

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
February 7, 2019**

A meeting of the City of Carrollton Planning & Zoning Commission was held on February 7, 2019 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
Kathryn Taylor
Tony Romo II

Commission Members Absent:

Staff Members Present:

Loren Shapiro, Chief Planner
Susan Keller, Asst. City Attorney
John Romberger, Transportation Eng.
Molly Coryell, Planner

Michael McCauley, Senior Planner
Herb Cavanaugh, Fire Dept. Battalion Chief
Lorri Dennis, City Arborist
Lydia Tormos, Admin Support Specialist

Guests Present:

Councilmember Liaison Glen Blanscet

3. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 71-Acre Tract Zoned PD-181 And Located On The South Side Of Sandy Lake Road, West Of I-35E To Amend Planned Development District 181 To Allow For **Alternative Exterior Materials For Buildings, Provide Screening and Buffering Standards, And Amending Various Development Regulations**; Amending The Official Zoning Map Accordingly. **Case No. 02-19Z1 Western Extrusion**. Case Coordinator: Loren Shapiro.

Chief Planner Loren Shapiro presented the case and noted that Sandy Lake Road was going to be widened to a six lane divided major arterial. With the widening, the additional area between the existing pavement and the perpendicular parking along it will be impacted. He advised that since this will be a major corridor, staff and the City wants to make sure that it has some type of green space. With the assistance of the applicant, they determined that a landscape buffer that is partially in the right-of-way of Sandy Lake Road and also on the applicant's property would meet the City's landscape requirements and would achieve the goal of screening the buildings. It would include canopy and ornamental trees. He stated that the PD allows a 7 ft. tall masonry wall and advised that the applicant would like to change it to an ornamental metal fence for security purposes with a gate system for the driveways from Sandy Lake Road. He reviewed the special conditions, restrictions and regulations noted in the case report. He also addressed the Commission's briefing session questions regarding easements and right-of-way dedication. He summarized the request to have alternate façade on buildings greater than 300 ft. away from Sandy Lake and Luna Road; ability to change the 7 ft. masonry

wall to an ornamental metal fence; ability to adjust the driveways along Sandy Lake Road; and provide a landscape buffer along Luna Road within the right-of-way to screen future buildings and expansion.

Ax Goreman, 1725 Sandy Lake Road, applicant, began with a brief history of the company with over 900,000 sq. ft. under roof and expanding. He stated they were one of the largest extruders in the US and ship to all States, Canada and Mexico.

Kiser asked about the height of the ornamental fence and Mr. Goreman replied it would be 6 ft.

Chrisman asked about room for trees behind the building and Mr. Goreman replied there was a tremendous drop-off. Chrisman also asked for clarification about the measurements as it pertains to the façade. Shapiro replied that the applicant was aware that the first expansion would have to meet the façade requirement because it is within the 300 ft. threshold. He elaborated further regarding the distance requirements that pertain to the façade.

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

* *Chrisman moved to close the public hearing and approve Case No. 02-19Z1 Western Extrusion with staff stipulations; second by Kiser and the motion was approved with a unanimous 9-0 vote.*