

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
April 4, 2019**

A meeting of the City of Carrollton Planning & Zoning Commission was held on April 4, 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
Margot Diamond
John Denholm
Kathryn Taylor
Tony Romo II

Commission Members Absent:

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
Rob Guarnieri, Sr. Eng Bldg Insp.

Guests Present:

Councilmember Liaison Glen Blanscet

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

7. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On A Portion Of An Approximately 183.5-Acre Tract Zoned Planned Development 148 For The (HC) Heavy Commercial District, With Modified Development Standards Located On The West Side Of Midway Road, South Of Hebron Parkway; Amending Accordingly The Official Zoning Map. **Case No. 03-19Z3 Sloane Street West**. Case Coordinator: Loren Shapiro.

Shapiro explained that the applicant proposed to change the zoning to allow up to 380 multi-family units. The main building would have a courtyard and swimming pool as well as an interior pedestal garage parking along with three detached multi-family buildings. He stated that the applicant proposed to use the same architectural features, design guidelines and development regulations as exist across the street. He stated the applicant would provide substantial landscaping along Midway Road and would dedicate deceleration lanes for southbound Midway Road. He stated that staff has reviewed the traffic study and found this to be a compatible use.

Lucy Billingsley, Billingsley Company, 1722 Routh Street, Dallas, used a color coded map to illustrate the surrounding uses. She stated that the first 500 unit Sloane Street complex is 95.6% leased and 15% of the residents office in the buildings at International Business Park, so the pedestrian connection is very real and the residents benefit from the retail. She used an aerial photograph to illustrate current uses, provided renderings of elevations and a statistics chart to show the approximate 80-20 split between one bedroom and two bedroom units.

Chair Averett opened the public hearing; there being none, he opened the floor for discussion or a motion.

- * *Chrisman moved to close the public hearing and approve Case No. 03-19Z3 Sloane Street West with staff stipulations; second by Romo and the motion was approved with a unanimous 9-0 vote.*