

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of September 7, 2017**

A meeting of the City of Carrollton Planning & Zoning Commission was held on September 7, 2017 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
Garry Kraus, 1st Vice Chair
Mel Chadwick
Sunil Sundaran
Randall Chrisman
Margot Diamond
John Denholm

Commission Members Absent:

Tony Romo II

Staff Members Present:

Loren Shapiro, Chief Planner
Susan Keller, Asst. City Attorney
Lorri Dennis, Arborist
Tom Hammons, Transportation Eng. Div. Mgr.
Vanetta Windom, Permit Tech, Bldg Insp.
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner
Herb Cavanaugh, Fire Dept. Battalion Chief
Molly Coryell, Planner
John Crawford, Director of Public Works
Rob Guarnieri, Sr. Eng Bldg Insp.

Guest:

Council Liaison Glen Blanscet

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

6. Hold A Public Hearing To Consider A **Resolution Amending The Comprehensive Plan And The Future Land Use Map** To Change An Approximately 8.6-Acre Site Located On The East Side Of Marsh Lane Approximately 400 Feet North Of Running Duke Drive From Medium Intensity Office And Industrial To Single-Family Attached Residential. **Case No. 07-17MD1 Marsh Lane Townhomes (Comp-Plan)**. Case Coordinator: Michael McCauley.

7. Hold A Public Hearing To Consider An **Ordinance Amending The Zoning** On An Approximately 8.6-Acre Tract Zoned PD-128 For The (O-2) Office District And (LI) Light Industrial District Located On The East Side Of Marsh Lane Approximately 400 Feet North Of Running Duke Drive To PD-128 To Allow For The (SF-TH) Single-Family Townhouse Residential District; Amending The Official Zoning Map Accordingly. **Case No. 07-17Z1 Marsh Lane Townhomes**. Case Coordinator: Michael McCauley.

Sr. Planner McCauley presented the two cases and noted that staff received one notice in opposition to changing the land use designation. He advised that Staff recommended approval of Item 6. With regard to Item 7, he explained that the zoning change would allow a 91-unit townhome development. He stated the units would consist of a more modern design with flat roofs and clean lines. He stated the applicant proposed a deeper landscape buffer along Marsh Lane of approximately 25 ft in lieu of

the required 15 ft as well as 10 – 80 ft along Tarpley Road. In addition, the applicant proposed 100% brick and stone and McCauley noted staff was looking for a minimum 85% which would allow the applicant some opportunity to reduce the amount if needed. Further McCauley advised that the applicant proposed 5" caliper trees rather than the required 3" caliper trees along the buffer. He stated that this proposal is required to have a screening wall along the northern side of the property as it abuts a more intensive zoning district; however since it is separated from all other zoning districts by way of two improved right-of-ways on the east and west; and for the proposed Kellway Drive improvements just to the south, no screening wall is required. He stated the applicant proposes to provide wrought fencing along Marsh Lane to give a separation between the front entrances of the homes facing Marsh Lane. He noted that none of the development would take place in the flood plain. He brought attention to the requirement to include right-of-way improvements. He advised that since the conclusion of the Commission's pre meeting, staff received 12 additional notices of opposition. McCauley stated that staff recommended approval; staff felt the design was a good fit for the area as well as the use. Lastly he responded to a concern about visitor parking stating that the applicant proposed 34 visitor parking spaces which exceeds the 23 spaces required.

Natalie Winchester, Realtor and Partner representing the development team located at 6800 Weiskopf Avenue, McKinney opened the presentation stating their philosophy. She stated they proposed the changes and use because they feel it is the highest and best use for the land which means more beauty, value and money for the city and the community than an industrial building or an office park. She stated the projected price point between \$300,000 and \$400,000; noted the need for more housing in the area based on the number of days a home remains on the market and talked about income to the city. She felt the development would revitalize, update and beautify the area. She stated that a traffic analysis showed a minimal impact on traffic.

David Rey, President of Artec, applicant, referred to a comment by an adjoining property owner, Kevin Clariday, who wrote that if the road is routed through his property he would be out of business reminding the Commission that the road, Kellway, is on the Thoroughfare Plan and is planned to be built regardless of how the property is developed. He stated that it is not their intent to hurt anyone and he advised that 25 years ago Mr. Clariday donated property for the road.

Chair Averett opened the public hearing and invited speakers to address the Commission.

Kevin Clariday, 2308 Marsh Lane, Marsh Lane Golf Center, Inc., used six aerial poster boards to illustrate the amount of industrial property from his business to Trinity Mills. He felt it would be inappropriate to put residential between a mini warehouse and a commercial development. With regard to his Golf Center business, he used a picture to describe the flight of golf balls, lights and talked about the type of equipment used such as tractors. He used a picture of a home in the neighboring Wellington neighborhood alongside a picture of the proposed townhomes to show the difference between the two sizes and types of homes stating it would not be compatible. In addressing the dedication of right-of-way 25 years ago, he referred to Resolution No. 1152 stating that he was told that only he or the City could build the road through his property and not to worry about it because the City would not. He also talked about the alignment approved by the Resolution. He stressed that the project did not have to be approved.

Sherry Stubblefield, 2817 Kings Gate Drive, the Estates of Wellington Run, voiced strong concern about traffic flow on Marsh Lane to turn into the development as well as concerns about people leaving the development. She also voiced concern about property values and concern about the proposal being for townhomes rather than single family stand alone houses like the ones developed to the south of Wellington Run. Lastly she spoke in support of the Golf Center.

Mark Warden, Estates of Wellington Run, stated that he shared the same concerns as expressed by Ms. Stubblefield and talked about property values, lot sizes and traffic concerns.

Brittnay Connor, 3525 Country Square Drive, stated she was the Community Liaison for Jerry Junkins Elementary School located at 2808 Running Duke Drive, asked if there would be sidewalks and voiced concern about the traffic due to the amount of student walkers and students using DART.

Margot Diamond asked the applicant about the target market and Mr. Rey replied that the demographics would be young families, single people and retired people who don't want much landscape to maintained or manage. He stated the proposed townhomes are a good transition from single family to commercial. With regard to traffic, he stated they would build Kellway through to Tarpley so traffic could go either to Marsh or Tarpley. With regard to a left turn lane on Marsh, he stated that they would be working with the transportation department and would do whatever is found to be appropriate. He also stated sidewalks would be constructed and with regard to the alignment of Kellway, he stated they were not made aware of any type of legal agreement. He emphasized that it would be a good development and a positive move. Diamond also asked how late the Golf Center was open and Mr. Clariday replied 10:00 pm but he did not believe there was a restriction.

John Denholm asked if the proposed alignment of Kellway lines up with Edinburg on the opposite side of Marsh and asked if there is a commitment to a different alignment as referred to by Mr. Clariday. Tom Hammons stated that the proposed alignment does not line up with Edinburg but did not have any information regarding the resolution. McCauley replied that it was his understanding that the Resolution pertained to the requirement for dedication to comply with the Transportation Plan.

Gary Kraus asked if the resolution included a specific alignment and McCauley stated Kellway is reflected on the Transportation Plan and was why right-of-way was required in the early 90's when it was platted as well as for this proposal should it get to the platting phase. Tom Hammons stated that the Transportation Plan does not require a specific alignment because it is a conceptual plan and the proposed development would meet the Plan. Kraus asked about the square footage of the townhomes and Mr. Rey replied they would range from 1,600 to 2,200 sq ft. Kraus asked Mr. Clariday if he thought the resolution was specific as to the alignment. Mr. Clariday referred to the resolution signed by Mayor Gravely and the survey done to prepare the attached alignment and stated it was done to fix the alignment so it didn't abut his property.

Chair Averett asked legal to address the Resolution to provide clarification. Asst City Attorney Susan Keller stated the document was strictly a resolution to amend the Transportation Plan; it was in no way an agreement between two parties and it specifically states that it is a conceptual street alignment.

With regard to targeting families, Larry Kiser stated he did not see an area that would attract young families but he could see singles or seniors. Mr. Rey replied yes to singles and seniors and possibly a couple starting there then phasing out of it when kids get older. Kiser asked about the relationship between the detention and the flood plain. Mr. Rey replied that they would be required to put in some detention to receive the water that would then spill over into the flowway and explained that the detention would be outside the existing FEMA floodplain area. Kiser stated the drawing shown by the applicant was different from the 100 year floodplain drawing and Mr. Rey replied that Mike McCay of the Engineering Department has reviewed the proposal and the detention area would be

0.6 acre feet. Kiser asked if there was enough width in the median on Marsh to install a left turn lane and Mr. Rey replied that they would probably do a curb cut and build a left turn lane into the development and would not block traffic on Marsh. Kiser stated U-turns at the school crossing would be a real problem; he felt the road alignment and U-turn traffic is not good. He also felt that Tarpley Road was a detraction for the development. Mr. Rey felt that Tarpley was in better condition than Marsh and he voiced agreement with regard to U-turns noting that they would work with staff to install left turn lanes to prevent U-turns from happening. Kiser stated his opinion that the proposed development maximizes the number of units and minimizes the life quality; he felt there were too many units for the property. He stated that considering where the property is and what its adjacent uses are, he would vote against the proposal. Ms. Winchester reminded the Commission that there would be an amenity center with a park like setting.

Chadwick stated he had the same concern about density and felt that the proposed visitor parking was very inconvenient. He felt that the desire for the density caused a life style issue that he wasn't sure he was in favor of and would also vote against the request.

Sunil Sundaran asked for the distance from the tee box to the proposed homes and Mr. Clariday stated it would about 250/300 ft to the back and added that the range goes from Marsh Lane to Tarpley. He stated he has no problem with the property being developed but didn't want houses, children and cars because they would get hit. Sundaran asked staff about requirements for lot coverage and McCauley replied 45% and confirmed that the proposed development exceeds that requirement. Sundaran asked if there were any other single family developments on the east side of Marsh Lane from Keller Springs to Trinity Mills and McCauley replied no, that there were multi-family units. With regard to lot coverage, Sundaran asked what was proposed and McCauley replied that they asked for 65% and staff recommended 80% to give them flexibility as they come in with the final design and because some other similar developments approved recently had 80%.

Randall Chrisman stated his biggest problem with the request was that the industrial around the subject site makes it sort of an island.

Chair Averett invited other speakers or closing comments from the applicant and there being none, he opened the floor for discussion or a motion on Item 6.

**Denholm moved to approve Case No. 07-17MD1 Marsh Lane Townhomes (Comp Plan) as presented and to close the public hearing; second by Kiser.*

Denholm stated he would vote against his motion because he did not think it was appropriate to sandwich residential between industrial.

The motion failed with a unanimous 8-0 vote.

**Kraus moved to close the public hearing and approved Case No. 07-17Z1 Marsh Lane Townhomes; second by Chrisman and the motion failed with a unanimous 8-0 vote.*