

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
December 4, 2025**

Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, December 4, 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
Al Overholt
Dave Hermon
Rusty Pendleton
Terry Sullivan
Lou Sartor

Commission Members Absent:

None

Alternate:

Neil Anson

Staff Members Present:

Loren Shapiro, Planning Manager
Ed Green, Plan Review Manager
Emily Offer, Senior Planner
Shad Rhoten, AICP, Planner
Lydia Tormos, Planning Technician
Brett King, Dir. Development Svcs.

Herb Cavanaugh, Assistant Fire Marshal
Tom Hammons, Transportation Engineer
John Romberger, Transportation Engineer
Ravi Shah, Exec. Dir. Development Svcs.
Joe Haefner, Asst. City Attorney

Guests Present:

Richard Fleming, Council Observer

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

PUBLIC HEARING:

5. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 17.2-Acre Tract Zoned (LR-2) Local Retail District And Located On The Northeast Corner Of Parker Road And Josey Lane **To Establish A Planned Development District** To Repeal Special Use Permit (SUP-416), Ordinance No. 3634, Allowing A Gas Station; To Allow A Gasoline Station, Car Wash, Retail Store In Excess Of 75,000 Square Feet, And To Allow Parking As A Primary Use On A Separate Lot And Accessory To The Retail Store In Excess Of 75,000 Square Feet; To Allow Outside Display In Excess Of 5 Percent; To Create Development Standards And To Provide Concept Plans; Amending The

Official Zoning Map Accordingly. **Case No. PLZ 2025-182 NEC Parker and Josey Lane (Rezoning)**. Case Coordinator: Loren Shapiro.

Loren Shapiro, Planning Manager, presented this item. He reviewed the location of the property that is currently zoned local retail with a special use permit (SUP) for a gas station. He described the surrounding zoning.

Mr. Shapiro stated that the applicant is proposing a 120,000 square foot (HEB) grocery store. The rezoning request establishes a Planned Development allowing a retail store in excess of 75,000 square feet, a car wash, gas station and surface parking lot on a separate lot, by right (instead of via SUP), and provided a master plan in the form of conceptual site plans, with development regulations. Drive throughs are planned for a barbecue restaurant on the west side of the building and a pharmacy on the east end. There is a covered customer pickup area and large amount of queuing spaces for patrons.

Mr. Shapiro advised that a traffic study was provided. Traffic mitigation included three dedicated right turn lanes for westbound Parker Road, as well as a northbound right turn lane at the first driveway from Josey Lane. He noted that HEB must coordinate traffic turn lanes and the additional signal on Parker with TxDOT. The applicant proposes 613 parking spaces and is requesting landscape islands every 12 spaces to maximize parking spaces due to anticipated customer demand. Plans are for trees on the property to be setback 200 feet from the building to protect produce and plants for sale, in the front display area, from birds. Mr. Shapiro mentioned that the PD proposes a reduction in trees on the property and along Parker and Josey to allow for greater visibility of the store, accommodate underground detention in the parking area and to avoid conflicts with existing overhead power lines. Ornamental grasses and shrubs will supplement the trees in the required 15-foot landscape buffer along streets and in landscape islands. Mr. Shapiro indicated that the City traffic engineers are available for questions.

Civil Engineer for the project Jonathan Kerby, 2600 N. Central Expressway, Richardson, was available for questions.

Commissioner Kramer asked why there is no traffic light proposed on Josey. Mr. Kerby stated that the amount of traffic on Josey crossing from the west side commercial does not warrant a traffic light as it is mostly truck traffic anticipated at that location. He added that the main entrance will be off Parker. HEB representative John Rose 5000 Plano Pkwy, Carrollton, added that the development has to meet the criteria for both Carrollton and Lewisville at this intersection. He stated that they will look at it again.

Commissioner Doyle asked the applicant about the use of the parking lot on Tract B. Mr. Rose responded it is for employee parking.

Commissioner Overholt asked whether there would be a northbound turn lane along Josey and asked about right turn lanes at the intersections of Parker and Josey. Mr. Rose responded that there would be a deceleration lane onto the property. He also stated that there will be a double left turn lane at southbound Josey. John Romberger, Traffic Engineer, stated that the City has

right-of-way northbound on Josey for a right turn going east on Parker, and also eastbound Parker to go south on Josey.

Chair Windrow opened the public hearing. He said the following submitted cards but did not wish to speak.

Cards In Support:

- Jeremy & Stacey Francis, 2025 Vista Crest, Carrollton
- Pavan Pauluri, 2008 Creekvista Dr, Carrollton mailing address but in the City of Lewisville

Cards In Opposition:

- Afzan Tharani, 2134 Creekbluff Ct., Carrollton mailing address but in the City of Lewisville

Speakers in Support:

- Samantha Maxam, 2007 Creekbluff Cir. Carrollton mailing address but in the City of Lewisville: concerned with traffic safety, requested 12' high fence
- Sam Lo, 2130 Creekbluff, Carrollton mailing address but in the City of Lewisville; supported the HEB but had a lot of requests to be added
- Kenny Tran, 3190 Ridgelake Way, Carrollton mailing address but in the City of Lewisville: traffic concerns

Speakers in Opposition:

- Chuck Treanor, 1007 Lakewood Hills, Carrollton mailing address but in the City of Lewisville: concerned with traffic light, fencing; fueling location; rear lighting affecting backyards
- Sanya Tharani, 2134 Creekbluff Ct., Carrollton mailing address but in the City of Lewisville

Commissioner Doyle asked about stipulation #13 regarding rear fencing height. Mr. Shapiro stated that the applicant requests the ability to place fencing up to 12' high to buffer outdoor storage areas from residents. Mr. Rose, applicant, responded that they could look at increasing the fence height in other areas. He added that the lighting on the rear of the building should not carryover onto the neighboring properties, as they will follow city light and glare requirements.

Commissioner Foster asked what the normal height of the fence would be. The applicant responded 8 feet.

* *Commissioner Hermon moved to close the public hearing and approve Case No. PLZ 2025-182 NEC Parker and Josey Lane (Rezoning) with stipulations; second by Commissioner Foster. The motion was approved with a vote of 9-0.*