

**DRAFT  
Minutes  
City of Carrollton  
Planning & Zoning Commission  
April 4, 2019**

A meeting of the City of Carrollton Planning & Zoning Commission was held on April 4, 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  
Tom Hammons, Transportation Eng. Div. Mgr.  
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner  
Herb Cavanaugh, Fire Dept. Battalion Chief  
Molly Coryell, Planner  
Rob Guarnieri, Sr. Eng Bldg Insp.

**Guests Present:**

Councilmember Liaison Glen Blanscet

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

6. Hold A Public Hearing To Consider An Ordinance Amending the Zoning To **Establish A Special Use Permit For Warehouse/Distribution** On An 22.16-Acre Tract Zoned (FWY) Freeway District And Located At 2643 IH 35E; Amending The Official Zoning Map Accordingly. **Case No. 04-19SUP1 Point 35/190**. Case Coordinator: Loren Shapiro.

Shapiro explained that the SUP being requested was for a 178,500 sq ft warehouse/distribution building in the Freeway District. The applicant proposed three suite spaces; storage of trucks and loading space would be in the rear of the property or on the west side of the building. Parking would be on the north and south sides of the building and would provide landscaping along I-35 along the service road. He referred to the stipulation regarding roof top screening and stated that staff recommends approval.

Derek Downs, Halff Associates, 1201 Bowser Road, Richardson, did not provide a presentation but was available to address questions. Chrisman asked the applicant if he was aware that the Commission was not approving entrances in relationship to the toll road and the highway and Mr. Downs replied affirmatively.

Dan Lawson, Proterrea Properties, developer of the site, did not give a presentation but was available to address questions.

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

Jerry Sylo, 1512 Blue Mesa, stated he was surprised with the lack of vision that the request represents for the property. He spoke strongly opposed to the request because it does not meet the vision for what the area is supposed to be. He asked that the Commission recommend denial of the request.

\* ***Kiser moved to close the public hearing on Case No. 04-19SUP1 Point 35/190 and approve the submission as written; second by Chadwick.***

Chrisman stated that he somewhat disagrees with the use because he knows what else is around there noting the power lines, floodplain as well as it is kind of an isolated track. He stated he would vote in favor of the request. Kiser stated he would vote no because he believed that there could be a higher and better use for the site. He felt that a low rise warehouse was not the best use. Chair Averett agreed with Kiser and stated that the site could potentially be a major development area. He stated he would vote against the request.

***The motion failed with a 3-6 vote, Sundaran, Kiser, Averett, Diamond, Denholm and Taylor opposed.***