

**Minutes
City of Carrollton
Planning & Zoning Commission
February 6, 2020**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, February 6, 2020 at 7:00 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Chad Averett, Chair
Mel Chadwick, 1st Vice Chair
Margot Diamond
Sunil Sundaran
John Denholm
Kathryn Taylor
Tony Romo II
John Powell

Commission Members Absent:

Larry Kiser, Vice Chair

Staff Members Present:

Loren Shapiro, Planning Manager
Susan Keller, 1st Asst. City Attorney
Tom Hammons, Transportation Div Mgr
Ed Green, Plan Review, Bldg Inspection
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner
Herb Cavanaugh, Fire Department
Molly Coryell, Planner
John Romberger, Transportation Engineer

Guests Present:

Council Liaison Mike Hennefer

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

4. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 15-Acre Tract Zoned PD-175 For The (SF-PH) Single-Family Patio Home District And Located At The Southeast Corner Of Parker Road (FM 544) And Plano Parkway To Amend Planned Development District 175 To Change Building Setbacks; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2020-2X1 Essex Park.** Case Coordinator: Loren Shapiro.

Shapiro presented the request stating it is for an existing subdivision that is currently under construction. The applicant is requesting a reduction in the 15-foot setback provided in the PD to 11 foot, similar to the setbacks that porches are allowed. He explained that several of the homes are too large for the lots so the applicant is requesting that up to 45% of the homes have the minimum 11 foot front setback. He advised there were 84 lots in the subdivision. Staff voiced a preference that the percentage be 30% rather than 45%.

Jerry Sylo, JBI Partners, 2121 Midway Road, representing the developer and the homebuilder, referred to the Staff report and stated that the current zoning ordinance allows for the front porch of any single-family home to encroach up to five feet. He also referred to the last page of the staff report that shows the home elevations, Exhibit F of the 2018 zoning case, showing three of the four homes at the 11-foot building line.

Asst City Attorney Susan Keller interrupted the applicant to state that the question before the Commission is the new regulations being proposed rather than the applicant's interpretation of the previous case.

Mr. Sylo continued his presentation stating they do not have an interpretation of what the standards say today; the standards are very clear. He stated the building elevations were included in the presentation because the standards reflected the homes that Normandy homes intended to build. He stated the applicant is before the Commission because the Building Inspection denied the submitted plans.

Susan Keller interrupted the presentation a second time to remind the applicant and the Commission that the hearing is not about interpreting a 2018 ordinance; it has already been discussed and interpreted by the Building Official. What is before the Commission to consider and what is relevant to the hearing are the new regulations that have been brought. She asked the applicant to address the new regulations.

Mr. Sylo continued his presentation talking about the options that are available and explained the lots were designed to have an 11-foot setback for some of the homes. He stated if they slide the homes to the 15-foot setback, the backyard setback would be less than 10 foot which is typically not the desire of the homebuyers. He stated the physical alternatives are not practical and the third option is to not build those homes, which would be four plans of the 7 or 8 that the builder planned on building in the neighborhood. He stated that the concern Normandy Homes has with it is that these homes are being built in nearby neighborhoods. He stated that Normandy Homes prefers the implementation of the ordinance as it is written and that all of the lots have the ability to go to 11 foot as long as the architectural treatments are in place. He further stated that Normandy Homes could live with the 45% that was requested. He underscored that the allowance doesn't mean that 45% of the homes would meet that setback; just that the flexibility if there is a homebuyer who wants one of those home plans. He requested the Commission approve the amendment with the 45% maximum allowable for homes with an 11-foot setback.

Chair Averett recessed the open meeting at 8:27 pm to convene in Executive Session pursuant to Texas Government Code Sec 551.071 to receive legal advice regarding Agenda Item 4. Chair Averett adjourned the Executive Session and reconvened in Open Session at 8:36 pm.

Chair Averett opened the public hearing; there were no speakers. Chair Averett offered Mr. Sylo an opportunity for closing remarks and Mr. Sylo had no further comments.

* ***Chadwick moved to close the public hearing and approve Case No. PLZ 2020-2X1 Essex Park zoning, second by Taylor with the revised result sheet (being as follows:***

1) Front Yard:

a) Except as provided in subsections (1) and (2) below, the minimum setback shall be fifteen (15) feet.

(1) Roof covered porches and entry corridors may project into the required fifteen (15) foot setback a maximum of four (4) feet.

(2) A maximum of thirty percent (30%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure.

b) Notwithstanding the setback provisions in subsection a) above, the minimum setback for the garage door shall be twenty (20) feet.

- (1) The garage door shall be set back a minimum of five (5) feet from the front façade of the main structure on at least eighty percent (80%) of the homes. The balance of the homes may be setback less than one (1) foot behind the garage door.*
- (2) The intent of subsection b) (1) above, shall be met if a roof covered porch or entry feature extends at least 5 feet in-front of the garage)*

The motion was approved with a unanimous 8-0 vote, (Kiser absent).