



**Minutes  
City of Carrollton  
Planning & Zoning Commission  
October 2, 2025  
Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, October 2, 2025 at 6:30 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Scott Windrow, Chair  
Kathleen Foster, 1<sup>st</sup> Vice Chair  
Jim Doyle  
John Powell  
Al Overholt  
Dave Hermon  
Willadean Martin

**Commission Members Absent:**

Greg Kramer, Vice Chair  
Mark Yarbrough

**Alternate:**

Rusty Pendleton

**Staff Members Present:**

Michael McCauley, Senior Planner  
Shad Rhoten, Planner  
Ed Green, Plan Review Manager  
Lydia Tormos, Planning Technician

Jared Nations, Capt., Fire Prevention  
John Romberger, Transportation Engineer  
Meredith Ladd, City Attorney

**Guests Present:**

None

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

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

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 September 4, 2025 meeting minutes.
2. Consider And Take Final Action On A **Replat Of AER Manufacturing Addition, Lot 1, Block A**, For An Approximately 13.535-Acre Tract Located At 3405 Wiley Post Road, To Dedicate And Abandon Easements. **Case No. PLRP 2025-144 AER Manufacturing Addition, Lot 1R, Block A**. Case Coordinator: Shad Rhoten.
- \* *Commissioner Foster moved to approve the Consent Agenda; second by Commissioner Hermon. The motion was approved with a vote of 7-0, (Kramer and Yarbrough absent).*

## PUBLIC HEARING

3. 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)”** Located At 2760 East Trinity Mills Road, Suite 120, And Zoned For The (LR-2) Local Retail District; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-151 Claw Up Arcade**. Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item. He provided a location/zoning map for a multi-tenant shopping center and identified the exact location of Suite 120. He advised the request is for an amusement arcade which requires a special use permit in the (LR-2) Local Retail zoning district. The arcade will include 15 single-player claw-type machines and one four-player machine for a total of nineteen machines. He noted that one comment card was received in opposition. Staff is recommending approval with stipulations.

Commissioner Overholt inquired whether staff has any concerns about the migration of the machines to adult arcade machines. Mr. Rhoten responded that it would be a violation of the city codes. He added that over the past approximately five years, eight similar arcade businesses have been approved.

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

Applicant Thao Nguyen, 2760 E. Trinity Mills Rd., #120, Carrollton, explained her business plans. She advised this is family friendly, claw machine arcade with no food or alcohol being served. Staff will be on-site at all times and security cameras will be in place. She added that she understands the stipulations and will comply.

Commissioner Martin inquired about what the target age of the clientele will be. The applicant responded from six years to young adult. Commissioner Martin asked the applicant whether she has any concerns about other businesses in the area. The applicant responded yes, however, there is also a martial arts studio next door that this arcade will serve. She noted that business hours will be 11:30 a.m. to no later than 9 p.m.

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

- \* *Commissioner Doyle moved to close the public hearing and approve Case No. PLSUP 2025-151 Claw Up Arcade with stipulations; second by Commissioner Martin. The motion was approved with a vote of 6-1, (Foster opposed, Kramer and Yarbrough absent).*

4. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow Lighted Athletic Fields** On An Approximately 4.86-Acre Tract Zoned (LI) Light Industrial District And Located At 3000 Belmeade Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-119 Dallas Padel Club Lighting.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised this is a remodel of an existing sports facility and the request is for a Special Use Permit for athletic field lighting around padel courts. He provided a locator zoning map and stated the property is zoned (LI) Light Industrial District. There are no residences nearby. A conceptual site plan was provided depicting seven outdoor padel courts. Staff is recommending approval with stipulations.

Applicant Fernando Bulnes, 3000 Belmeade, Carrollton, provided an overview of his business plans. In response to Commissioner Foster’s question regarding what padel ball is, Mr. Bulnes explained what “padel ball” is and provided a description of a court.

Commissioner Doyle asked whether the existing building will be in use and whether there are other such facilities in the area. Mr. Bulnes responded that the building is already in use with three courts operating inside now. He said that there are a couple of other similar locations in Dallas.

Chair Windrow opened the public hearing. There were no speakers.  
William Boyce filled out a card in support but did not speak.

- \* *Commissioner Hermon moved to close the public hearing and approve Case No. PLSUP 2025-119 Dallas Padel Club Lighting with stipulations; second by Commissioner Foster. The motion was approved with a vote of 7-0, (Kramer and Yarbrough absent).*

5. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow An “All Other Amusement And Recreation Uses And Activities”** Located At 2661 Midway Road, Suite 110, And Zoned (LI) Light Industrial District; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-150 Coded Lounge Cafe.** Case Coordinator: Michael McCauley.

Michael McCauley stated that this request is for a special use permit required to operate a “lounge” in a light industrial zoning district. Per CZO Article V. “all other amusements and recreation uses and activities” include lounges. The building is in a multi-tenant shopping center with no residential areas nearby. No public comments were received. Staff is recommending approval with stipulations.

Mr. McCauley said this suite was just created by separating one larger suite into two spaces. Commissioner Foster inquired about police activity. Mr. McCauley stated that there were no negative comments received from the Police Department concerning this suite.

Commissioner Overholt inquired as to the definition of a “lounge.” Mr. McCauley responded that the owner/applicant will hold special events and serve meals, so staff considers this a lounge. The space will not be rented out to others like an event center. Per the applicant’s narrative, no alcohol will be sold. He also stated that while the applicant requested to remain open until 4:00 a.m., staff is recommending 2:00 a.m. as one of the stipulations. Discussion followed as to whether BYOB is allowed.

Applicant Kenechi Nnamani, 2661 Midway #109, Carrollton, briefly spoke about his plans for the location. He gave his personal background, adding that he has another successful hospitality-type location, the Café Nubia, located at Rosemeade and the George Bush Tollway.

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

- \* ***Commissioner Martin moved to close the public hearing and approve Case No. PLSUP 2025-150 Coded Lounge Café with stipulations; second by Commissioner Hermon. The motion was approved with a vote of 5-2, (Overholt and Foster opposed; Kramer and Yarbrough absent).***

#### **OTHER BUSINESS:**

- a. Staff Reports

Michael McCauley reviewed the two cases that Council took action on September 4, 2025.

#### **ADJOURNMENT**

Chair Windrow adjourned the meeting at 7:10 p.m.

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Loren Shapiro, Planning Manager

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Scott Windrow, Chair  
Planning and Zoning Commission