

**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of November 6, 2025**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, November 6, 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, 1<sup>st</sup> 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  
Michael McCauley, Senior Planner  
Emily Offer, Senior Planner  
Lydia Tormos, Planning Technician  
Cory Heiple, Director of Environmental Services  
Shad Rhoten, Planner

Shannon Hicks, Asst. City Manager  
Herb Cavanaugh, Fire Marshal  
John Romberger, Transportation Engineer  
Meredith Ladd, City Attorney  
Joe Haefner, Asst. City Attorney  
Edward Green, Plan Review Manager

**Guests Present:**

Mayor Steve Babick  
Richard Fleming, Council Observer

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

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Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Amend SUP-413 To Allow Modified Conceptual Plans** On An Approximately 5.426-Acre Tract Zoned PD-189 For The (O-4) Office District And Located At 1401 East Trinity Mills Road; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-171 Trinity Mills OR Expansion.**  
Case Coordinator: Michael McCauley.

Michael McCauley presented this item. He advised that the hospital located at the northwest corner of E. Trinity Mills Road and McCoy Road plans to enlarge an operating room on the west side of the hospital which will add approximately 7,500 square feet to the building. Mr. McCauley advised that in 2021 SUP-413 was approved to add 6,000 square feet for an operating room, however, the applicant did not move forward with the project. This item is to amend SUP-

413 to allow the expansion to the building's footprint and modify conceptual plans by adding an additional 1,500 square feet for a total of 7,500 square feet to the building. He provided a site plan, landscape plan, and building elevations. Staff is recommending approval with stipulations.

Commissioners asked if any changes were being made to the parking or to the fire lanes. Mr. McCauley responded there were no reductions.

Chair Window asked if the applicant would like to speak.

Logan Lindsley, Engineer of Record, 4109 Kingsway Ln., Aubrey TX, reviewed the changes requested for the previously approved plan, noting that the addition of six parking spaces were included and will remain part of this revision. He added the purpose of the expansion is to consolidate other locations to the Carrollton hospital location.

Chair Windrow stated three cards were received, of which two were presented before the meeting and in support of the request. The third card was received from Marshall Reid, 3735 Gramercy Street, Houston, TX, and is in support; however, he did not wish to speak.

Chair Windrow opened the public hearing.

Steven Donnelly, 12531 Prince Solms, San Antonio, TX, stated he is the Vice Present of Real Estate for Legent Health. He said that right now there are three other surgery centers that will relocate their operations to this hospital site.

**\* *Commissioner Doyle moved to close the public hearing and approve Case No. PLSUP 2025-171 Trinity Mills OR Expansion with stipulations; second by Commissioner Foster. The motion was approved with a vote of 9-0.***