Minutes City of Carrollton Planning & Zoning Commission April 5, 2012

A meeting of the City of Carrollton Planning & Zoning Commission was held on April 5, 2012 at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commission Members Present: Commission Members Absent:

Jerry Sylo Rick Pfeil, Chair Barbara McAninch Jack Stotz Kimberly Daniel-Nix Lisa Loreto Mark Nesbit

Glen Blanscet David Halloin

Staff Members Present:

Christopher Barton, Chief Planner Loren Shapiro, Senior Planner Regina Edwards, 1st Asst. City Attorney Tom Hammons, Transportation Eng. Div. Mgr. Brett L. King, Plan Review & Permitting Mgr. Ravi Shah, Director of Development Services Lorri Dennis, City Arborist

(Note: * = designation of a motion)

CALL MEETING TO ORDER: 7:12 P.M.

- **1. MINUTES: Approval of Planning & Zoning Commission Minutes:** March 1, 2012 meeting.
 - * Motion made by McAninch, second by Daniel-Nix to approve the March 1 meeting minutes, passed 6-0 (Pfeil, Stotz and Loreto absent).

CONSENT AGENDA

- 2. Consider final action approval of a replat for **Belt Line West, Part 2**. The approximately 3.984-acre site is located on the south side of Belt Line Road, west of Hutton Drive and is zoned for the (LI) Light Industrial District with SUP-393 for a gas station and fuel dealer with above ground storage tanks in excess of 10,000 gallons. Case No. 04-12RP1 Belt Line West, Part 2/Metroplex Surveying, Inc. Case Coordinator: Loren Shapiro.
 - * Motion made by McAninch, second by Daniel-Nix to approve Case 04-12RP1 as submitted, passed 6-0 (Pfeil, Stotz, and Loreto absent).

- 3. Consider final action approval of a replat for **Austin Waters, Phase 1C**. The approximately 2.471-acre site is located on the east side of Plano Parkway, north of Broken Gate Road, and is zoned PD-177 for the (SF-5/12) Single Family Residential District. Case No. 04-12RP2 Austin Waters, Phase 1C/Spiars Engineering. Case Coordinator: Loren Shapiro.
 - * Motion made by McAninch, second by Daniel-Nix to approve Case 04-12RP1 with staff stipulations, passed 6-0 (Pfeil, Stotz, and Loreto absent).

PUBLIC HEARINGS

4. Hold a public hearing and consider approval of a **Special Use Permit for Outdoor Display of Motorcycles, ATV's and Similar Small Motor Vehicles**. The approximately 0.365-acre site is located at 1942 N. IH-35E (east side of IH-35E, just south of Whitlock Lane) and is currently zoned for the (FWY) Freeway Commercial District, with the IH-35E Overlay District. Case No. 03-12SUP2 Nitro Powersports/Quing Yu. Case Coordinator: Christopher Barton.

Mr. Sylo presented the case and asked if there was an applicant present.

Xiaoton Qi represented Nitro Powersports, 1942 N. IH35E, Carrollton, TX. He stated he was requesting to have outside storage of his vehicles.

Since the last meeting, Mr. Qi has entered into a parking agreement with his neighbor where he could park at the back of his building using four-to-five parking spaces. When asked about the signage, Mr. Qi said the landlord would allow whatever he would like to place on the building, but he was not going to depend on it generating extra business. As regards the landscaping issues, Mr. Qi said the landlord had stated that if he was unable to enter into a parking agreement with the neighbor, he would be willing to allow removal of landscaping for one additional parking space. He felt the additional landscaping would not be of benefit to his business, so he does not want to do any landscaping.

Staff explained the history of this case and the misunderstanding the applicant had as to what was required of him to be able to have outside storage. Mr. Qi explained he had thought he was being asked to remove the grassy area on the south side of the property and replace it with paving, something he and the landlord did not want to do. He now understands and would be willing to add the landscaping at his own expense.

Sylo opened the meeting to the public. There were no public comments.

Daniel-Nix and McAninch both discussed that the City Council subcommittee is looking at the possibility of rezoning IH 35E. While it is in the preliminary stages of discussion, it would probably be brought before Planning and Zoning within the next couple of months.

McAninch explained that while she was sympathetic to his cause, she felt there had to be a point where no more outside storage would be allowed.

- * Motion made by Daniel-Nix, second by McAninch to close the public hearing and deny Case 03-12SUP2, passed 6-0 (Pfeil, Stotz, and Loreto absent).
- 5. Hold a public hearing and consider approval of a **Special Use Permit for a Car Wash**. The approximately 0.4688-acre site is located at 1818 Trinity Mills Road (just west of the Los Lupes Restaurant) and is currently zoned for the (LR-2) Local Retail District. Case No. 04-12SUP1 1818 Trinity Mills Road Carwash/Richard Calvert. Case Coordinator: Christopher Barton.

Sylo presented the case and stated that staff had received a request from the applicant to continue the case to the May 3, 2012 meeting.

- * Motion made by McAninch, second by Daniel-Nix to keep the public hearing open and continue Case 04-12SUP1 to the May 3 meeting, passed 6-0 (Pfeil, Stotz, and Loreto absent).
- 6. Hold a public hearing and consider approval of **Text Amendments to the Comprehensive Zoning Ordinance** regarding changes to Article XXV. <u>Landscaping & Buffering</u> regarding development standards. Case No. 04-12ZT2 Article 25 Amendments/City of Carrollton. Case Coordinator: Lorri Dennis.

Sylo presented the case and stated that staff has requested to continue the case to the May 3, 2012 meeting.

Dennis explained there were still some adjustments needed to the proposed changes. She highlighted some of the bigger changes that were being considered and received a few suggestions from Sylo.

- * Motion made by McAninch, second by Nesbit to keep the public hearing open and continue Case 04-12ZT2 to the May 3 meeting, passed 6-0 (Pfeil, Stotz, and Loreto absent).
- 7. Hold a public hearing and consider approval of **Text Amendments to the Comprehensive Zoning Ordinance** regarding development standards for multi-family uses. Case No. 04-12ZT1 Multi-Family District Amendments/City of Carrollton. Case Coordinator: Loren Shapiro.

Sylo presented the case and stated that staff has requested to continue the case to the May 3, 2012 meeting.

Shapiro explained that in speaking with other city departments, they realized they needed more time to improve the contents of the proposed amendments.

* Motion made by Blanscet, second by Daniel-Nix to keep the public hearing open and continue Case 04-12ZT1 to the May 3 meeting, passed 6-0 (Pfeil, Stotz, and Loreto absent).

OTHER BUSINESS:

a. Election of First Vice-Chair

* Motion made by Blanscet, second by Daniel-Nix to nominate Mark Nesbit as First Vice-Chair, passed 6-0 (Pfeil, Stotz, and Loreto absent).

b. Staff Reports

The announcement was made that staff member, Loren Shapiro, was leaving the City of Carrollton and moving to San Diego, California and this was his last meeting.

In behalf of the Commission, Sylo thanked Mr. Shapiro for all his hard work.

ADJOURNMENT

The meeting was adjourned at 8:08 p.m.	
	Christopher Barton
	Chief Planner
	Jerry Sylo
	Vice-Chair
	Planning and Zoning Commission