

**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)*

5. Hold A Public Hearing And Consider An Ordinance **Amending The Zoning** On An Approximately 3.2616 Tract Located At 1700 South Josey Lane From (SF-7/14) Single-Family Residential To (O-2) Office District; Amending The Official Zoning Map Accordingly. **Case No.12-18Z2 North Dallas Family Church**. Case Coordinator: Loren Shapiro.
6. Hold A Public Hearing To Consider An Ordinance Amending the Zoning To **Establish A Special Use Permit For A Child Day Care Center** On An Approximately 3.2616 Tract Zoned (SF-7/14) Single-Family Residential And Located At 1700 South Josey Lane; Amending The Official Zoning Map Accordingly. **Case No.12-18SUP2 North Dallas Family Church**. Case Coordinator: Loren Shapiro.

Chair Averett advised that Items 5 & 6 were companion items and would be heard together with separate action.

Chief Planner Loren Shapiro presented both cases. He stated that Case No. 12-18Z2 was to provide to ability to grant a Special Use Permit for a child daycare center at the location. Staff felt it was an appropriate change because the neighboring uses to the east was retail and commercial uses just to the south. He also noted there was no shared access or streets with residential uses. With regard to Case No. 12-18SUP2, he stated that the day care center would occupy the northerly portion of the building. The applicant would restripe the parking spaces on the west side to reduce the number of handicap

spaces but would conform to the City's minimum requirements. He referred to the conditions listed in the case report particularly as it pertains to traffic flow. Staff recommended approval.

Dick Calvert, Calvert & Co Architects, 1001 W Main Street, stated they have received, reviewed and concur with all of the staff comments.

Sundaran asked how many students were needed to require a traffic study and Shapiro replied that 85 or more students would trigger the need for a traffic impact analysis. He referred to the stipulation for a maximum of 84 students.

Denholm asked about the location of the driveway should the day care go away and the site become Office and Shapiro replied that it would depend on the use of the site.

Chair Averett opened the public hearing for Items 5 and 6. There were no speakers.

***\* Chadwick moved to close the public hearing and approve Case No. 12-18Z2 North Dallas Family Church as presented; second by Kiser and the motion was approved with a unanimous 7-0 vote, Romo absent.***

***\* Sundaran moved to close the public hearing and approve Case No. 12-18SUP2 North Dallas Family Church with staff stipulations; second by Chadwick and the motion was approved with a unanimous 7-0 vote, Romo absent.***