

**Draft Minutes  
City of Carrollton  
Planning & Zoning Commission  
February 4, 2021  
Telephonic Meeting**

A telephonic meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, February 4, 2021 at 7:00 p.m. by means of Zoom.

**Commission Members Present:**

Sunil Sundaran, Chair  
Mel Chadwick, 1<sup>st</sup> Vice Chair  
John Denholm, Vice Chair  
Jason Carpenter  
Margot Diamond  
Darby Merriman  
John Powell  
Kathryn Taylor

**Commission Members Absent:**

Tony Romo II

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Susan Keller, 1<sup>st</sup> Asst. City Attorney  
Herb Cavanaugh, Fire Department  
Molly J. Coryell, Planner  
Ed Green, Plans Examiner  
Lydia Tormos, Admin Support Specialist

Michael McCauley, Senior Planner  
Kanika Juneja, Asst. City Attorney  
Tom Hammons, Transportation Div Mgr  
Rob Guarnieri, Plan Review Manager  
Leanne Wagener, Landscape Planner

**Guests Present:**

Scott Windrow, Alternate  
Andrew Palacios, Council Observer

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

**8.** Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On Approximately 20-Acres Zoned Planned Development PD-216 For The (SF-TH) Single Family Townhouse Residential District And Located Along The North And South Sides Of Crosby Road Between Lerner Road And South Broadway Street And Along The South Side Of Crosby Road Between Fannidella Drive And South Broadway Street To Amend Planned Development District PD-216 To Revise Conceptual Plans And Modify Development Regulations; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2020-174 Carroll Crest (Zoning)**. Case Coordinator: Loren Shapiro.

Shapiro began the presentation with a history of the 20-acre site. He advised that a trail runs along the east side of the freight rail as well as below the overhead DART line that currently ends at Crosby Road. He stated that the City is working with the Council of Governments to extend the trail southward into Farmers Branch. The City's goal is to develop the area as an urban village and chose InTown Homes to develop the site into townhomes, single-family detached homes and live/work units. He reviewed the approved Conceptual Site and Landscape Plan and the proposed Conceptual Site and Landscape Plan changing the layout and design. He stated that the proposal does not change the lot size, doesn't decrease the lot width; the area of the lots will remain the same; however, it does change the lot count. The proposal includes a total of 202 lots – 134 single-family detached, 52 townhomes, and 16 live/work. The proposal includes street trees, a streetscape that provides

canopy cover for pedestrians, and regulations for the streetscape to ensure there is a minimum amount of street trees. He also reviewed other proposed major changes and important components described in the staff case report. He provided previous Conceptual Courtyard features to be replaced and previous Conceptual Courtyard features to remain as he underscored there were no specific regulation for courtyards, open space or streetscapes in the previously approved documents. He also provided approved Conceptual Building Elevations that would remain as previously provided. Staff recommended approval with the conditions contained in the staff report.

Carpenter asked about residential parking and Shapiro stated that the street width will accommodate parallel parking and stated there would opportunities to park along the sides of some of the single-family homes as well as the block of townhomes on the east side of the main street. There would also be parking along the north side of the south side street. He underscored that it is a very dense development.

Diamond asked about the reason for removal of the water features and Shapiro deferred to the applicant who didn't respond at this time.

Sundaran asked about the 35-foot lot width. Shapiro replied that 35 feet would be the lot depth and listed the lot depth for the uses as follows: live/work – 40 feet except for three lots on Crosby that would be 35 feet because of the physical limitations of the creek and alley. Sundaran asked for clarification about the card received in opposition and Shapiro replied that it was a concern about having any type of commercial use along the north side of Crosby Road.

Sundaran offered the floor to the applicant to make a presentation or comments.

Jared Earney, Kimley Horne, did not offer a presentation but was available for questions.

Diamond asked about the water features and Mr. Earney stated they become a maintenance issue and a higher operation cost. He stated they may offer one but didn't want to be held to the requirement.

Sundaran opened the public hearing.

Dan Claiborne, 1607 Crosby Rd., stated he would like the live/work units to be restricted to the south part of Crosby Rd. and voiced a concern about parking on Crosby Rd.

Cynthia Claiborne, 1607 Crosby Rd., asked if an environmental impact was conducted on the creek and concerned about properties flooding.

Denholm asked for elaboration about parking along Crosby Rd. Hammons stated that the parallel parking on Crosby Rd. is offset from the existing road. He explained that Crosby Rd. is a 45-foot road and the parking will be offset from that so that the parallel parking provided with the project will not reduce the width of the existing road.

Carpenter referred to the removal of the water feature and asked if something was provided so there won't be any flooding. Hammons replied that it is designed to accommodate drainage of the storm water.

Mr. Earney stated that the creek is governed by the Corp of Engineers so they would not be making any alterations to the center line of the creek. He stated that early on in the development, this area did have issues with flooding so the City conducted a flood study and because of that the culverts

underneath the DART rail were upsized. He stated that with their improvements to the creek, they will be providing adequate drainage way to handle all of the flow on site and through the property.

There being no further discussion, Sundaran opened the floor for a motion.

- \* *Denholm moved to close the public hearing and approve Case No. PLZ 2020-174 Carroll Crest (Zoning) with staff stipulations; second by Chadwick and the motion was approved with a unanimous 8-0 vote, Romo absent.*