

Minutes
City of Carrollton
Planning & Zoning Commission
July 19, 2012

A meeting of the City of Carrollton Planning & Zoning Commission was held on July 19, 2012 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
Barbara McAninch
Kimberly Daniel-Nix
Jack Stotz
Mark Nesbit
David Halloin
Lisa Loreto

Commission Members Absent:

Glen Blanscet

Staff Members Present:

Regina Edwards, 1st Asst. City Attorney
Christopher Barton, Chief Planner
Mike McCauley, Senior Planner
Tom Hammons, Transportation Eng. Div. Mgr.
Lorri Dennis, Arborist
Lydia Tormos, Admin. Support

(Note: * = designation of a motion)

CALL MEETING TO ORDER: 7:02 P.M.

- 1. MINUTES: Approval of Planning & Zoning Commission Minutes:** June 7, 2012 meeting.

* *Motion made by Nesbit, second by McAninch to approve the June 7, 2012 meeting minutes, passed 8-0 (Blanscet absent).*

CONSENT AGENDA

- 2.** Consider final action approval of a replat for **Good Elementary**. The approximately 6.586-acre site is located at 1012 Study Lane (northwest corner of Study Lane and Denton Drive) and is zoned for the (SF-12/20) Single-Family Residential District. Case No. 07-12RP1 Good Elementary/RLK Engineering. Case Coordinator: Lorri Dennis.
- 3.** Consider final action approval of a preliminary plat for **Estates of Indian Creek, Phase 7a & 7b**. The approximately 29.594-acre site is located south of Carrollton Parkway, west of Maumee Drive, and north of Chickasaw Drive and is zoned PD-123 for the

(FWY) Freeway District. Case No. 07-12PP1 Estates of Indian Creek, Phase 7a & 7b/JBI Partners, Inc. Case Coordinator: Christopher Barton.

4. Consider final action approval of a final plat for **Estates of Indian Creek, Phase 7a**. The approximately 17.419-acre site is located south of Carrollton Parkway, west of Maumee Drive, and north of Chickasaw Drive and is zoned PD-123 for the (FWY) Freeway District. Case No. 07-12FP1 Estates of Indian Creek, Phase 7a/JBI Partners, Inc. Case Coordinator: Christopher Barton.

* *Due to a conflict of interest, motion was made by Sylo, second by Stotz to remove all consent agenda items so as to be individually considered, passed 8-0 (Blanscet absent).*

5. Consider final action approval of a replat for **Good Elementary**. The approximately 6.586-acre site is located at 1012 Study Lane (northwest corner of Study Lane and Denton Drive) and is zoned for the (SF-12/20) Single-Family Residential District. Case No. 07-12RP1 Good Elementary/RLK Engineering. Case Coordinator: Lorri Dennis.

Pfeil presented the case and asked staff if there were any comments. There were none. Pfeil noted that there was not an applicant present.

* *Motion was made by Sylo, second by Nesbit to approve Case 07-12RP1 as submitted, passed 8-0 (Blanscet absent).*

Commissioner Sylo left the dais due to a conflict of interest.

6. Consider final action approval of a preliminary plat for **Estates of Indian Creek, Phase 7a & 7b**. The approximately 29.594-acre site is located south of Carrollton Parkway, west of Maumee Drive, and north of Chickasaw Drive and is zoned PD-123 for the (FWY) Freeway District. Case No. 07-12PP1 Estates of Indian Creek, Phase 7a & 7b/JBI Partners, Inc. Case Coordinator: Christopher Barton.

Pfeil presented the case and asked staff if there were any comments. There were none.

Pfeil asked if there was an applicant present. Clint Richardson, with Meritage Homes was present to answer any questions from the Commissioners. There were none.

* *Motion made by Nesbit, second by Daniel-Nix to close the public hearing and approve Case 07-12PP1 with the findings that the future Right-of-Way dedications are necessary and proportional to the anticipated development of the site, passed 7-0 (Blanscet absent, Sylo abstaining due to conflict of interest).*

7. Consider final action approval of a final plat for **Estates of Indian Creek, Phase 7a**. The approximately 17.419-acre site is located south of Carrollton Parkway, west of Maumee Drive, and north of Chickasaw Drive and is zoned PD-123 for the (FWY) Freeway

District. Case No. 07-12FP1 Estates of Indian Creek, Phase 7a/JBI Partners, Inc. Case Coordinator: Christopher Barton.

Pfeil presented the case and asked staff if there were any comments. There were none.

Pfeil asked if there was an applicant present. Clint Richardson, with Meritage Homes was present to answer any questions from the Commissioners. There were none.

* *Motion made by Stotz, second by Loreto to close the public hearing and approve Case 07-12FP1 with the findings that the future Right-of-Way dedications are necessary and proportional to the anticipated development of the site, passed 7-0 (Blanscet absent, Sylo abstaining due to conflict of interest).*

Sylo returned to the dais.

PUBLIC HEARINGS

8. Hold a public hearing and consider approval of **an amendment to Special Use Permit No. 211**. The approximately 3.617-acre site is located at 1029 Seminole Trail and is currently zoned PD-39 for the (O-1) Office District with SUP 211 for an assisted living facility. Case No. 07-12SUP1 Villagio of Carrollton. Case Coordinator: Christopher Barton.

Pfeil presented the case and stated that staff recommends approval according to revised staff stipulations as presented at the Briefing Session.

Pfeil asked if there was an applicant present. Terry Baumeister, Architect for the project, 3233 Harvey Pkwy., Oklahoma City, OK was present.

Baumeister explained the project was to add 7 additional rooms to the existing memory care wing.

McAninch asked if this project would be a mixture of assisted living, memory care and a nursing home.

Baumeister explained the State's requirements for assisted living. He also explained that this addition was to increase the 55 "units" (as defined by the state) to 62, resulting in a total of 110 beds.

Pfeil opened the meeting to any public comment. There were none.

* *Motion made by McAninch, second by Sylo to close the public hearing and approve Case 07-12SUP1 with the revised staff stipulation to Section 4 Item 1 that the maximum number of beds shall be 110 instead of 70, passed 8-0 (Blanscet absent).*

OTHER BUSINESS:

a. Staff Reports

There were none.

ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Christopher Barton
Chief Planner

Rick Pfeil, Chair
Planning and Zoning Commission