

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
June 6, 2019**

A meeting of the City of Carrollton Planning & Zoning Commission was held on June 6, 2019 at 7:00 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Chad Averett, Chair
Larry Kiser, Vice Chair
Margot Diamond
Randall Chrisman
Mel Chadwick
Sunil Sundaran
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 Div. Mgr.
Molly Coryell, Planner
Director
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner
Rob Guarnieri
Mark Nussell, Captain, Fire Department
Laurie Garber, City Secretary/Admin Services

Guests Present:

Councilmember Liaison Glen Blanscet

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

Hold A Public Hearing To Consider An **Ordinance Amending The Zoning** On An Approximately 3.1-Acre Tract Zoned PD-158 For The (CC) Corporate Commercial District Located On The Northwest Corner Of Plano Parkway And Charles Street To Amend Planned Development District 158 To Allow For (SF-TH) Single-Family Townhouse Residential District With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. 05-19Z1 Charles Ridge (Zoning)**. Case Coordinator: Loren Shapiro.

Hold A Public Hearing To Consider A **Resolution Amending The Comprehensive Plan And The Future Land Use Map** To Change An Approximately 3.1-Acre Site Located On The Northwest Corner Of Plano Parkway And Charles Street From Medium Intensity Office To Single-Family Attached Residential. **Case No. 05-19MD1 Charles Ridge (Comprehensive Plan)**. Case Coordinator: Loren Shapiro.

Shapiro advised that the current land use designation on the Future Land Use Map is Medium Intensity Office and the current zoning is Corporate Commercial. The applicant is requesting the Future Land Use Map be amended to have a land use designation of Single-Family Attached Residential. With regard to the zoning, the applicant proposed to amend the existing PD which currently allows office, retail and a convenience store to allow 24 townhome units. He stated that the units along Charles Street and on the

far west side would be front loaded with the middle block being rear loaded with an alley. He reviewed the proposed landscaping plan and the screening wall noting a license agreement would be needed for plantings in the street right-of-way. He said the applicant would provide an ornamental metal fence along the south side of Plano Parkway with stone columns. He described the open space and noted there was only one point of access with a divided driveway that would provide 24 feet on each side. The proposed right-of-way was reduced to 45 feet from the required 50 feet. He talked about the traffic flow and available turning radius within the site and the proposed setbacks. He referred to the conceptual building elevations and noted that the chimneys would be stucco or EFIS. The applicant proposed enhanced garage doors and that carports would be prohibited. He stressed that the PD specifies that the garages cannot be converted into livable space. He stated the applicant has proposed eight guest parking spaces which is two more than required. Staff recommended approval.

Ari Moradi, Urban Corp, 10407 Shadow Bend Drive, Dallas, did not offer a formal presentation but was available to answer questions.

Kiser asked if parking would be allowed on Charles Street and Shapiro replied that it would not. Kiser voiced concern about the number of guest parking spaces.

Chrisman asked about the fencing and Mr. Moradi stated it would be wrought iron or ornamental along Plano Parkway and masonry along Charles Street to match the development on the north side. Chrisman also asked about the current zoning. Shapiro replied that the site has a PD with the base zoning of Corporation Commercial. With regard to height and the possibility of people looking into someone's backyard, Shapiro stated that the elevation facing north, closest to the property line, would have no windows on the second floor. He added that the unit would also have evergreen ornamentals between the building and existing wall.

Sundaran asked about the size of the units and Mr. Moradi replied that units would be roughly 1,800 square feet to 2,200 square feet with an expected price range from the middle \$300's targeting small families. He advised that he attended a couple of Warmington Meadows HOA meetings where he addressed privacy concerns and his impression was that the residents were supportive of the plan. He stated Urban Corp was developing a similar site in downtown Frisco noting that the Carrollton plan has more amenities.

Denholm asked about parking on the internal street and Shapiro stated the internal streets would be 30 feet wide and would be able to accommodate parking along the front of the units. Shapiro also explained the reasoning for the ornamental metal fencing along Plano Parkway.

Kiser voiced a strong concern about the lack of security around the Tot lot and Shapiro stated the fence would be 6 feet in height. Mr. Moradi stated they could provide a gate on the south side of Unit 21.

Chair Averett opened the public hearing and invited speakers to the podium.

John McIntosh, 4601 Golden Mew Drive, Carrollton, President of the neighboring HOA, stated the majority of the HOA is in favor of the plan noting their concerns regarding buffer and screening between the buildings and the wall were addressed. He asked that parking not be allowed on Charles Street.

Shapiro provided a response to an earlier question regarding the height allowed with the current zoning of corporate commercial stating it could be up to 75 feet and noted the greater the height requires a greater setback from single family. The proposed project would be a height of 36 feet.

Chair Averett voiced concern regarding the sidewalk going to the northwest of the development stating he would like to see it meander along Plano Parkway. He also voiced a desire to have a solid fence along Plano Parkway due to visibility of the driveways. He felt there was already too much of the product in the area and would vote against the project because he is opposed to the land use.

Chadwick stated he was also concerned about the ornamental fence and would vote in opposition unless it is changed to a masonry fence.

Denholm voiced his preference for straight line sidewalks and stated he was torn between the ornamental and masonry fence.

- * ***Denholm moved to close the public hearing and approve Case No. 05-19MD1 Charles Ridge (Comprehensive Plan); second Romo and the motion was approved with a 6-3 vote, (Averett, Kiser and Chadwick opposed).***

Discussion was held with regard to the type of fencing in the area.

- * ***Kiser moved to close the public hearing on Case No. 05-19Z1 Charles Ridge (Zoning) and approve with staff stipulations; second by Romo. Chrisman asked that the motion be amended to include a security gate on the south side of Unit 21 for the triangular area. Kiser and Romo were in agreement. The motion was approved with a 7-2 vote, (Averett and Chadwick opposed).***