

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
October 6, 2022
Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, October 6, 2022 at 7:00 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Jason Carpenter, Chair
Scott Windrow, Vice Chair
John Powell, 1st Vice Chair
John Denholm
Kathryn Taylor
Margot Diamond
Willadean Martin
Mark Yarbrough
Kathleen Foster

Commission Members Absent:

Staff Members Present:

Loren Shapiro, Planning Manager
John Romberger, Transportation
Ed Green, Plan Review Manager

Albert Thomas, Asst. City Attorney
Herb Cavanaugh, Fire Department
Lydia Tormos, Admin Support Specialist

Guests Present:

Jim Doyle, Alternate
Rusty Pendleton, City Council member

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

8. Hold A Public Hearing To Consider An Ordinance To Establish A Special Use Permit For Automobile Paint and Body Shop On An Approximately 1.62-Acre Tract Zoned (FWY) Freeway District And Located At 1875 North IH-35E And On The Northwest Corner Of IH-35E And Booth Drive; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2022-142 Texas Collision Centers. Case Coordinator: Loren Shapiro.

Shapiro presented the request for a paint and body shop. He listed the uses surrounding the existing building formerly occupied by E-Car One. He reviewed the conceptual site plan and landscape plan. The applicant proposes to remove the ornamental fencing on the west side of the building and install an 8foot board-on-board wood fence with a metal frame. All vehicles to be stored on site would be required to be in the enclosure so that no vehicles are seen from Booth Drive or IH-35. He also reviewed the stipulation pertaining to rooftop screening on the north side of the building. He stated that since the use is surrounded by other automotive uses and an intensive industrial use right behind it, staff feels that it is an appropriate use.

Commissioner Denholm talked about the proximity of the frontage road and asked if there was a way to make it an entrance only or eliminate the driveway entirely. Shapiro agreed that there are a lot of unknowns until TxDOT completes the widening of IH-35 and explained that if a change is warranted, the applicant would not have to return to the Commission. Ed Green, Plan Review Manager, stated

that in reality, the maneuvering is not as much of a U-turn as depicted on the drawing. He stated that the driveway throat is actually within the property line.

Jared Lennox, 6246 Stichter Ave, Dallas, co-owner of Texas Collision Center, stated they are a high end, boutique dealership style collision center that's hyper focused on the customer service experience. He stated they are a family operated business about to open their sixth location in the DFW Metroplex. He stated they built the business on 4 Core Values; family, integrity, community and service. He added that if TxDOT removes the entrance, they could a side road as their entrance.

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

**** Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2022-142 Texas Collision Centers with staff stipulations; second by Commissioner Diamond. The motion was approved with a unanimous 9-0 vote.***