

**Excerpt from Minutes
Planning & Zoning Commission
Meeting of September 3, 2015**

Public Hearing To Consider And Act On An Ordinance To Amend the Zoning And **Establish A Special Use Permit For An Apartment Complex** With Special Conditions On An Approximately 11.3-Acre Tract Located At The Northeast Corner Of Carrollton Parkway And SH-121; Amending Accordingly The Official Zoning Map. **Case No. 09-15SUP2 Alexan Carrollton Apartments.** Case Coordinator: Michael McCauley.

McCauley presented the request and advised that the applicant requested to continue the case as they further their public outreach with adjoining neighbors and requested the case be continued to the October 1, 2015 meeting.

Robert Baldwin, Baldwin Planning, 3904 Elm Street, Suite B, Dallas, representing Trammel Crow Residential, stated they were working with the neighbors to the east of the site (developer and home builder) on fine tuning the site plan and landscape plan to address some of the concerns. He stated the revised plan would reflect a lot more trees and shrubs along the eastern property line and dumpsters located away from the property line.

Chair McAninch advised that she would be interested in seeing the side elevation for Building #1, which faces the adjoining neighborhood. She said she understood it would be a solid wall for three stories facing the neighborhood. Mr. Baldwin said he would have the elevation for the Commission. He also stated that they would propose some type of design with either materials or colors to address this to make it look like windows or some type of activity on that side, even though there won't be. He also said there would be enhanced landscaping in front of that to help.

Chair McAninch opened the public hearing and invited speakers to the podium; there were no speakers.

- * Kiser moved to continue Case No. 09-15SUP2 Alexan Carrollton Apartments to the October 1, 2015 meeting keeping the public hearing open; second by Daniel-Nix and the motion was approved with a unanimous 9-0 vote.*

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of October 1, 2015**

Public Hearing To Consider And Act On An Ordinance To Amend the Zoning And Establish A Special Use Permit For An Apartment Complex With Special Conditions On An Approximately 11.3-Acre Tract Located At The Northeast Corner Of Carrollton Parkway And SH-121; Amending Accordingly The Official Zoning Map. Case No. 09-15SUP2 Alexan Carrollton Apartments. Case Coordinator: Michael McCauley.

McCauley presented the case noting that the public hearing from the previous meeting had remained opened and the case was continued to the October meeting to allow the applicant time to resubmit the request based on the Commission's direction as well as further outreach and coordination with the neighbors to the east of the site. Staff felt the applicant met the direction provided by the Commission and recommended approval with stipulations. No comments had been received from the public.

Robert Baldwin, 3904 Elm Street, Suite B, Dallas, representing Trammel Crow Residential, advised that with the additional time provided by the Commission, they were able to redesign the end of the building closest to the neighbor to the east to make it more interesting and provide privacy. He brought attention to the elements and design that had been changed to address the concerns. He felt it was a good use for the location. He stated he read and was in agreement with staff stipulations.

Stotz voiced concern with the units that face Lot 4601 and 4605 and Mr. Baldwin advised that the developer still owned those lots and was satisfied that the proposal was reasonable.

Chair McAninch noted the public hearing was still open and invited speakers to the podium.

Randall Chrisman, 1501 Broken Bow Trail, Carrollton, voiced concern about the appropriateness of having a 3-story building next to someone's back yard. He suggested that at the very least, the building be limited to 2-stories to address the impact on the single-family neighborhood and urged the Commission to deny the request. He spoke in favor of less density and a more ownership feel to the use.

There being no other speakers, Chair McAninch closed the public hearing. She offered the applicant an opportunity to provide closing remarks.

Mr. Baldwin reiterated their opinion that the use was appropriate for the location. He noted that the zoning allows for structures 75 ft in height to be much closer to the east than the proposed use. He stated they shared the plans with the developers to the east who were supportive of the application.

Chair McAninch asked about the types of uses that would be allowed on the site and McCauley replied that the only type of dwelling would be by SUP for an apartment complex. The allowed uses by-right would be a grocery store, commercial settings as well as a warehouse distribution use and would have an allowable height of 75 ft. He also noted those uses could be closer than the proposed

setbacks. He advised that staff recommended approval because it would be a nice transition as opposed to what uses are allowed by-right.

Kiser voiced his opinion that the proposed use would be a better transition than the use currently allowed by-right.

**** Chadwick moved approval of Case No. 09-15SUP2 Alexan Carrollton Apartments with stipulations; second by Kraus and the motion was approved with a 7-0 vote.***