

**DRAFT Minutes  
City of Carrollton  
Planning & Zoning Commission  
December 6, 2018**

A meeting of the City of Carrollton Planning & Zoning Commission was held on December 6, 2018 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

**Commission Members Absent:**

Tony Romo II

**Staff Members Present:**

Loren Shapiro, Chief Planner  
Susan Keller, Asst. City Attorney  
Tom Hammons, Transportation Eng. Div. Mgr.  
Molly Coryell, Planner

Michael McCauley, Senior Planner  
Herb Cavanaugh, Fire Dept. Battalion Chief  
Rob Guarnieri, Sr. Eng Bldg Insp.  
Lydia Tormos, Admin Support Specialist

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

7. Hold A Public Hearing To Consider **An Ordinance Amending the Zoning To Establish A Special Use Permit** For Indoor Use Car Sales On An Approximately 2.2085-Acre Tract Zoned (FWY) Freeway District And Located At 1300 Capital Parkway; Amending The Official Zoning Map Accordingly. **Case No. 12-18SUP3 1300 Capital Parkway**. Case Coordinator: Loren Shapiro.

Shapiro presented the request to allow indoor used auto sales at the building located at 1330 Capital Parkway. He stated that due to recent recommendations made by the Commission to the City Council to amend the Freeway District to not allow used car sales, staff recommended denial of the request. He reviewed the recommended stipulations should the Commission recommend approval of the request.

John Martini, 3000 Trail Lake, Grapevine, urged the Commission to consider that there would be no outdoor sales of vehicles. He explained that the building is currently set back from the freeway by a vacant piece of land and another building. He requested approval because the application was submitted prior to the recommended changes and he stated the request would not change the current visibility of the building. With regard to the stipulation regarding the fence, he stated they respect the reason for the stipulation but would like to have the option to install a wrought iron, see-through gate for a portion of the parking lot for security purposes due to the use of transport trucks.

Denholm asked for clarification and Mr. Martini stated there would be times when the transport truck would be parked overnight on the site and reiterated that there would be no vehicles for sale or being displayed for sale. He further explained that they would like the option to have a fence.

Chrisman voiced concern about the number of transport trucks that would be allowed.

Kiser felt it would be appropriate to allow the wrought iron fencing and suggested limiting the transport trucks to the rear of the property exiting off of Crescent Circle so they would not be visible from I35 or Capital Parkway and Mr. Martini agreed.

Chair Averett opened the public hearing and there were no speakers.

**\* Kiser moved to close the public hearing and approve Case No. 12-18SUP3 1300 Capital Parkway to allow for the SUP, approving the stipulations, plus the stipulation that they would be allowed to have wrought iron fencing, see-through, and that all of the transport parking be in the rear of the property to the northwest of the property; second by Chrisman. Denholm asked for clarification about the fencing and Kiser replied that his motion allows the fencing around the entire site. The motion was approved with a unanimous 5-2 vote, Romo absent, Chadwick and Sundaran opposed.**