

**Draft Minutes  
City of Carrollton  
Planning & Zoning Commission  
March 5, 2020**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, March 5, 2020 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  
John Powell  
John Denholm  
Kathryn Taylor  
Tony Romo II

**Commission Members Absent:**

Sunil Sundaran

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Susan Keller, 1<sup>st</sup> Asst. City Attorney  
Tom Hammons, Interim Dir of Engineering  
Rob Guarnieri, Sr. Bldg Inspector  
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner  
Herb Cavanaugh, Fire Department  
Molly Coryell, Planner  
Lorri Dennis, Arborist

**Guests Present:**

Council Liaison Mike Hennefer  
P & Z Alternate John Powell

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

**4. Hold A Public Hearing To Consider An Ordinance Amending SUP-453 To Modify An Approved Site Plan And Increase The Number Of Fuel Stations Allowed For A Gasoline Station On An Approximately 7.25-Acre Tract Zoned (FWY) Freeway District And Located At The Northwest Corner Of Sandy Lake Road And IH-35E; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2020-3X1 QuikTrip No. 1934.** Case Coordinator: Michael McCauley.

Senior Planner Michael McCauley presented the request to amend SUP-453 to allow modifications to the site plan to allow additional fuel pumps. He stated the convenience store is allowed by right at the location. The revision would allow 8 pumps for diesel fuel sales at the northern part of the site which will afford semi-tractor trailer trucks to fuel at this location. The proposal provides ample parking, vehicle circulation as well as landscaping; and staff feels that the proposal illustrates an attractive building and canopy design. Staff further believes the development will not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district. Staff recommended approval with the stipulations outlined in the case report and one additional stipulation that the driveway and internal storage measured from the property line shall be a minimum of 33 feet and shall be at 90 degrees.

Jake Petras, 1120 N. Industrial Blvd., Euless, TX, explained that they brought forward the different design because they have seen an increase in demand with e-commerce and lots of industrial-type development in proximity to the site. He stated the new stipulation was a non-issue for them.

Kiser asked if overnight truck parking would be allowed and Mr. Petras replied that an internal corporate standard does not allow overnight truck parking.

Denholm asked the applicant to explain how this would be different from the traditional overnight truck stop. Mr. Petras explained that the traditional truck stop offers many different amenities that are catered toward truck drivers. He stated that their roots are based upon convenience and getting people in and out; deliberate based on the name QuikTrip. He stated they would provide a truck scale but would not offer amenities such as showers, restaurant or lounge. He listed two other sites that would be similar with a smaller commercial fueling offer.

Chair Averett referred to a store in Gainesville that has a separate store within the store that caters to truckers and Mr. Petras replied that the proposal would not be like that one. He explained that the reason they offered the separate area before was because the commercial sales are far more complicated than the typical transaction and explained they were able to make it another part of the typical check stand that consumers would see at any normal QuikTrip. Chair Averett asked if the driveway from IH-35E would be deep enough that there aren't tractor trailers hanging out into the service road after IH-35E is widened. He also asked about signage for cars and 18-wheeler traffic and the possibility of a signal on Sandy Lake. Interim Director of Engineering Tom Hammons replied that the IH-35E frontage road will be much closer to the site when it is reconstructed which will happen probably within the next three years. He stated that at that time, it will be a concern and a deceleration lane will be needed to accommodate the truck traffic. At the current time, it is not a concern. Regarding a signal at Sandy Lake Road, Hammons stated that he doubts there will be a signal at the location and stated a median cut would be necessary. He stated staff's preference would be that the truck traffic stay on the frontage road and enter/exit there rather than Sandy Lake Road. Mr. Petras replied that they will work with the Engineering and Traffic Department as close as possible and they have a model that they try to follow closely for signage. He stated they intend to have a full median opening on Sandy Lake with the intent for it to be used for truck traffic from north bound IH-35E traffic, but not for egress. He stated the design makes it easier for egress to the frontage road and they will have signage that will state "truck exit." Chair Averett asked if there would be signage to keep the truckers in the western most drive aisle and Mr. Petras replied that he doesn't know yet but felt that the monument signage and trail blazers off the highway would direct the drivers.

Denholm referred to the public comments and asked about the tree mitigation fee. McCauley replied that at the time the construction plans are submitted, the tree removal would be reviewed by City Arborist Lorri Dennis. Dennis advised that a tree survey would be required. She explained that any tree that is 4 inches in diameter measured at 4½ feet above the ground is protected. Staff will review the landscape plan for the site and if there is room for mitigation on the landscape plan, staff would recommend that first; if not, the applicant has the option to pay into the Tree Fund which is measured at \$185 per caliper inch for replanting of trees within the City of Carrollton.

Chadwick asked if the entrance from the frontage road is wide enough to accommodate two 18-wheelers side by side and McCauley replied there would be ample room for both.

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

- \* *Kiser moved to close the public hearing and approve Case No. PLSUP 2020-3X1 QuikTrip No. 1934 with stipulations as well as the additional stipulation of the driveway and internal storage measured from the property line shall be a minimum of 33 feet and shall be at 90 degrees; second by Diamond and the motion was approved with a unanimous 8-0 vote, Sundaran absent.*