



Minutes
City of Carrollton
Planning & Zoning Commission
April 3, 2025
Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, April 3, 2025 at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Greg Kramer, Vice Chair
Kathleen Foster, 1st Vice Chair
Jim Doyle
Mark Yarbrough
John Powell
Al Overholt
Dave Hermon
Willadean, Martin

Commission Members Absent:

None

Alternate:

Rusty Pendleton

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Brian Passwaters, Community Services Manager
Lydia Tormos, Planning Technician

Ed Green, Building Inspections
Herb Cavanaugh, Fire Marshal
John Romberger, Transportation Engineer
Albert Thomas, Asst. City Attorney
Darwin Ortega, Sr. Code Enforcement Ofcr.

Guests Present:

Daisy Palomo, Council Observer

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

BRIEFING SESSION – 6:00 p.m. - COUNCIL BRIEFING ROOM

A. Staff gave a brief presentation on each of the items on the consent agenda. No public testimony was allowed during the briefing.

REGULAR MEETING – CALL TO ORDER: 6:30 p.m. - COUNCIL CHAMBERS

Chair Windrow called the meeting to order at 6:40 p.m. He advised that Item 6, Case No. PLSUP 2024-172 1212 Royal Palm Lane STR, has been withdrawn from the agenda and no discussion will be held.

The Chair opened the floor for public comments concerning any of the consent agenda items. There were none and with no questions from the Commissioners, he opened the floor for a motion.

CONSENT AGENDA:

1. **MINUTES:** Approval of the March 6, 2025 meeting minutes.
 2. Consider And Take Final Action On A **Final Plat For NRP Jackson Road Addition** For An Approximately 6.964-Acre Tract Located At 2255 North Broadway Street And Near The Southwest Corner of West Jackson Road and North Broadway Street. **Case No. PLFP 2025 043 NRP Jackson Road Addition, Lot 2, Block A.** Case Coordinator: Emily Offer.
- * *Commissioner Doyle moved to approve the Consent Agenda, with corrections to Item 1 as discussed during the briefing session; second by Commissioner Kramer. The motion was approved with a vote of 9-0.*

PUBLIC HEARING

3. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Tattoo Parlor** On An Approximately 0.9579-Acre Tract Zoned PD-045 For The (LR-2) Local Retail District And Located At 1016 West Trinity Mills Road, Suite 128; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024 196 Tattoo Parlor.** Case Coordinator: Emily Offer.

Emily Offer, Senior Planner, stated the location for this SUP request is on the northwest corner of Trinity Mills and Old Denton Rd. The proposed use is a tattoo parlor specializing in microblading. While similar to traditional tattooing—using a needle to deposit ink—microblading is semi-permanent, as the ink is placed more superficially in the skin. A conceptual floor plan was reviewed. Ms. Offer stated that only one end of the suite will be used for the tattoo parlor. One comment card in opposition was received. Staff is recommending approval with stipulations.

Discussion followed as to the use of the remainder of the suite aside from the area being considered for tattooing. Ms. Offer responded that it is for retail. Ed Green, Building Inspections, confirmed the area is considered retail. Ms. Offer added that the specific area for the tattoo parlor is 308 square feet, and that information can be included as a stipulation.

Commissioner Doyle questioned the suite numbering and asked whether the entire suite could be used for tattooing. Ms. Offer responded that if the P&Z approves this item, and before it goes to City Council, the ordinance will be written to ensure that a specific, defined area is permitted for a tattoo parlor.

Chair Windrow asked if the applicant is present and would like to speak.

Applicant, Esder Lim, 1900 Knightsbridge Rd., Farmers Branch, was there to answer questions.

Chair Windrow opened the public hearing. There were no speakers.

- * ***Commissioner Martin moved to close the public hearing and approve Case No. Case No. PLSUP 2024 196 Tattoo Parlor with stipulations, adding a stipulation stating the tattoos will be only in the 308 square foot space within the suite; second by Commissioner Foster. The motion was approved with a vote of 8-1 (Foster opposed)***

4. **Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow An Amusement Arcade (Excluding Adult Arcade) In An Approximately 3,400 Square Foot Space Zoned PD-45 For The (O-2) Office District And Located At 1012 Mac Arthur Drive, Suite 124; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2024-183 Claw Mania Kingdom Arcade.** Case Manager: Loren Shapiro.

Loren Shapiro, Planning Manager, presented this item. He reviewed that last month the Commission voted to approve a base zoning change from Office to Local Retail for this property. The City Council approved the zoning change on April 1, 2025. He noted that this item includes a stipulation that Council must approve the zoning change prior to P&Z consideration so that stipulation now does not apply. Mr. Shapiro stated that there is sufficient parking onsite and no public comment cards in opposition were received. Staff is recommending approval.

Chair Windrow asked if the applicant is present and would like to speak.

Applicant Hot Tran, 4703 Nolan Ridge Ct., Sugarland, Texas, stated he is the owner/operator of two arcade locations in Houston and desires to open one in Carrollton. He explained his business model, and said the number of customers might be 150 on the weekends and holidays and there is no cash value to the Kingdom Coins.

Chair Windrow opened the public hearing. There were no speakers.

- * ***Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2024-183 Claw Mania Kingdom Arcade with stipulations, and removing stipulation number 1; second by Commissioner Powell. The motion was approved with a vote of 9-0.***

5. **Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Amend SUP 417 Allowing A Used Car Dealer To Modify The Special Conditions, Restrictions, And Regulations, By Removing The SUP Expiration Date On An Approximately 3-Acre Tract Zoned (LI) Light Industrial District And Located At 3228 And 3232 Skylane Drive; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2025-53 SUP-417 Amendment.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He said this is a city-initiated request involving portions of two buildings involving a used car dealership. When this SUP was

granted approximately ten years ago, an expiration date of September 2018 was placed on it. He reviewed a location/zoning map and advised that surrounding uses include auto sales. The only change to the SUP would be the removal of the expiration date.

Commissioner Martin inquired about the stipulation to allow outdoor display of vehicles. Mr. McCauley responded that in recent years staff has recommended keeping the autos for sale indoors, however, in this case staff is recommending to continue allowing outdoor vehicle inventory.

Commissioner Doyle asked whether any other SUPs for auto sales on this street have expiration dates. Mr. McCauley said they do not, adding that it is no longer the practice of the city to place expiration dates on SUPs.

Chair Windrow opened the public hearing. There were no speakers.

** Commissioner Powell moved to close the public hearing and approve Case No. PLSUP 2025-53 SUP-417 Amendment with stipulations; second by Commissioner Hermon. The motion was approved with a vote of 9-0.*

6. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Short-Term Rental** On An Approximately 0.173 Square-Foot Lot Zoned (SF-7/14) Single-Family Residential District And Located At 1212 Royal Palm Lane; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-172 1212 Royal Palm Lane STR.** Case Coordinator: Emily Offer.

Applicant withdrew this request. No action was taken or discussion taken.

7. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Bed And Breakfast** On An Approximately 0.18-Acre Lot Zoned For The (SF-7/14) Single-Family Residential District And Located At 1011 Park Avenue; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-019 B&B 1011 Park Avenue.** Case Coordinator: Emily Offer.

Emily Offer presented this item. She reviewed the location of this home and provided a floor plan. She said the bedroom has a bath, closet, washer/dryer, access to the interior of the home and to the front driveway. She noted it was a garage conversion. She added that the property owner intends to live on the property, and that there have been no code violations or police calls recorded. She advised that occupants will be limited to three. There is one short-term rental in the neighborhood. Staff is recommending approval with stipulations.

Chair Windrow asked whether the homeowner must be on-site while the space is occupied. Brian Passwaters, Community Services Manager, advised that there is no requirement for the owners to remain on site while the space is rented.

Chair Windrow asked if the applicant was present and would like to speak.

Applicant Christopher Brooks, 1011 Park Ave., stated that the garage was remodeled as a father-in-law suite in 2022 who passed away in February 2023 and in April 2023, began renting it through Airbnb. He was unaware of the city's permit requirements at that time.

Commissioner Doyle asked the applicant if he is actively renting the space now. The applicant responded yes, adding that he will not be renting the space during times that he and his wife are away (i.e., on vacation). Commissioner Doyle inquired about the number of times it has been rented. The applicant responded that when they first began renting, they were allowing one-night stays, so approximately 200-300 times. They are now requiring two-night stays. He added that most occupants are businesspeople or construction workers.

Chair Windrow opened the public hearing. There were no speakers. He stated that four public input cards in opposition:

- Pat & Shirley Burton, 1702 Summit Dr.
- Theodore Richardson, 1016 Park Ave.
- Dilcia Marina Ramirez, 2502 Gate Way Ave.
- Martha Sanford, 1014 Park Ave.

And one in favor:

- Roy A. Blackley, 1009 Park Ave.

* *Commissioner Doyle moved to close the public hearing and approve Case No. PLSUP 2025-019 B&B 1011 Park Avenue with stipulations; second by Commissioner Martin. The motion passed with a vote of 9-0.*

8. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Short-Term Rental** On An Approximately 0.21-Acre Lot Zoned For The (SF-7/16) Single-Family Residential District And Located At 2401 Briarwood Lane; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-019 STR 2401 Briarwood Lane.** Case Coordinator: Emily Offer.

Emily Offer said the applicant has requested this item be continued until the May 1, 2025 P&Z meeting due to being out of town.

Chair Windrow opened the public hearing. There were no speakers.

* *Commissioner Foster moved to keep the public hearing open and continue Case No. PLSUP 2025-019 STR 2401 Briarwood Lane Short-Term Rental until the May 1, 2025 P&Z meeting; second by Commissioner Kramer. The motion was approved with a vote of 9-0.*

9. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Bed And Breakfast** On An Approximately 0.21-Acre Lot Zoned PD-21 For The (SF-7/14) Single-Family Residential District And Located At 1842 Castille Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-020 B&B 1842 Castille Drive.** Case Coordinator: Michael McCauley.

Michael McCauley presented this SUP request for a bed and breakfast. He provided a location/zoning map for this home, located on the southwest corner of Josey Lane and Castille Dr. He provided an aerial photograph, exterior photographs, and a floor plan of the home. He added that there were no police calls for service or public comments on record. Mr. McCauley noted that there is one short-term rental in the neighborhood and one being proposed, other than this case request. Staff is recommending approval with stipulations.

Commissioner Overholt inquired about the floor plan. Mr. McCauley said it is a typical floor plan, and the owner will be living on-site.

Commissioner Doyle clarified with Mr. McCauley that three of the bedrooms may be rented at one time.

Chair Windrow as if the applicant is present and would like to speak.

Applicant Alberto Gomez, 1842 Castille Dr., said that the request is for three of the bedrooms to be allowed for rental, however, he may not always choose to rent all three. He said he began renting the bedrooms in February 2024. The home has parking in the rear, and he screens all the applicants.

Commissioner Kramer asked how the renters access the home. The applicant responded that if they park in the driveway, they will access through the back patio door; if they come with no vehicle then they may access through the front door.

Commissioner Doyle asked specifically whether someone could rent all three rooms, and whether the owner would be present. The applicant indicated that while there is a pool, no parties would be allowed. He also said he is considering a noise monitoring system. Most renters have been professional individuals.

Commissioner Hermon asked if there is a minimum night stay. The applicant responded one, but he would be willing to make it two.

Commissioner Martin asked for further explanation as to floor plan and where the owner would be staying. The owner advised that he typically would use the room with the private bath, however at times he may use a different room.

Commissioner Kramer asked Brian Passwaters to clarify the ordinance language regarding the owner being on-site. Mr. Passwaters said that there is no stipulation for the owner to be constantly present. Additionally, he said the floor plan on record must say which room the owner occupies, and he cannot switch it as he chooses from time to time. The city will be doing an annual inspection, and the floor plan must be accurate.

Commissioner Foster asked how many people can stay in each room. Mr. Passwaters responded one person for each bedroom.

Commissioner Doyle asked whether it is required to have an exterior exit in each room. Mr. Passwaters said yes, at a minimum there must be a window.

Chair Windrow opened the public hearing. He advised that eight cards in opposition have been received:

- Brian Wolf, 1900 Addington Dr.
- Oscar Arbelaez, 1903 Chamberlain Dr.
- Deborah Marshall, 1828 Castille Dr.
- Allan & Amber Johnson 1904 Castille Dr.
- Brian Schallow, 1833 Addington Dr.
- Lee Don Moore & Christian Pritt, 1901 Chamberlain Dr.
- Axel Garrido, 1818 Castille Dr.
- Mary Winter, 1811 Castille Dr.

Speaking in favor:

- David Graem, 1840 Castille Dr.
- Jennifer Stone, 1902 Castille Dr.

The applicant offered closing remarks, saying that he will keep the neighbors in mind.

- * ***Commissioner Martin moved to close the public hearing and approve Case No. PLSUP 2025-020 B&B 1842 Castille Drive with stipulations and the additional stipulation that an updated floor plan must be submitted; second by Commissioner Foster. The motion was approved with a vote of 5-4. (For: Yarbrough, Windrow, Doyle, Powell and Martin; Opposed: Overholt, Foster, Kramer and Hermon.)***

10. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Short-Term Rental** On An Approximately 0.30-Acre Lot Zoned PD-79 For The (SF-6.5/12) Single-Family Residential District And Located At 3109 Silverado Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-037 STR 3109 Silverado Drive.** Case Coordinator: Michael McCauley.

Michael McCauley stated the house is located on a cul-de-sac, with garage access from an alley on the side. Mr. McCauley stated there are no existing short-term rentals in the neighborhood. There have been no police or code enforcement violations recorded. Public comment cards have been received. Staff is recommending approval with stipulations.

Chair Windrow asked for an explanation of the 20 percent opposition rule that Council must consider. Loren Shapiro explained if 20 percent of property owners living within the 200 foot buffer of the subject property are opposed to the change, then Council must have a super-majority (6 out of the 7 councilmembers) to approve the case.

Applicant Britney Nguyen and Nam Nguyen, 1512 Arrowhead, spoke. Britney Nguyen explained that her family purchased this home for her with the plan that she will live there following her education. She advised that they only plan to rent to people with good ratings on Airbnb. Her parents live close by. They will limit the number of guests to five people. She added that renters

will be instructed not to approach the school that is nearby. She said that the home is isolated and they do not wish to disrupt the neighborhood. Britney's father, Nam Nguyen, said that the neighborhood association is voluntary and he is not a member. He said he has received the objections from the HOA. He added that if this request is denied, the home will remain vacant for two years until his daughter will live there.

Commissioner Foster asked the applicants whether they have discussed their plans with the neighbors. Mr. Nguyen responded only with some members of the association.

Chair Windrow said he has a petition with neighborhood names on it, however he cannot confirm the names and in addition he also has comment cards.

Signatures On Petition:

Tim & Lena Lackey, 3201 Susan Ln.
Richard & Rose Ann Hausmann, 3108 Silverado Dr.*
Melissa & Allan Rich, 3104 Silverado Dr.
Samual Liam, 3100 Silverado Dr.
David & Nancy Lee, 3041 Taos Tr.
Lois Norton, 3037 Taos Tr.
Jerry Ostrowsky, 3033 Taos Tr.
Latha Thomas, 3028 Silverado Dr.
Benny Punnoose, 3024 Silverado Dr.
Colleen Hamilton, 3020 Silverado Dr.
Kelli Gorton & Chase Smith, 3012 Silverado Dr.
Jessica Carlson, 3008 Silverado Dr.
Doug & Mary Forbes, 3000 Silverado Dr.*
Debbie Williams, 1900 W. Rosemeade Pkwy.
Donnell Singleton, 1520 Santa Fe Tr.
Paul Ray, 1517 Sundance Cir.
Diane Haist, 1517 Arrowhead Ln.
Nancy Smith, 1516 Santa Fe Tr.
Mark Roth, 1516 Indian Springs
Herman Slack, 1508 Blue Mesa
Katy Dailey, 1505 Sundance Cir.
Roy Villatoro, 1505 Arrowhead Ln.
Peters Sharrow, 1504 Arrowhead Ln.
Barry Zaulters, 1501 Santa Fe Tr.
Tricia Shotwell, 1501 Arrowhead Ln.
Kim Kirkbart, 1500 Sundance Cir.
Tod Wilson, 1500 Santa Fe Tr.
Marcell Amador, 1451 Susan Ln.
Sarah Aranda, 1447 Susan Ln.
Garry Kraus, 1445 Susan Ln.*
Grishma Shrestha, 1443 Susan Ln.
Ana Quirol, 1441 Susan Ln.
Larry Green, 1432 Indian Springs
Milton Rojas, 1431 Susan Ln.
Martha Goodspeed, 1429 Palo Dura Dr.

Brenda Huber, 1428 Indian Springs
Alina Gaubert, 1425 Santa Fe Tr.*
John & Linda Castaldi, 1425 Indian Springs*
Dinah Rambikkacye, 1421 Santa Fe Tr.
Robert Case, 1420 Santa Fe Tr.*
Helen Smith, 1420 Indian Springs*
Payne Rucker, 1417 Santa Fe Tr.
Rehim Adatia, 1417 Indian Springs
Jesus Bacos, 1416 Santa Fe Tr.
Mark Washum, 1413 Santa Fe Tr.*
Tiffany Cervantes, 1412 Santa Fe Tr.
Richard Mumm, 1412 Indian Springs
Guk-Chul Lee, 1409 Sanra Fe Tr.
Elvira Rodrigues, 1408 Santa Fe Tr.*
Michael Song, 1405 Santa Fe Tr.
Sheila Landberg, 1405 Palo Duro Dr.
Stacie & Kyle McAllister, 1405 Indian Springs
Bob & Debra Klimenko, 1404 Santa Fe Tr.*
Mark Vandergraft, 1404 Paol Duro
John West, 1401 Santa Fe Tr.
Aslan Hemani, 1421 Indian Springs

Chair Windrow opened the public hearing.

Speaking in opposition:

- John Castaldi, President of the Indian Springs HOA, 1425 Indian Springs**
- Helen Smith, 1420 Indian Springs**

At this time, a five-minute recess was taken. Upon reconvening, public comments continued.

- Mary Forbes, VP of the Indian Springs HOA, 3000 Silverado Dr.**
- Rose Ann Hausmann, 3108 Silverado**
- Garry Kraus, 1445 Susan Lane (Timbercreek HOA)**
- Jim Cline, 3036 Silverado

Cards in opposition/ not speaking:

- Richard Hausmann, 3108 Silverado*
- Debra & Robert Klimenko, 1404 Santa Fe Trail*
- Doug Forbes, 3000 Silverado*
- Alina Gaubert, 1425 Santa Fe Trail*
- Robert Case, 1420 Santa Fe Trail*

(Names with () had signed the petition and had also submitted additional opposition; names with (**) had signed the petition and also spoke at the meeting in opposition.)*

The applicant offered closing remarks. She said that the house will be kept in good condition. Their focus will be on families and there will be no parties. She added that her family lives in this community.

- * ***Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2025-037 STR 3109 Silverado Drive with stipulations; second by Commissioner Yarbrough. The motion failed with a vote of 1-8. (For: Martin; all others opposed).***

Chair Windrow stated that the applicant has 10 days to appeal to the City Council.

11. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Short-Term Rental** On An Approximately 0.18-Acre Lot Zoned PD-21 For The (SF-7/14) Single-Family Residential District And Located At 1804 Chamberlain Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-042 STR 1804 Chamberlain Drive.** Case Coordinator: Michael McCauley.

Michael McCauley noted the home has alley access. There is one short-term rental currently in the neighborhood. Staff is recommending approval with stipulations.

Chair Windrow asked if the applicant was present and wished to speak.

Applicant Vinh Le, 1804 Chamberlin Drive, stated that last month he presented a request for his mother's home to be a short-term rental, which the City Council denied. This request is for his own home. He would like to have both his mother's home and his home listed as a short-term rentals. Then depending on which home is rented, his family will stay at his mother's home while his home is rented or if his mother's home is rented, they will stay in his home.

Discussion and questions followed regarding the applicant's plan. Brian Passwaters stated that the applicant can stay at his mother's home while this property is used as a STR. However, his mother's home cannot be rented as City Council denied that request this past meeting. Mr. Passwaters said he was just informed by Emily Offer the applicant has requested a waiver to the required one year wait before City Council would reconsider the case and decide if his mother's property could be zoned for a short-term rental. Commissioner Martin asked whether this home can be homesteaded (on tax rolls). Mr. Passwaters said that if the owner lives there the majority of the time it can be homesteaded. The applicant stated that this property is not currently listed as a STR.

Chair Windrow opened the public hearing. There were no speakers. He said five cards were received in opposition:

- Amanda Zarate, 1800 Addington Dr.
- Bob & Paula Giesey, 1802 Chamberlain Dr.
- Kenneth Ayers, 1803 Chamberlain Dr.
- Brice & Sarah Jackson, 1800 Chamberlain Dr.

- Sid Kauffman, 1810 Chamberlain Dr.

* *Commissioner Kramer moved to close the public hearing and approve Case No. PLSUP 2025-042 1804 Chamberlain Drive STR with stipulations; second by Commissioner Hermon. The motion was approved with a vote of 6-3. (For: Overholt, Kramer, Doyle, Powell, Martin, Hermon; Opposed: Yarbrough, Foster, Windrow).*

12. Hold A Public Hearing To Consider An Ordinance **Amending The Text Of The Comprehensive Zoning Ordinance (CZO)** To Amend, Add Or Delete Content And To Improve The General Organization Of The Amended Sections, Including Amendments To Article 00.6. Table of Contents; Article II. Zoning Districts; Article V. Uses Of Land And Structures; Article XVII. (IP) Industrial Park; Article XVIII. (LI, HI) Light Industrial And Heavy Industrial Districts; Article XXIV. Off-Street Parking, Loading And Stacking Regulations; Article XXVIII. Special Conditions And Development Standards; And Article XXXIV. Definitions. **Case No. PLZT 2024-144 Comprehensive Zoning Ordinance Text Amendments.** Case Coordinator: Emily Offer.

Emily Offer presented this item. She provided an overview of the proposed changes to the text of the Comprehensive Zoning Ordinance. In summary, the changes include the following: Removed (HI) Heavy Industrial District; removed TSP requirements for Drive-Through Windows; updated NAICs codes to reflect the 2022 NAICs iteration; revisions associated with organization and grammar. Other changes were reviewed, including new land uses, modification of existing uses, off-street parking, lofts in downtown, alcoholic beverage sales on/off premises, and definitions, as well as others.

Questions were raised by Commissioner Overholt regarding drive throughs, lofts, window tinting, oil extraction, and parking garages. Responses were provided by Ms. Offer and Ed Green, Building Inspections. Mr. Shapiro added that what is being proposed simplifies the ordinance for better enforcement.

Commissioner Martin asked what Heavy Industrial zoning is. Ms. Offer said it includes things like oil extraction or fracking, however, there is no property in Carrollton zoned (HI) Heavy Industrial.

Commissioner Kramer asked if the section on alcoholic beverages includes allowing liquor stores. Ms. Offer responded that it does not.

Chair Windrow opened the public hearing.

Ed Green, Building Inspections, described how closely his department works with Planning and expressed his appreciation for Ms. Offer's work on this revision.

* *Commissioner Foster moved to close the public hearing and approve Case No. PLZT 2024-144 Comprehensive Zoning Ordinance Text Amendments; second by Commissioner Hermon. The motion was approved with a vote of 9-0.*

OTHER BUSINESS:

- a. Staff Reports- Loren Shapiro provided an update on City Council action at the April 1, 2025 meeting, including adopting the Downtown Master Plan.

ADJOURNMENT

Chair Windrow adjourned the meeting at 9:34 p.m.

Loren Shapiro, Planning Manager

Scott Windrow, Chair
Planning and Zoning Commission