Minutes City of Carrollton Planning & Zoning Commission March 1, 2012

A meeting of the City of Carrollton Planning & Zoning Commission was held on March 1, 2012 at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commission Members Present:

Commission Members Absent:

David Halloin

Rick Pfeil, Chair

Barbara McAninch

Jerry Sylo

Kimberly Daniel-Nix

Jack Stotz

Mark Nesbit

Lisa Loreto

Glen Blanscet

Staff Members Present:

Christopher Barton, Chief Planner Loren Shapiro, Senior Planner Regina Edwards, 1st Asst. City Attorney Tom Hammons, Transportation Eng. Div. Mgr. Rob Guarnieri, Senior Engineer Elliott Reep, Emergency Mgmt Intern II Lydia Tormos, Admin. Support Lorri Dennis, City Arborist

(Note: * = designation of a motion)

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

Rick Pfeil welcomed new member, Kimberly Daniel-Nix, to the commission.

- **1. MINUTES: Approval of Planning & Zoning Commission Minutes:** February 2, 2012 meeting.
 - * Motion made by McAninch, second by Nesbit to approve the February 2 meeting minutes, passed 8-0 (Halloin absent).

INDIVIDUAL CONSIDERATION

2. Consider final action approval of a replat for **North Hebron 121, Phase 3**. The 2.610-acre site is located on the east side of S.H. 121 (Sam Rayburn Tollway), approximately 550 feet north of Hebron Parkway and is zoned PD-124 for the (LR-2) Local Retail District. Case No. 03-12RP1 North Hebron 121, Phase 3/Mardy Brown (Texas Development Services). Case Coordinator: Christopher Barton.

Pfeil present the case and asked if there was an applicant present.

Scott Caruthers, 4300 Sigma Rd., Dallas, TX, was present. He said he was in agreement with staff comments which indicated there may be a future need by separate instrument to remove an existing easement and the driveway curb cut along the frontage road.

There were no questions from the Commissioners.

* Motion made by Sylo, second by Loreto to approve Case No. 03-12RP1, passed 8-0 (Halloin absent).

PUBLIC HEARINGS

Pfeil stated that Commissioner McAninch had submitted a Conflict of Interest Statement and would leave the dais for the next two cases.

3. Hold a public hearing and consider approval of **Amendments to PD-118 to Allow a Municipal Water Treatment Plant with Modified Development Standards**. The 119.02-acre site is located on the northwest corner of Old Denton Road and Whitlock Lane and is zoned PD-118 for the (SF-12/20) Single-Family Residential District. Case No. 03-12Z2 Elm Fork Water Treatment Plant/Malcom Pirnie (City of Dallas). Case Coordinator: Loren Shapiro.

Pfeil said there was a companion case to be considered that he would open together for discussion, but each would need a separate motion and vote.

4. Hold a public hearing and consider **Rezoning and Removing SUP 121**. The approximately 119.02-acre site is located on the northwest corner of Old Denton Road and Whitlock Lane and is zoned PD-118 for the (SF-12/20) Single-Family Residential District. Case No. 03-12SUP1 Rezoning of SUP 121/Malcom Pirnie (City of Dallas). Case Coordinator: Loren Shapiro.

Jennifer Cotting with Dallas Water Utilities, 2121 Main St., Suite 300, Dallas, TX, gave a short history of the plant. The request is to update the plant to make it more efficient and reliable, resulting in improvement to the water quality, and improvements to the safety and security measures at the plant. She stated that she was aware of the need to balance City of Dallas landscape requirements with City of Carrollton requirements as well as Homeland Security guidelines.

There was a general discussion in the briefing prior to the meeting concerning:

- Removal of staff stipulation 5 concerning the need of landscaping within the Whitlock Lane right-of-way since it appeared to be repetitious.
- Removal of staff stipulation 6 concerning the parking calculations since it was addressed by the time of the meeting.
- Removal of comment B from the Standard Notes on the Conceptual Site plan since there is a fence currently on site and any future fencing around the guardhouse would be issued by Building Inspection.

Pfeil opened the hearing to the public. There were no speakers.

- * Motion made by Sylo, second by Stotz to close the public hearing and approve Case 03-12Z2, with staff stipulations, and the removal of stipulations 5, 6 and Note B from the standard comments, passed 7-0, McAninch absent due to Conflict of Interest (Halloin absent).
- * Motion made by Nesbit, second by Stotz to close the public hearing and approve Case 03-12SUP1, as submitted, passed 7-0, McAninch absent due to Conflict of Interest (Halloin absent).

Commissioner McAninch returned to the dais.

5. 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.

Xiaoton Qi ("Zhow-tong Chi") represented Nitro Powersports, 1942 N. IH35E, Carrollton, TX. He stated he was requesting to have outside storage of his vehicles since many customers desire to test the vehicles before purchasing. Currently one of the employees must push the various vehicles outside for testing which is physically difficult, especially for the female employees. He also feels business would benefit from the outside display.

When asked about the parking issues, Qi stated that during peak sales season, he has up to 15 customers a day who stay less than 20 minutes and arrive at different times of the day. So under normal circumstances there is plenty of parking available. Recently he had an agreement with an adjoining neighbor to use some of their parking during their Special Event held December 2011.

Commissioners McAninch and Sylo suggested that better signage might help explain what their business offers. Qi said the property owner must approve any signage used. In regards to the staff stipulation for landscaping improvements, Qi stated there was a financial disagreement with the property owner as to who should bear this cost.

Pfeil asked Qi if he had read the staff stipulations and if he was in agreement with them. Qi said he was unaware of any stipulations and had not received them. Staff provided him with a copy and Pfeil explained the stipulations to him.

Nesbit asked staff if the applicant had a reciprocal agreement with his neighbor to occasionally use their parking spaces, would that count toward his parking requirement. Staff said if they had the agreement in place and both properties had enough combined parking to satisfy the parking requirements for both locations, then it would work.

Pfeil opened the hearing to the public. There were no speakers.

The Commissioners discussed a couple of options for the applicant in regards to the outside display. Concern was shown that the applicant did not have any time to review the stipulations and felt the meeting should be continued to next month's meeting.

- * Motion made by McAninch, second by Sylo to close the public hearing and deny Case 03-12SUP2, vote failed 4-4, Nesbit, Pfeil, Stotz and Daniel-Nix opposed (Halloin absent).
- * Motion made by McAninch, second by Stotz to keep the public hearing open and continue Case 03-12SUP2 to the April 5, 2012 meeting, passed 8-0, (Halloin absent).
- 6. Hold a public hearing and consider approval of a **Planned Development District to Allow Alternate Façade Materials with Modified Development Standards.** The approximately 66.46-acre tract is located on the northwest corner of Belt Line Road and Columbian Club Drive and is zoned for the (LI) Light Industrial District. Case No. 03-12Z1 Halliburton/Allen Brier (Halliburton). Case Coordinator: Christopher Barton.

Allen Brier with Halliburton, 2601 E. Belt Line Rd. Carrollton, TX, said they were requesting to create a Planned Development District to allow alternate façade materials on buildings constructed in the future.

McAninch expressed her appreciation that Halliburton had taken these steps to do a planned development. Pfeil expressed his agreement.

Concerning the landscaping along Belt Line Rd., Brier said the trees would be planted this week.

Pfeil opened the hearing to the public. There were no speakers.

* Motion made by McAninch, second by Loreto to close the public hearing and approve Case 03-12Z1 with revised staff stipulations and in addition, to change Stipulation 2A to require the trees along Belt Line Rd. to be planted no later than December 31, 2012, passed 8-0, (Halloin absent).

OTHER BUSINESS:

a. Worksession Item: Amendments to the Comprehensive Zoning Ordinance regarding multi-family development standards.

During the Briefing, the Commissioners viewed a PowerPoint presentation for proposed changes to future multi-family construction and made comments and recommendations.

b. Worksession Item: Amendments to the Comprehensive Zoning Ordinance regarding landscape regulations.

During the Briefing, the Commissioners viewed a PowerPoint presentation for proposed changes to the landscape requirements and made comments and recommendations.

c. Election of Vice-Chair

* Motion made by Blanscet, second by McAninch to nominate Sylo for Vice-Chair, passed 8-0, (Halloin absent).

Since this appointment now leaves the 1st Vice Chair position open, voting for that position will be held at the April 5, 2012 P&Z meeting.

d. Staff Reports

There were none.

ADJOURNMENT

The meeting was adjourned at 8:39 p.m.

Christopher Barton Chief Planner
Rick Pfeil Chair, Planning and Zoning Commission