

DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
May 2, 2019

A meeting of the City of Carrollton Planning & Zoning Commission was held on May 2, 2019 at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commission Members Present:

Chad Averett, Chair
Larry Kiser, Vice Chair
Randall Chrisman
Mel Chadwick
Sunil Sundaran
John Denholm
Kathryn Taylor
Tony Romo II

Commission Members Absent:

Margot Diamond

Staff Members Present:

Loren Shapiro, Chief Planner
Susan Keller, Asst. City Attorney
Tom Hammons, Transportation Eng. Div. Mgr.
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner
Herb Cavanaugh, Fire Dept. Battalion Chief
Molly Coryell, Planner

Guests Present:

Councilmember Liaison Glen Blanscet

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

3. Hold A Public Hearing To Consider An Ordinance Amending the Zoning To **Establish A Special Use Permit For Warehouse/Distribution** On An 22.16-Acre Tract Zoned (FWY) Freeway District And Located At 2643 IH 35E; Amending The Official Zoning Map Accordingly. **Case No. 04-19SUP1 Point 35/190**. Case Coordinator: Loren Shapiro.

Chief Planner Loren Shapiro stated the SUP was being considered by the commission again due to property owner notices not being sent out for the public hearing on April 4, 2019. Shapiro stated the plans did not change from last month. He mentioned the Comprehensive Zoning Ordinance was amended in December 2018 to require an SUP for warehouse/distribution instead of by right. He described characteristics of the proposed site plan including trailer loading areas location behind the building, landscape screening along I-35E, and tilt wall with accents with an office appearance for the north, south, and center portion of the building fronting the street. Shapiro mentioned access to the property is limited to the southbound service road and there is no direct connectivity to the east side of I-35E including the Trinity Mills project. Staff is recommended approval with stipulations.

Tommy Mann, Winstead, 500 Winstead Building, Dallas, TX 75201, represented the applicant. Mr. Mann provided a timeline mentioning two preapplication meetings with staff in 2018 prior to the amendments to the Comprehensive Zoning Ordinance. Mr. Mann said his client did not understand

that the proposed zoning text amendments would impact the proposed use. The development team went into designing the property when the Commission took action recommending amendments to the Comprehensive Zoning Ordinance. Mr. Mann stated that they would have expressed themselves at the hearings had they understood the changes proposed to the zoning ordinance. He mentioned that additional pre-application meetings with city staff occurred earlier in 2019 where upgrades were made to plans as part of SUP application. Mr. Mann stated the zoning ordinance was amended to protect the front door of the city. He did not believe the subject property was at the front door of the city.

Dan Lawson, Proterra Properties, 8214 Westchester, Dallas, TX 75025, applicant. Mr. Lawson provided a brief history of the property. He mentioned that the previous owner was unsuccessful in selling the tract as proposals did not work out due to the location, limited access, the Oncor substation, floodplain, Oncor easement, and lack of utilities to serve the site. Mr. Lawson explained that 13.5 acres out of the 22.1 acres were developable. Mr. Lawson said Longpoint purchased the property in 2018 and has the financing to construct the office warehouse. The developer would need to extend utilities (water, sewer, gas) onto the property including boring under I-35E. Mr. Lawson mentioned that visibility would be limited except along the service road. Mr. Lawson said there was no synergy to connect to the urban village (Trinity Mills Master Plan). Mr. Lawson mentioned the project would add 50-80 employees and cost \$15 million adding \$3-5 million in property value.

Robert Gossett, Half Associates, 1201 N Bowser Road, Richardson, TX 75081, engineer represented the applicant. Mr. Gossett said he surveyed and reviewed topography and tried to market the property through the design of proposed utilities extending to the property with the previous owner without success, including a proposed hotel.

Derek Downs, Half and Associates, 1201 Bowser Road, Richardson, TX 75081, architect represented the applicant. Mr. Downs said he had multiple meetings with city staff. He said he added additional glazing to the building, roof canopies, accent wall paneling, and paint schemes to the elevations of the building. Mr. Downs added that landscaping was to be provided along I-35E and truck loading space would be located at the rear of the building.

Commissioner John Denholm asked about the driveways and whether TXDOT required deceleration lanes, as he was concerned about motorist speed on the service road and large trucks needing to slow to make the turn onto the property.

Mr. Gossett responded and stated TXDOT did not require a deceleration lane for the driveways. Mr. Lawson mentioned there was a traffic study that did not generate the need to add a deceleration lane. Lawson added that the driveway locations were acceptable by TXDOT subject to city approval.

Commissioner Denholm asked city staff about the need for deceleration lanes for trailer trucks accessing the property.

Tom Hammons, Transportation Manager, responded that deceleration lanes would enhance safety.

Commissioner Sunil Sundaran asked staff if there were any plans to connect to the east side of I-35E from the west.

Mr. Hammons responded that such a connection was not likely.

Jerry Sylo, 1512 Blue Mesa, Carrollton, TX 75007. Mr. Sylo stated he opposed the proposal. Sylo stated the SUP was zoning and that property was along the city's front door along I-35E. He said office, retail, mixed use was in demand at major highway interchanges such as I-35E and the George Bush Turnpike. He mentioned history showed major employers, office, mixed use, multifamily occurred in Plano at 121/DNT (Liberty Mutual regional headquarters), Richardson (State Farm) US75/George Bush. He believed we would be shortsighted not consider similar uses at all four corners (I-35E/George Bush). Mr. Sylo mentioned the Dickerson overpass was constructed to connect the east and west sides of I-35E to the Trinity Mills Station. He added that NTTA owns property on the southwest quadrant of I-35E and George Bush and provided service road access for development including a proposed mixed use project. Mr. Sylo added the warehouse/distribution could set a precedent adding more warehouse instead of comparable locales mentioned in Plano and Richardson. Sylo concluded he was supporting the vision of Carrollton at this location and opposed the warehouse/distribution.

Alan Overhault, 2216 Ridgewood, Carrollton. Mr. Overhault was opposed to the SUP request and agreed with Mr. Sylo's assessment. He agreed with the Commission's previous recommendation to oppose the SUP request. He mentioned that he was also concerned about truck traffic crossing the Frankford Road Bridge over I-35E would be negative.

Mr. Mann responded to the public comments stating that the comparisons between City Line and Legacy West with the subject property are not the same. He stated that the property is landlocked with needed extension of utilities for development. Mann said he hoped that the property would one day become part of the vision of Carrollton. He stated that the SUP is realistic.

Commissioner Denholm asked if the traffic study mentioned earlier considered traffic on Frankford.

Mr. Lawson stated no, would consider added deceleration lanes onto the site.

Commissioner Denholm mentioned he was concerned that worse uses could be allowed by right on the property and added with no public streets except the service road he would support with the stipulation that deceleration lanes were provided.

Kiser stated he would not support the request, but understood both sides expressed.

* ***Denholm moved to close the public hearing on Case No. 04-19SUP1 Point 35/190 and approve with the stipulation to add deceleration lanes to driveways; second by Chrisman.***

Commissioner Chad Averett said he saw both sides of the discussion, but supports the long-term vision and would vote against the proposal.

The motion failed with a 3-5 vote, Sundaran, Kiser, Averett, Chadwick, and Taylor opposed.