



**Minutes  
City of Carrollton  
Planning & Zoning Commission  
January 8, 2026**

**Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, January 8, 2026 at 6:30 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Scott Windrow, Chair  
Greg Kramer, Vice Chair  
Jim Doyle  
Al Overholt  
Dave Hermon  
Rusty Pendleton  
Terry Sullivan  
Lou Sartor

**Commission Members Absent:**

Kathleen Foster, 1<sup>st</sup> Vice Chair

**Alternate:**

Neil Anson

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Emily Offer, Senior Planner  
Brett King, Dir. Development Svcs.  
Lydia Tormos, Planning Technician

Matthew Graham, Battalion Chief, Fire  
Joe Haefner, Asst. City Attorney  
John Romberger, Transportation Engineer  
Ed Green, Plan Review Manager

**Guests Present:**

Richard Fleming, Council Observer

*(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 pm. 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 December 8, 2025 meeting minutes.
2. Consider And Take Final Action On A Replat Of First United Methodist Church – Hebron Parkway Addition, Lots 1 And 2, Block 1 For An Approximately 33-Acre Tract Located At 2205 East Hebron Parkway, To Subdivide A Lot Into Two Lots And Modify Easements. Case No. PLRP 2025-181 First United Methodist Church – Hebron Parkway Addition, Lots 1R And 2, Block 1. Case Coordinator: Emily Offer.

Chairman Windrow stated there were not any public hearings tonight, but there had been a speaker card submitted by Bruce Breckenfeld, 3544 Silverwood Dr., Carrollton listing as not wishing to speak but was in support of the replat of the First United Methodist Church.

*\* Commissioner Doyle moved to approve the Consent Agenda Items with the removal of Stipulation 1 on Item No. 2 as it had been addressed; second by Commissioner Pendleton. The motion was approved with a vote of 8-0 (Foster absent).*

**OTHER BUSINESS:**

Windrow recognized Brett King upon his upcoming retirement and acknowledged his accomplishments during his 33 years of service for the City of Carrollton.

a. Election of Vice Chair  
Windrow & Overholt nominated Rusty Pendleton

b. Election of First Vice Chair  
Doyle nominated himself & Hermon seconded

Vote passed 8-0 (Foster absent) for both positions.

c. Staff Reports  
Mr. Shapiro reviewed actions of City Council held on January 6, 2026.

**ADJOURNMENT**

Chair Windrow adjourned the meeting at 6:37 pm.

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Loren Shapiro, Planning Manager

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Scott Windrow, Chair  
Planning and Zoning Commission