

**Minutes  
City of Carrollton  
Planning & Zoning Commission  
July 18, 2013**

A meeting of the City of Carrollton Planning & Zoning Commission was held on July 18, 2013 at 7:00 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  
Mark Nesbit

**Commission Members Absent:**

Jack Stotz  
David Halloin  
Kimberly Daniel-Nix

**Staff Members Present:**

Ravi Shah, Director of Development Services  
Christopher Barton, Chief Planner  
Scott Tittle, Fire Dept. Battalion Chief  
Tom Hammons, Transportation Eng. Div. Mgr.

Rob Guarnieri, Senior Engineer  
Mike McCauley, Senior Planner  
Regina Edwards, 1<sup>st</sup> Asst. City Attorney  
Lydia Tormos, Admin. Support

**Council Members Present:**

Terry Simons

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

**CALL MEETING TO ORDER: 7:29 PM**

1. **MINUTES:** Approval of the minutes of **June 6, 2013 meeting.**

*\* McAninch moved approval of the minutes as corrected in worksession; second by Blanscet and the motion was approved with a unanimous 5-0 vote.*

**INDIVIDUAL CONSIDERATION**

2. Consider final action approval for a **Final Plat for Mustang Park, Phase 6.** The approximately 45.498-acre tract is located approximately 1,500 ft. southwest of the intersection at Dozier Road and Plano Parkway, and is zoned PD-175 for the (SF-5/12), (SF-7/16) and (SF-10/18) Single-Family Residential Districts. **Case No. 07-13FP2 Mustang Park Phase 6 Revision/Dowdey Anderson & Associates, Inc.** Case Coordinator: Christopher Barton.

Barton presented the case and stated that staff recommends approval as submitted. The applicant was present but did not make a formal presentation.

*\* McAninch moved approval of Case No. 07-13FP2 Mustang Park Phase 6 Revision with the finding that the right-of-way designation is necessary and proportional to the proposed development; second by Sylo and the*

*motion was approved with a unanimous 5-0 vote (Stotz, Halloin and Daniel-Nix absent).*

3. Consider final action approval for a **Replat for Indian Creek Phase 2**. The approximately 4.758-acre tract is located at the northwest corner of Indian Creek Drive (private drive to Indian Creek Golf Course) and W. Frankford Road and is zoned PD-188 for the (TC) Transit Center District, Urban General Sub-District with SUP 403 for Multi-Family Residential Development. **Case No. 07-13RP1, LakeView Pointe/ES** Frankfurt Management, Inc. Case Coordinator: Christopher Barton.

Barton presented the case and advised that staff recommends approval with the stipulation that each property owner at the time of recording be included on the plat and that there would be a signature block for each property owner. The applicant was present but did not make a formal presentation.

*\* Nesbit moved approval of Case No. 07-13RP1 LakeView Pointe with the finding that the right-of-way designation is necessary and proportional to the proposed development and with the stipulation as stated; second by Blanscet and the motion was approved with a unanimous 5-0 vote (Stotz, Halloin and Daniel-Nix absent).*

4. Consider final action approval for a **Final Plat for Estates of Indian Creek, Phase 7b**. The approximately 12.11-acre tract is located at the northwest corner of Maumee Drive and Chickasaw Drive and is zoned PD-123 for the (SF-5/12), (SF-6.5/12) and (SF-8.4/18) Single-Family Residential Districts. **Case No. 07-13FP1 Estates of Indian Creek Phase 7b/** JBI Partners, Inc. Case Coordinator: Michael McCauley.

Chair Pfeil stated that Commissioner Sylo signed a Conflict of Interest Affidavit and excused himself from the dais.

McCauley presented the case and advised that staff recommends approval with stipulations and that the applicant agreed to the stipulations.

*\* Blanscet moved approval of Case No. 07-13FP1 Estates of Indian Creek, Phase 7b, with the finding that the right-of-way designation is necessary and proportional to the proposed development and with staff stipulations; second by McAninch and the motion was approved with a unanimous 4-0 vote (Sylo abstained, Stotz, Halloin and Daniel-Nix absent).*

Commissioner Sylo returned to the dais.

5. Consider final action approval for an **Alternate Screening Plan for Edentree Apartments**. The approximately 6.65-acre site is located at 1741 E. Frankford Road and is zoned PD-63 for the (MF-15) Multi-Family Residential District. **Case No. 07-13MD1 Edentree Apartments (Alternate Screening)/**PE National, LLC. Case Coordinator: Michael McCauley.

McCauley presented the case and advised that staff recommends approval with the noted change to the wall plan provided to the Commission.

Gordon Duncan, PE National, was present but did not make a formal presentation.

Chair Pfeil asked if the line of the chain link fence would be in the same location of the existing brick wall and Mr. Duncan replied affirmatively, and further stated the landscape area would be between the end of the chain link fence and the beginning of the retaining wall. He also clarified that the retaining wall is 100% on the apartment property; there would be a chain link fence on top of the retaining wall and where there is no retaining wall, the chain link fence would be on the property line. The chain link fence would be black coated fencing. Mr. Duncan advised that they submitted a letter previously to the Planning Department from the school district giving them permission to do what was necessary on school property.

*\* Sylo moved approval of No. 07-13MD1 Edentree Apartments (Alternate Screening) with the stipulation that the entire screening may be a 6ft high black chain link fence and in those areas where a retaining wall is necessary, the chain link fence shall be on top of the retaining wall, and that the fence and retaining wall shall be 100% on the apartment property; second by Nesbit and the motion was approved with a 4-1 vote, (McAninch opposed, Stotz, Halloin and Daniel-Nix absent).*

## PUBLIC HEARINGS

6. Hold a public hearing and consider a **Resolution for an Amendment to the Future Land Use Map** to change the use designation from High Intensity Commercial uses to Multi-Family Residential uses; amending accordingly the Official Land Use Map. 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.
7. Hold a public hearing and consider an **Ordinance Amending PD-45** to change the base zoning of an approximately 3.355-acre tract from the (LR-2) Local Retail District to the (MF-18) Multi-Family Residential District with modified development standards and to allow the additional use of Local Retail and to change the base zoning of a second approximately 2.0776-acre tract from the (O-2) Office District, to the (O-2) Office District allowing multi-family development as an additional use, with modified development standards; amending accordingly the Official Zoning Map. The subject tracts are 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 noted that Items 6 and 7 were companion items and the public hearings would be held concurrently.

Barton presented the two cases and advised that since last month, a new architect provided new conceptual elevations and the property owner had requested relatively minor changes to the proposed ordinance language.

Ed Copeland, CaCo Architecture, 921 Riverfront Blvd., #500, Dallas, stated the product would be closer to the street and the goal was to use an undulation movement in the building on the façade to give it more of an urban context with a warm contemporary feeling. He stated that a major challenge to the site was the large gas line running through the center of the property. He used the conceptual site plan to describe the site. He used photos to illustrate the finishes that would be used in the apartment units.

Sylo expressed his preference for use of brick rather than stucco and Mr. Copeland said the final products to be used had not been determined. Blanscet stated he is troubled with the current right to allow residence hotels and hotel suites although a full service hotel would be acceptable.

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

Larry Moser, representing the owners of the property, stated the property owners would object to the loss of the opportunity to have a multi-story full-service hotel but would not have a problem with eliminating resident hotels.

Mr. Copeland stated the applicant would accept a stipulation eliminating the resident type hotel from the current land use.

Barton read the definition for the three types of hotels.

*\* Blanscet moved to close the public hearing and approve of Case No. 05-13MD1 Trinity Mills Place (Comp Plan) with staff stipulations; second by McAninch and the motion was approved with a unanimous 5-0 vote (Stotz, Halloin and Daniel-Nix absent).*

*\* Blanscet moved to close the public hearing and approve of Case No. 05-13Z1 Trinity Mills Place (Zoning) with staff stipulations and with the deletion of reference to the hotel residence or hotel suites in the proposed ordinance language Section 2 additional uses; second by Nesbit. Pfeil requested that the motion include language that all of the buildings be complimentary and consistent with the proposed conceptual elevations. Blanscet agreed to include the language. Sylo stated he is not opposed to the use, mix of uses, or architecture, but has a huge concern about the distance of the parking spaces from Building 1. **The motion was approved with a 4-1 vote, (Sylo opposed, Stotz, Halloin and Daniel-Nix absent).***

8. Hold a public hearing and consider an **Ordinance to Rezone to Repeal and Reestablish Planned Development 182** for the (SF-TH) Single-Family Townhouse Residential District with modified development standards and to allow the additional use of a Continuing Care Retirement Community and/or an Assisted Living Facility for the Elderly; amending accordingly the Official Zoning Map. The approximately 4.39-acre

tract is located in the vicinity of the northwest corner of Marsh Lane and Keller Springs Road and is currently zoned PD-182 for the (SF-TH) Single-Family Townhouse Residential District. **Case No. 07-13Z1, Glen Carr House of Carrollton/Oxford Development.** Case Coordinator: Michael McCauley.

McCauley presented the case noting that the landscape plan has been modified to be in compliance with the City's landscape ordinance. Staff recommends approval with stipulations.

Pat Ayers, Oxford Development Holdings, 2008 Timbercreek Circle, Wichita, Kansas, stated the proposal is for a 60 unit, 70 bed community divided into five residential pods. It is referred to as a memory care community and would have a low traffic impact because the residents do not drive or have access to vehicles. He stated agreement with staff stipulations and recommendations. He stated they do try to incorporate horizontal siding because it provides a residential feel which is an important element in the design.

McAninch expressed concern for some type of separation or buffer from the adjacent retail and Mr. Ayers replied that it is their intent to include a berm and landscaping in that area to buffer the neighboring retail.

Sylo asked Mr. Ayers if he would object to including a stipulation that the entire western property line of the retail and the northern property line where the building is located on the retail would be screened by evergreen plant materials. Mr. Ayers replied that he would not be opposed if that is the criteria of the Commission and noted that it would be covering a blank wall. Sylo also asked if he would object to a stipulation for foundation landscaping other than sod and Mr. Ayers stated they would not object, but also noted that heavily landscaped enclosed courtyards are provided for the residents because the residents are not exposed to the exterior of the community very often.

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

*\* McAninch moved to close the public hearing and approve Case No. 07-13Z1, Glen Carr House of Carrollton with staff stipulations and an additional stipulation that an evergreen or other type of year-round plant screen be placed between the property on the east and north side of the property behind the existing retail. Sylo asked McAninch if she would include another stipulation for the applicant to work with the City's landscape architect to require foundation plantings around the building and McAninch replied affirmatively. Second by Sylo. Discussion was held regarding the meaning of the term "foundation plantings" and the evergreen screen stipulation. Chair Pfeil clarified that the motion includes an additional stipulation for evergreen screening at the north and west elevations of the existing retail as approved by the City arborist, and a stipulation that building perimeter foundation plantings be consistent with the building elevations. The motion was approved with a unanimous 5-0 vote (Stotz, Halloin and Daniel-Nix absent).*

9. Hold a public hearing and consider an **Ordinance Amending Article VII of the Comprehensive Zoning Ordinance** 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 case noting it is a City-initiated request.

McAninch suggested the following language: for lots abutting arterial streets, even where separated from such street by an alley, easement, greenbelt or other publicly held land, such systems shall not be directly visible from said street as designated by the adopted Transportation Plan. She felt that this language would cover all homes in the City. Chair Pfeil suggested restoring Option A to allow an appeal to the Property Standards Board and adding an item restricting the solar panels on fronts of homes. McAninch stated she understands the Council's aesthetic concerns along the major corridors and also voiced a concern with denying homeowners the right to have an alternate source of energy. Blanscet asked if the Commission should also be considering ways to screen or limit the panels since aesthetic concerns have been raised. Sylo felt that what has been proposed thus far was a good start and expects the ordinance will need to be tweaked as the technology evolves.

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

*\* McAninch moved to close the public hearing and to approve ordinance amending Article VII of the Comprehensive Zoning Ordinance adding new provisions regulating renewable energy systems in single family zoning districts, Case No. 01-13ZT1 Single-Family Residential District Amendments with the change in Section K, Miscellaneous Requirements 8a4A to strike the proposed language and add the following language: for lots abutting arterial streets, even where separated from such street by an alley, easement, greenbelt or other publicly held land, such systems shall not be directly visible from said street as designated by the adopted Transportation Plan; second by Sylo and the motion was approved with a unanimous 5-0 vote (Stotz, Halloin and Daniel-Nix absent).*

## **OTHER BUSINESS:**

### **a. Staff Reports**

Barton advised that Commission Lisa Loreto resigned before the previous meeting due to personal commitments and thanked her for her service. Chair Pfeil also expressed appreciation for Ms. Loreto's service.

Chair Pfeil also noted that Twisted Root is now open and encouraged the audience to visit the restaurant.

**ADJOURNMENT**

The meeting was adjourned at 9:42 p.m.

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Christopher Barton  
Chief Planner

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Rick Pfeil, Chair  
Planning and Zoning Commission