

**DRAFT Minutes  
City of Carrollton  
Planning & Zoning Commission  
January 2, 2020**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, January 2, 2019 at 7:00 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Chad Averett, Chair  
Larry Kiser, Vice Chair  
Mel Chadwick, 1<sup>st</sup> Vice Chair  
Margot Diamond  
Randall Chrisman  
Sunil Sundaran  
John Denholm  
Kathryn Taylor  
Tony Romo II

**Commission Members Absent:**

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Susan Keller, 1<sup>st</sup> Asst. City Attorney  
Tom Hammons, Transportation Div Mgr  
Lorri Dennis, City Arborist

Michael McCauley, Senior Planner  
Herb Cavanaugh, Fire Department  
Thomas Wood, Senior Plans Examiner  
Lydia Tormos, Admin Support Specialist

**Guests Present:**

Council Liaison Mike Hennefer  
P & Z Alternate John Powell

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

**6.** Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 4.5-Acre Tract Zoned PD-123 For The (LR-2) Local Retail District And Located On The Northeast Corner Of State Highway 121 and Creek Valley Boulevard To Amend Planned Development District 123 To Amend Conceptual Plans And Modifying Development Standards Allowing A Continuing Care Retirement Community & Assisted Living Facility for the Elderly and Nursing Care Facility (Skilled Nursing Facility); Amending The Official Zoning Map Accordingly. **Case No. PLZ 2020-1X2 Heritage at Creek Valley**. Case Coordinator: Loren Shapiro.

Planning Manager Loren Shapiro presented the case for a 140 unit retirement facility consisting of 54 independent living units, 62 assisted living units, and 24 memory care units. He stated there would not be any nursing home care. The building consists of 150,000 sq ft with a maximum height of 3 stories or 50 ft. The tower element could have a maximum height of 102 ft. He stated that the applicant provided building elevations and landscape plans that screen the peripheral of the property including the detention pond along Indian Run Drive. Staff recommended approval with the conditions contained in the staff report.

Chrisman asked what was proposed to be on top of the clock tower and Shapiro replied that he believed it to be a pole but deferred to the applicant.

Dick Daehnert, Senior Architect with Direct Supply Aptura, 6767 N Woustrial Drive, Milwaukee, Minnesota responded that they propose a flag pole on top of the tower. He stated the exact height had not been determined and if it is too tall, they could possibly discuss it further or eliminate it. With regard to comments about storm water retention along the east side of the property, he stated they have contracted with the previous civil engineer, Jones Carter, of the previously proposed development to make sure the storm water retention pond is sized accordingly.

Romo asked if the clock would ring when it hits 12 and Mr. Daehnert replied that it would not.

Taylor asked if there would be a nursing care facility associated with the development and Mr. Daehnert replied there would not.

Chair Averett opened the public hearing.

Richard Kelly, 5151 Belt Line Road, #1150, Dallas, stated he was part owner and asset manager for the property that abuts the subject property to the northeast, currently improved with Wind Dance Apartments. He stated that they are generally in favor of the rezoning; like the use, like the height, like the density and like the elevations. He stated their one concern is drainage. He stated that in broad terms there is a drainage easement agreement which encumbers the subject property and benefits two upstream properties. He stated that the agreement gives the developer of the subject property broad latitude to rework the size and structure of the retention feature. He underscored the need for the civil engineering of the retention feature to be completed properly. He stated that the developer has informally agreed to allow him to have input and with that caveat, the adjacent property owner is in favor of the zoning change.

There being no other speakers, Chair Averett opened the floor for discussion or a motion.

*\* 1<sup>st</sup> Vice Chair Chadwick moved to close the public hearing and approve Case No. PLZ 2020-IX2 Heritage at Creek Valley with staff stipulations; second by Diamond, and the motion was approved with a unanimous 9-0 vote.*