

Minutes
City of Carrollton
Planning & Zoning Commission
June 6, 2013

A meeting of the City of Carrollton Planning & Zoning Commission was held on June 6, 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
David Halloin

Commission Members Absent:

Mark Nesbit
Kimberly Daniel-Nix

Lisa Loreto has resigned as a Planning and Zoning Commissioner effective June 1, 2013

Staff Members Present:

Ravi Shah, Director of Development Services
Christopher Barton, Chief Planner
Lorri Dennis, Arborist

Rob Guarnieri, Senior Engineer
Mike McCauley, Senior Planner
Lydia Tormos, Admin. Support

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

CALL MEETING TO ORDER: 7:04 PM

1. **MINUTES:** Approval of the minutes of **May 2, 2013 meeting.**

** McAninch moved approval of the minutes as corrected; second by Stotz and the motion was approved with a unanimous 6-0 vote (Nesbit, Daniel-Nix absent; one seat vacant due to resignation).*

INDIVIDUAL CONSIDERATION

2. Consider final action approval for a **Replat for HSR Plaza, Phase 2**. The approximately 2.26-acre tract is located on the east side of Medical Parkway between Hebron Parkway and Amber Lane and is zoned for the (O-2) Office District. Case No. 06-13RP1 HSR Plaza/Michael Peeples, Engineers. Case Coordinator: Michael McCauley.

McCauley presented the case. Michael Peeples, 1930 E. Rosemeade Pkwy #205, applicant, was present but did not make a presentation.

** Sylo moved approval of Case No. 06-13RP1 HSR Plaza Phase 2, with staff recommendations; second by Halloin and the motion was approved with a unanimous 6-0 vote (Nesbit, Daniel-Nix absent; one seat vacant due to resignation).*

PUBLIC HEARINGS

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.

Chair Pfeil explained that there was an error with the public notice and although the Commission would accept public comment, it would not make a decision on the two items until the July meeting.

John Lucio, JAL Architect Group, 2695 Villa Creek Drive #206, Dallas, provided a presentation that included a conceptual rendering of what the project would look like and used an aerial map to illustrate the location of the property. He reviewed the conceptual site plan and described the proposed buildings and uses. He stated that the drawings would continue to evolve as they get feedback from the City and as they continue to develop the property. The intent is to develop an up-scale, mixed-use property that would primarily have residential units but would also have commercial and office uses. In response to Chair Pfeil, Mr. Lucio stated there would be ornamental fencing along parts of Trinity Mills Rd. similar to the 1100 Trinity Mills site and there would also be ornamental perimeter fencing along the eastern and western boundary lines. No fencing is currently proposed along McArthur Boulevard. Discussion was held regarding the number of parking spaces and the distance of parking spaces from Building 1.

Chair Pfeil opened the public hearing and invited speakers to the podium. There were no speakers.

** McAninch moved to keep the public hearing open and continue Case No. 05-13MD1 (Comp Plan) to the July 18 meeting; second by Sylo and the motion was approved with a unanimous 6-0 vote (Nesbit, Daniel-Nix absent; one seat vacant due to resignation).*

** McAninch moved to keep the public hearing open and continue Case No. 05-13Z1 Trinity Mills Place (Zoning) to the July 18 meeting; second by Stotz and the motion was approved with a unanimous 6-0 vote (Nesbit, Daniel-Nix absent; one seat vacant due to resignation).*

5. Hold a public hearing and consider approval of **Text Amendments to the Comprehensive Zoning Ordinance** regarding adding new provisions regulating renewable energy systems in single-family zoning districts. Case No. 01-13ZT1 Single-Family Residential District Amendments/City of Carrollton. Case Coordinator: Michael McCauley.

McCauley presented the City-initiated request and explained the discussion held by the City Council with regard to roof panels and with regard to the size of rain barrels.

Chair Pfeil spoke in favor of the changes suggested by the Council and suggested that it would be appropriate to hold open the public hearing and action on the case until the July meeting. There was a consensus that further clarification from Council and discussion was needed.

Chair Pfeil opened the public hearing and invited speakers to the podium. There were no speakers.

** McAninch moved to hold the public hearing open and continue Case No. 01-13ZT1 Single-Family Residential District Amendments to the July 18 meeting; second by Halloin and the motion was approved with a unanimous 6-0 vote (Nesbit, Daniel-Nix absent; one seat vacant due to resignation).*

OTHER BUSINESS:

a. Staff Reports – Mr. Barton advised that the July meeting was moved to July 18 in observance of the Independence Day holiday on July 4.

ADJOURNMENT

The meeting was adjourned at 8:03 p.m.

Christopher Barton
Chief Planner

Rick Pfeil, Chair
Planning and Zoning Commission