

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
April 6, 2023
Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, April 6, 2023, at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
John Powell, 1st Vice Chair
Greg Kramer
Mark Yarbrough
Kathleen Foster
Al Overholt
Jim Doyle, Vice Chair
Kathryn Taylor
Willadean Martin

Commission Members Absent:

None

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Herb Cavanaugh, Fire Marshal
Emily Offer, Planner

Albert Thomas, Asst. City Attorney
John Romberger, Transportation
Ed Green, Plan Review Manager

Guests Present:

None

3. Hold A Public Hearing To Consider An Ordinance Amending The Text Of Article XX. Transit Center Regulations, Part 2 (TMTC) Trinity Mills Transit Center District Of The Comprehensive Zoning Ordinance To Amend Section C. General District Standards Related To Minimum Building Height. Case No. PLZT 2023-013 CZO Text Amendment For Minimum Building Height In The TMTC District. Case Coordinator: Loren Shapiro

Planning Manager Loren Shapiro stated that staff is recommending amendments to the Trinity Mills Transit Center District regarding the minimum height of structures. The current regulation requires a minimum height of 6 stories in the Trinity Mills Transit Center District. Minimum heights are one to 4 stories in the other Transit Center Districts (Downtown and Frankford Road). Mr. Shapiro mentioned City Council approved two multifamily projects, Gateway and Eviva, both in the Trinity Mills Transit Center District, granting a building height of 5-stories instead of the minimum 6. He indicated existing conditions in the development industry, including trends, market demand, and cost have contributed to developments constructed to 4 and 5 stories. He explained there are substantially higher construction costs involved in building multifamily structures higher than 5 stories. He also provided a comparison of multifamily or mixed-use building heights in transit areas in the nearby cities of Addison, Plano, and Richardson. Staff recommended a CZO text amendment that would reduce the minimum building height from 6-stories to 5-stories in the TMTC District. The maximum height would remain unchanged at unlimited.

Commissioner Foster asked why staff didn't recommend a minimum height of 4 stories. Shapiro referred to two developments that the City Council allowed a minimum height of 5 stories and replied that from their experience with meeting and talking with developers, staff felt that 5 stories was a

sufficient reduction. Commissioner Foster voiced concern that it might be better to have a minimum of 4 stories.

Commissioner Overholt stated he was in favor of the reduction to 5 stories and asked about the effect it would have on project completion. Shapiro stated the recommendation is due to the trends of the market and the greater construction costs. He stated that a minimum of 5 stories would keep the urban feel and density in place. He added that project completion dates have many factors other than height.

Commissioner Kramer asked if lowering the required minimum height would benefit the City or the developer. Shapiro felt it would benefit both and explained that staff is working to ensure that the approved Master Plan is implemented. Staff felt that a required minimum of 5 stories ensures the preferred density.

Commissioner Martin asked for clarification about the other buildings that were approved for 5 stories and the need to reduce the requirement and made other general comments. Shapiro explained that the other developments received a waiver to reduce the development to 5 stories and was part of the reason for the recommendation.

Commissioner Foster asked about the process if a developer only wanted to build a 4-story structure and Shapiro replied that the request for the reduction would have to be approved by the City Council.

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

**** Commissioner Overholt moved to close the public hearing and approve of Case No. PLZT 2023-013 CZO Text Amendment for Minimum Building Height In The TMTC District reduced from 6 stories to 5 stories; second by Vice Chair Doyle. The motion was approved with a unanimous 9-0 vote.***