

**DRAFT Minutes  
City of Carrollton  
Planning & Zoning Commission  
August 1, 2019**

A meeting of the City of Carrollton Planning & Zoning Commission was held on August 1, 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  
Lydia Tormos, Admin Support Specialist

Herb Cavanaugh, Fire Department  
Rob Guarnieri, Senior Bldg. Inspector  
Molly Coryell, Planner

**Guests Present:**

Councilmember Liaison Glen Blanscet

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

**PUBLIC HEARING:**

**2.** Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 34-Acre Tract Zoned Single-Family (SF-7/14) And Located On The North Side Of Hebron Parkway Between Arbor Creek And The Burlington Northern Santa Fe Railroad To Establish A Planned Development District And Repeal Special Use Permit 272 To Allow For A Pre-School With A Day Care And An Elementary and Secondary School; Amending The Official Zoning Map Accordingly. **Case No. Z-2019-71 First United Methodist Church.** Case Coordinator: Molly J. Coryell.

Chair Averett advised that Kiser and Taylor recused themselves from discussion of the item and exited the Chamber.

Planner Molly Coryell presented the case to establish a Planned Development District on a 34-acre tract to allow for a private pre-school, day care, elementary and secondary school. A public/charter school would also be allowed by this PD without needing a separate Technical Site Plan should it conform to the traffic circulation and number of students allowed by this PD. The proposed PD amendment would repeal the current Special Use Permit (SUP-272), which allows a private school. The current requirements adopted with SUP-272, including lighting and landscaping, was

incorporated with the proposed PD development standards as well as the stipulations for the athletic field with an updated traffic mitigation and circulation plan. The number of students allowed on site is a maximum of 779; private/pre-school allowed 129 students and the elementary/secondary school allowed 650. She reported receipt of comment cards with environmental and traffic concerns. She stated that staff did not request an updated TIA because there wasn't a change in the number of students. Staff recommended approval of the request.

Bruce Breckenfeld, 3544 Silver Wood Drive, Chairman of the Trustees for FUMC, stated there were no proposed new buildings or changes to the property or parking in the request. He stated they expect that the same terms and stipulations would remain in place and advised that they have read and agree to all of the staff stipulations. He requested two separate street addresses for the convenience of postal and general deliveries as well as for fire and police. He noted those addresses have been posted on the buildings for a few years; church side - 2201 E. Hebron Parkway and the school - 2205 E. Hebron Parkway.

Chrisman asked staff to talk about the landscaping that was a part of the proposal. Coryell replied that staff did not request additional landscaping other than what was required in the original SUP. She advised that the Arborist conducted a site visit noticing deficiencies along the northwestern property line due to dead landscaping and stated that the applicant will meet with the arborist to replace the screening that was there. Chrisman asked what would change if the application was denied and Coryell replied that the public charter school is currently limited to K-6 while the private school is K-12. She explained that staff felt that regardless of the school being private or public there wouldn't be a problem so long as the maximum number of students already allowed didn't change. She added that with approval, the landscaping deficiency would be addressed, the circulation plan would be included but very little would change.

Sundaran asked about the technical site plan and SUP and Coryell replied that both cover the entire site and the site plan is for K-6. Sundaran asked what grades the charter school offered and Mr. Breckenfeld replied K-8 with the intent to start 9th grade this fall.

Denholm asked about the staggered start time. Mr. Breckenfeld stated that the pre-school and charter school has different start times, and the school would also stagger its start times beginning in the fall.

Chair Averett noted that one of the comment cards stated that the lighting on the football field wasn't fulfilled and asked staff to address the concern. Coryell stated she completed a site visit and stated there were no open zoning violations related to the athletic field. Mr. Breckenfeld added that they have not received any complaints that he was aware of.

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

**The following submitted a card in favor of the request:**

Courtney Segers, Cindy Palmer, Daniel McGeehan, Jim Foreman, Brian Rose,

**The following submitted a card in opposition to the request due to traffic congestion, environmental, additional buildings, speeding:**

Shawn Anderson, 2037 Clearwater Trail; Erica Cyril, 4210 Arbor Creek Drive; Danette Luehm, 4208 Arbor Creek Drive; Brenda Vaughn, 4208 Arbor Creek Drive; Debbie Anderson; Elismary \_\_\_\_\_; Ganapthi Subramaniam;

Coryell explained that the site plan includes an indoor athletic field and any change to the approved site plan would require the applicant to go through the zoning process. With regard to capacity, she stated it was her understanding that the applicant was just a dozen or so students away from capacity. Transportation Engineer Tom Hammons stated his understanding is that the maximum number of students would remain the same. Coryell explained that the TSP allowed the Charter school to be K-6 and the SUP allowed the private school to have K-12. Chair Averett voiced concern about a portion of the students driving themselves. Hammons stated staff did not believe that the older students would make it worse and stated it may make it better. He stated staff's observations have shown cuing issues on a sporadic basis, typically at the beginning of the year. When that occurs, staff goes to the site to help the school resolve the issues and expects staff will be able to do the same in the future. He added that the proposed traffic control plan uses the far eastern side of the parking lot and should address the cuing problems currently experienced.

Mr. Breckenfeld reiterated that for the first time, the school will have staggered start times and felt it would dramatically lessen the impact of the traffic problems. He added that it was his understanding that the school was almost at capacity.

Chrisman asked staff to elaborate on synchronization. Hammons replied that staff monitors the traffic conditions and try to time the signalization so there is progression. Hebron is a high traffic roadway so there is and will continue to be congestion. He noted that there is major construction occurring at Hebron and Josey that is adding to the congestion but once completed this fall, the congestion should ease. He stated that construction is the biggest capacity constraint and he added that TxDOT has also been doing construction on Parker which forced a lot of Hebron HS traffic on to Hebron Parkway. All lanes are open now so traffic flow should change again and he felt the staggering of school start times will have a positive impact. He explained that signals are timed regionally which means Carrollton works with adjacent cities. With regard to people parking in alleys and neighborhoods, he stated that staff works with traffic officers to address those types of problems. Chrisman asked if the area referenced earlier was a green belt and Coryell advised that it is private property; not a green belt.

Denholm asked about the wording of the stipulation regarding the school starting times and Coryell stated the intent of the stipulation is saying that the Pre-K and the elementary / secondary are staggered and did not mean that all three are staggered. Hammons stated that in the past, there was no staggering of start times, and stated the current wording is preferable. He stated he is in favor of language that separates the preschool and the charter school. Denholm asked about the maximum number of students if the preschool went away and Coryell explained that the PD limits the charter school to 650 students so if the private preschool closes, the maximum number of students would be 650. Denholm asked if there was a possibility that a new TIA would be required because of changes to the road system as opposed to changes to the use and Hammons replied that a TIA is typically required due to a change in use. He went on to say that based on the maximum as listed in the ordinance, he felt staff would be able to manage the traffic.

\* *Chadwick moved to close the public hearing and approve Case No. Z-2019-71 First United Methodist Church with staff stipulations and adding a stipulation that there would be two separate street addresses; one for the elementary school and one for the other school.*

Coryell advised that street addresses can only be changed by plat and not by zoning. She understood that the Fire Department and the US postal system already have the two addresses the applicant referred to. Chadwick stated he would restate his motion.

- \* *Chadwick moved to close the public hearing and approve Case No. Z-2019-71 First United Methodist Church with staff stipulations; second by Romo and the motion was approved with a unanimous 7-0 vote.*

Commissioner's Kiser and Taylor returned to the Chamber and the dais.