



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

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, July 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
Brett King, Director of Development Services

Tom Hammons, Transportation Manager
John Romberger, Transportation Engineer
Meredith Ladd, City Attorney
Joseph Haefner, Asst. City Attorney

*(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 6:30 p.m. He 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 June 5, 2025 meeting minutes.
2. Consider And Take Final Action **On A Replat Of The Collection PH 7, Lots 1 And 2, Block A For An Approximately 4-Acre Tract Located At 4040 And 4050 State Highway 121, To Modify Easements.** Case No. PLRP 2025-062 The Collection, Lots 1R And 2R, Block A. Case Coordinator: Emily Offer.
- * *Commissioner Foster moved to approve the Consent Agenda; second by Commissioner Hermon. 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 An Event Center And Reception Hall** In An Approximately 6,177 Square Foot Space Zoned (LR-2) Local Retail And Located At 2129 North Josey Lane; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-101 Carrollton Event Center.** Case Coordinator: Emily Offer.

Emily Offer, Senior Planner, stated that the applicant requested this case be continued until the August 7, 2025 P&Z meeting. She advised that staff is recommending the public hearing be opened and continued until that date.

Chair Windrow opened the public hearing. The applicant, Oscar Mendoza, 2129 N. Josey Lane, Carrollton, introduced himself.

- * *Commissioner Foster moved to keep the public hearing open and continue Case No. PLSUP 2025-101 Carrollton Event Center to the August 7, 2025 Planning and Zoning meeting; second by Commissioner Kramer. The motion was approved with a vote of 9-0.*

4. Hold A Public Hearing To **Consider A Resolution Amending The Transportation Plan And The Transportation Plan Map Of The City of Carrollton Comprehensive Plan To Remove The Future Expansion Of Capital Parkway From The Property Located At 1800 Sandy Lake Road And The Vicinity Of The Northeast Corner Of President George Bush Turnpike and Sandy Lake Road.** Case No. PLTRA 2025-100 Southwest Nursery's **Transportation Thoroughfare Plan Amendment.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He provided a location map of the future expansion of Capital Parkway and located in the vicinity of the northeast corner of President George Bush Turnpike and Sandy Lake Road. The map reflected the property owned by the applicant in this case, as well as Carrollton's Transportation Plan future route of Capital Parkway that bisects the applicant's property. Mr. McCauley added that the right-of-way for Capital Parkway is already in place to the south of Sandy Lake Road and the applicant's property is not platted. The Transportation Plan that includes the alignment for Capital Parkway has been in place for several years and there are no development plans proposed at

this time for the city-owned land to the north of the applicant's property. The applicant wishes to remove the Capital Parkway alignment from passing through his property as currently shown on the map. Mr. McCauley stated that staff does not recommend approval due to the applicant submitting an incomplete Traffic Impact Analysis (TIA). Mr. McCauley stated that a TIA is necessary to analyze current traffic patterns to understand existing and future conditions, and how the removal of a future roadway would affect traffic patterns and existing and future land uses in the vicinity.

Chair Windrow asked if the applicant would like to speak.

Applicant Steve Tabor, 2220 Sandy Lake Road, Carrollton, provided background information on the property in question and surrounding area. He noted that a large part of the property is in the floodplain. He provided a diagram of the site. He added that the cost of Capital Parkway (elevated) is high based on the limited number of acres that are developable in the area.

Mr. Tabor said his nursery operation is a distribution center, and he also owns the former Sandy Lake Park, where he would like to relocate the distribution center, and it would not work if it was bisected by Capital Parkway. He would then redevelop his current property. A detailed overview of his proposal was provided.

Loren Shapiro, Planning Manager, reminded Commissioners that the city's Comprehensive Plan is a vision for the city, and includes roadways citywide. He said that Capital Parkway is intended to connect one part of the city to the other. He added that justification, with a Traffic Impact Analysis, for changing the roadway on the Transportation Plan is required and the Applicant has not provided that. John Romberger, Transportation Engineer, was present for questions from the Commissioners. He added that staff is unable to evaluate the impact of changing the alignment of Capital Parkway, noting that several other intersections would be impacted.

Chair Windrow opened the public hearing.

Terry Wright, 1608 Francis Street, Carrollton, spoke in favor of approving this item.

Jared Earney, 225 E. John W. Carpenter Frwy., Irving, submitted a comment card in favor of this item but did not speak.

The applicant offered closing remarks by responding to some of the Commissioners' comments.

Commissioner Overholt stated that he does not have enough information to vote in favor.

- * ***Commissioner Powell moved to close the public hearing and approve Case No. PLTRA 2025-100 Southwest Nursery's Transportation Thoroughfare Plan Amendment; second by Commissioner Foster.***

Commissioner Kramer spoke in favor of this item.

The motion failed with a vote of 3-6 (Doyle, Yarbrough and Kramer in favor; Windrow, Foster, Powell, Overholt, Hermon and Martin opposed).

5. Hold A Public Hearing To Consider An Ordinance Of The City Council Of The City Of Carrollton, Texas Amending Ordinance Number 1470, Otherwise Known As The Comprehensive Zoning Ordinance, By Amending Article VII. Single-Family Residential District To Amend The Dimensions For Carports. **Case No. PLZT 2025-108 CZO Carport Amendment.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised this is a city-initiated request to amend Article 7 of the Comprehensive Zoning Ordinance as it relates to carports in single-family districts. He said that currently the maximum size allowed for a carport is 24 x 24 feet and staff is proposing to allow 24 x 32 feet, which would accommodate three vehicles. No comment cards were received.

Commissioner Doyle inquired if there is a height restriction on carports. Mr. McCauley responded that the height of the carport would be determined by the zoning district for attached and detached carports.

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

- * ***Commissioner Kramer moved to close the public hearing and approve Case No. PLZT 2025-108 CZO Carport Amendment; second by Commissioner Foster. The motion was approved with a vote of 9-0.***

OTHER BUSINESS:

- a. Staff Reports- *none*

ADJOURNMENT

Chair Windrow adjourned the meeting at 7:57 p.m.

Loren Shapiro, Planning Manager

Scott Windrow, Chair
Planning and Zoning Commission