

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of May 7, 2020**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, May 7, 2020 at 7:00 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Chad Averett, Chair
Larry Kiser, Vice Chair
Mel Chadwick, 1st Vice Chair
Margot Diamond
John Powell
John Denholm
Kathryn Taylor
Tony Romo II
Sunil Sundaran

Commission Members Absent:

Staff Members Present:

Loren Shapiro, Planning Manager
Susan Keller, 1st Asst. City Attorney
Tom Hammons, Interim Dir of Engineering
Rob Guarnieri, Plan Review Manager

Michael McCauley, Senior Planner
Herb Cavanaugh, Fire Department
Molly Coryell, Planner
Lydia Tormos, Admin Support Specialist

Guests Present:

Council Liaison John Sutter

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

4. Hold A Public Hearing To Consider A Resolution **Amending The Comprehensive Plan And The Future Land Use Map** To Change An Approximately 5-Acre Tract Located At 1835 Walnut Street From Single-Family Detached Residential To Medium Intensity Office. **Case No. PLCP 2020-4X1 Metrocrest Services (Comp Plan)**. Case Coordinator: Michael McCauley.

5. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 5-Acre Tract Zoned (SF-8.4/16) Single-Family Residential District Located At 1835 Walnut Street To Establish A Planned Development To Allow For The (O-2) Office District With Development Standards Allowing An Other Individual & Family Services Facility With Ancillary Uses; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2020-4X2 Metrocrest Services**. Case Coordinator: Michael McCauley.

Chair Averett advised that Items 4 and 5 were companion items and would be heard simultaneously with separate action.

McCauley presented the request and said that staff recommended approval of the request. He stated that the property is currently used as a church and child day care and the applicant would

like to use the site for an Other Individual & Family Services Facility which is the best classification under Article V, Land Use Matrix, that best describes the type of services that Metrocrest provides. The proposed facility would include administrative offices; pantry and storage for food donations; and a community garden. He reviewed the site and landscape plan that includes a new sidewalk along Pearl Street with the building oriented on the northern portion of the property minimizing the visibility and commercial traffic to the nearby residential neighborhood. The northwestern portion of the facility will have three overhead doors with truck loading bays. Staff recommended approval with stipulations outlined in the staff report.

Tracy Eubanks, CEO of Metrocrest Services, 13801 Hutton Drive, Farmers Branch, stated that as services has grown and to ensure that they can effectively assist their neighbors over the next 50 years, it is critical to move the location. He explained that the site would allow them to be closer to the clients and would allow easier access. He stated concurrence with the staff report and recommendations.

Kiser noted that there would be no access from Walnut, but the facility would have a Walnut address and asked if that would create confusion. Mr. Eubanks stated that the address would be changed upon approval to 1145 N. Josey Lane.

Chair Averett opened the public hearing; there being no speakers he opened the floor for discussion by the Commission.

- * ***Sundaran moved to close the public hearing and approve Case No. PLCP 2020-4X1 Metrocrest Services (Comp Plan) with staff stipulations; second by Romo and the motion was approved with a unanimous 9-0 vote.***

- * ***Kiser moved to close the public hearing and approve Case No. PLZ 2020-4X2 Metrocrest Services with staff stipulations; second by Sundaran and the motion was approved with a unanimous 9-0 vote.***