

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of May 7, 2020**

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

Commission Members Present:

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

Commission Members Absent:

Staff Members Present:

Loren Shapiro, Planning Manager
Susan Keller, 1st Asst. City Attorney
Tom Hammons, Interim Dir of Engineering
Rob Guarnieri, Plan Review Manager

Michael McCauley, Senior Planner
Herb Cavanaugh, Fire Department
Molly Coryell, Planner
Lydia Tormos, Admin Support Specialist

Guests Present:

Council Liaison John Sutter

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

3. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 9-Acre Tract Zoned PD-167 For The (O-1) Office District And Located At 2048 E. Hebron Parkway To Amend Planned Development 167 To Allow For An Administration Office Building With Development Standards, Amending The Official Zoning Map Accordingly. **Case No. PLZ 2020-4X1 Sonoma House Office Building.** Case Coordinator: Michael McCauley.

Senior Planner Michael McCauley stated that PD-167 has a base zoning of Office and the proposed 3,200 square foot single-story administration building would be constructed at the northwestern portion of the assisted living complex. He explained that the rear of the building would face Hebron Parkway and would have the same characteristics as the front elevation which would face southward. He stated that because the proposal provides ample parking and landscaping; does not encroach into the required building setbacks, and is consistent in design with the other buildings, staff believes that the proposal would have not have an adverse impact to the area. Staff recommended approval with stipulations.

Jim Stroud, President of Stroud Companies, stated they currently have seven small house

buildings and due to growth, a dedicated office building is needed. He asked John Hodge to address the area chosen for the administration building.

John Hodge, Stroud Companies, explained that while there is a large amount of green space on the site, there is also detention pond needs and a lot of utilities buried under the green space. He spoke about the various locations they considered and why those areas did not work. He advised that the proposed area doesn't have any type of detention, has no underground utilities, and is not next to the site's neighbors. He felt it would cause the least amount of impact for all the neighbors and the residents during construction.

Chair Averett opened the public hearing.

Sharon Wilkins, 2021 Robin Hill Lane, voiced concern with an increased number of employees using the alleyway for their breaks and smoking area noting their visibility to neighbors' yards due to the elevation of the site. Mr. Stroud stated that the administration building would include an area for the employees.

Shannon Dion, 3209 Squireswood Drive, voiced concern about senior security and the need to hold them responsible for disclosing what is going on in the facility, particularly as it pertains to COVID-19.

There being no other speakers, Chair Averett relinquished the floor to the applicant for closing statements.

Mr. Stroud addressed the infection protocols that are in place and reported that no employees nor any residents have tested positive for COVID-19.

* ***Chadwick moved to close the public hearing and approve Case No. PLZ 2020-4X1 Sonoma House Office Building with staff stipulations; second by Kiser and the motion was approved with a unanimous 9-0 vote.***