and Loreto absent).***

****Blanscet moved to close the public hearing and approve Case No. 03-13Z2 Mustang Park, Tracts 8 and 9 (Zoning) with staff stipulations, and to re-title the proposed alternative street cross section as Conceptual Townhouse Street Cross Section, and that proposed Tract 8, 1 K on page 29 be amended to delete the proviso at the end of the sentence, and with the understanding that the applicant's request regarding changes to the development standards for Lot 14, Block D, Phase V has been withdrawn and is not a part of the approval. Because the word 'alternative' could be interpreted differently, Barton suggested that the sentence read "A street cross section may be as shown in Exhibit ___". Blanscet amended his motion as stated by Barton. Pfeil asked if the motion keeps the stipulation to make the direct roadway connection between Tract 8 and***

9 and Blanscet replied affirmatively. *Second by Nesbit and the motion was approved with a 5-2 vote, Pfeil and Daniel-Nix opposed (Halloin and Loreto absent).*

7. Hold a public hearing and consider an **Amendment to the Future Land Use Map** to change the future land use designation from Medium Intensity Commercial and Multi-Family Residential to Single-Family Detached. The approximately 8.8317-acre tract is located on the southeast corner of the Sam Rayburn Tollway/State Highway 121 and Chickasaw Drive (proposed) and is currently zoned PD-123 for the (LR-2) Local Retail and (MF-18) Multi-Family Residential Districts. Case No. 03-13MD2 Chickasaw at SH 121 (Comp Plan)/WPD Acquisitions. Case Coordinator: Christopher Barton.

8. Hold a public hearing and consider an **Amendment to the Transportation Plan**. The request is to change the designation of Chickasaw Drive west of Maumee Drive from a (C2U) 2-Lane Undivided Collector to a “local” street. Chickasaw Drive is located between S.H. 121 (Sam Rayburn Tollway) and Maumee Drive, and between Indian Parkway and Carrollton Parkway. Case No. 04-13MD1 Chickasaw Drive/City of Carrollton. Case Coordinator: Christopher Barton.

9. Hold a public hearing and consider an **Amendment to PD-123** changing the base zoning to the (SF-5/12) Single Family Residential District. The approximately 8.8317-acre tract is located on the southeast corner of the Sam Rayburn Tollway/State Highway 121 and Chickasaw Drive (proposed) and is currently zoned PD-123 for the (LR-2) Local Retail and (MF-18) Multi-Family Residential Districts. Case No. 03-13Z1 Chickasaw at SH 121 (Zoning)/WPD Acquisitions. Case Coordinator: Christopher Barton.

Pfeil stated that Item 7, 8 and 9 were companion items and would be heard simultaneously. He presented the essence of the three cases.

Pfeil opened the public hearing and invited the applicant to the podium.

Jon Van DeVoorde, Wilbow Corporation, 1121 W. Central Expressway, Dallas, TX stated their request is to rezone multi-family and commercial property to single-family and to decommission Chickasaw from continuing to SH 121.

Sylo asked about the distance between the southern property line and the multi-family. DeVoorde replied there is approximately 8 ft to 9 ft of grade difference between the boundary line and the parking lot and that there would be substantial work in that area. With regard to the cross section on the street along the western property line, DeVoorde explained there were a number of site constraints but they were able to devise a plan that includes a modified street section, a modified right-of-way and a landscape buffer that provides off-street parking and maximizes the home distance from the SH 121 right-of-way. He stated that the homes would have the majority of the living space in the back side of the house. He clarified that there would be 7 ft distance from the SH 121 right-of-way to the edge of the proposed 43 ft right-of-way. Within that 7 ft area, the wall will meander from the common property line to 5 ft within the applicant’s property line. He further stated there would be pockets of landscaping on both sides of the wall with all of the improvements being wholly on the applicant’s property.

Pfeil opened the floor for speakers from the audience and there were no speakers.

Blanscet asked if the wall would be a sound barrier and DeVoorde explained that it would be a masonry bricked wall.

Sylo asked the standard width for a single-family street and Hammons replied 50 ft, noting that the proposed request for a 43 ft width is atypical. In response to Sylo, Barton explained that staff did not ask the applicant to mirror the development to the north because of the tightness of the site and because it is a transition to the existing multi-family to the south which does not have the same type of screening wall or landscape buffer.

Chas Fitzgerald, Wilbow Corporation, felt the street along SH 121 was very site sensitive and very context sensitive in providing a solution. He stated they very consciously put a public street, guest parking and landscape buffer in the fronts of the homes and stated they have a much larger setback from SH 121 to living area than the neighbors to the north

Sylo stated that he has concerns with the proposed layout with regard to single-family development on the property.

McAninch stated she was uncomfortable about the concept plan and with homes along SH 121.

In response to Sylo, DeVoorde stated they have gone through several iterations of plans and they feel that the proposed plan is the best use of the site. He felt the single loaded homes on the far west side warranted a reduced cross section in addition to allowing it to serve as the landscape buffer. He stated they were open to other options that would increase the viability of the site, but were very happy with the proposed plan. Fitzgerald felt the site design was very good and stated they were trying to build a neighborhood that has lasting value.

Bryan Klein, Ion Design, explained that in an effort to put the houses as far away from the freeway as possible, it resulted in something that was not perfectly economic; a single loaded street. The plan creates a better situation for the people who would live there in terms of their living area being farther away from SH 121.

Pfeil voiced concerns with the homes and the traffic.

Nesbit stated he does not have the same problem with the design as voiced by others and felt it provides a good alternative for the unusual space. He stated he was in favor of the project.

There being no further discussion, Pfeil opened the floor for a motion.

****Stotz moved to close the public hearing and approve Case No. 03-13MD2 Chickasaw at SH 121 (Comp Plan); second by Daniel-Nix and the motion was approved with a 4-3 vote, Sylo, McAninch and Blanscet opposed (Hallowin and Loreto absent).***

**Stotz moved to close the public hearing and approve Case No. 04-13MD1 Chickasaw Drive Transportation Plan Amendment with staff stipulations; second by Nesbit and the motion was approved with a unanimous 7-0 vote (Halloin and Loreto absent).*

**Stotz moved to close the public hearing and approve Case No. 03-13Z1 Chickasaw at SH 121 Zoning with staff stipulations No. 1 regarding the height of the masonry wall to be 8 ft tall instead of the listed 6 ft; second by Daniel-Nix and the motion was approved with a 5-2 vote, Sylo and McAninch opposed (Halloin and Loreto absent).*

OTHER BUSINESS:

a. Staff Reports

Barton referred to a previously discussed training session for the Commission on May 16 stating he would let them know if it would occur. He also advised the Commission that the July meeting would be held on July 18 rather than July 4.

Pfeil reminded the Commission and audience about the events occurring in the City over the weekend and the Centennial festivities.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Christopher Barton
Chief Planner

Rick Pfeil, Chair
Planning and Zoning Commission