

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of October 2, 2025**

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, 1st 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)*

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.

Case No. PLSUP 2025-119 Dallas Padel Club Lighting

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).***