

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
June 6, 2019**

A meeting of the City of Carrollton Planning & Zoning Commission was held on June 6, 2019 at 7:00 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Chad Averett, Chair
Larry Kiser, Vice Chair
Margot Diamond
Randall Chrisman
Mel Chadwick
Sunil Sundaran
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 Div. Mgr.
Molly Coryell, Planner
Director
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner
Rob Guarnieri
Mark Nussell, Captain, Fire Department
Laurie Garber, City Secretary/Admin Services

Guests Present:

Councilmember Liaison Glen Blanscet

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

Hold A Public Hearing To Consider **An Ordinance Amending the Zoning** On An 8.5-Acre Tract Zoned PD 102 For The (SF 12/20) Single Family Residential District And Located At 2121 North Denton Drive To Amend Planned Development District 102 To Amend Development Regulations And Update The Conceptual Site, Landscape, And Building Elevation Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ201900042 Sacred Heart of Jesus Bishop of Dallas Catholic Diocese.** Case Coordinator: Loren Shapiro.

Chief Planner Loren Shapiro explained that the request was to amend the existing Planned Development to expand the existing place of worship located along North Denton Drive. He advised that the applicant plans to demolish the existing church and replace it with a 20,000+ square foot church with a pastor facility. He presented the request in detail referring to the new conceptual landscape plan which would provide landscaping along Old Denton and Denton Drive. He stated the request is also for a 3,000 square foot storage building on the far south side. The storage building would consist of 70% brick, but the rear of the building would include metal. He advised that the applicant would mitigate the view with evergreen shrubs and he pointed out an existing wood fence along the south property line. He explained that due to adjacent uses, staff felt it was appropriate to remove the PD regulation that required a masonry wall along the east and south side. He reviewed the conceptual building elevations noting 100% brick along with concrete or tile roofing. Staff recommended approval as listed in the case report.

Chair Averett noted the vast improvement from the existing building and suggested that because the east elevation is along Denton Drive, he would prefer more landscaping.

Chair Averett opened the public hearing; there being no speakers, he opened the floor for discussion or a motion.

Kiser felt that foundation landscaping around the existing building would be an improvement and would soften the site. Shapiro explained that although foundation landscaping is not shown on the plan, it would be required under the City Landscape Ordinance.

Sundaran asked if a deceleration lane was needed on Old Denton Drive. Transportation Engineer Tom Hammons replied that a deceleration lane is not typically required for church use only. Churches with schools or daycares typically generate the traffic volume that would warrant a deceleration lane. He stated the applicant is not proposing a school or daycare and therefore staff did not recommend a deceleration lane.

Chrisman asked about the requirement for trees in the detention pond. Shapiro explained that the City landscape regulations include specific requirements for detention ponds. Mark Mortimor, VAI Architects, explained that the detention pond wouldn't hold water; it would slow the flow of water and he noted the tree in the middle of the pond is an existing tree.

Kiser asked about the uses in the remaining western building and Mr. Mortimor replied that it includes meeting spaces, offices and class rooms. He stated there is no day care use or school use; Sunday school only.

*** Kiser moved to close the public hearing on Case No. PLZ201900042 Sacred Heart of Jesus and approve it with staff recommendations; second by Denholm and the motion was approved with a unanimous 9-0 vote.**