

DRAFT Minutes City of Carrollton Planning & Zoning Commission August 7, 2025

Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, August 7, 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
John Powell
Al Overholt
Dave Hermon
Willadean Martin

Alternate:

Rusty Pendleton

Staff Members Present:

Loren Shapiro, Planning Manager Emily Offer, Senior Planner Thomas Wood, Senior Plans Examiner Krista Pender, Manager, Environmental Quality Meredith Ladd, City Attorney

Guests Present: Richard Fleming, Council Observer

(Note: * = designation of a motion)

Commission Members Absent:

Mark Yarbrough

Cory Heiple, Dir. of Environmental Services Herb Cavanaugh, Fire Marshal Joe Haefner, Assistant City Attorney John Romberger, Transportation Engineer Lydia Tormos, Planning Technician

REGULAR MEETING - CALL TO ORDER: 6:30 p.m. - COUNCIL CHAMBERS

PUBLIC HEARING

4. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow An Event Center And Reception Hall In An Approximately 6,177 Square Foot Space Zoned (LR-2) Local Retail And Located At 2129 North Josey Lane; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2025-101 Carrollton Event Center. Case Coordinator: Emily Offer

Emily Offer, Senior Planner, presented this item. She reviewed the location and provided a map reflecting the site, which includes the proposed Event Center and three other buildings. There are three owners for the four buildings on site. Fifty-seven parking spaces are shared among the four buildings. Based on standard requirements, 41 spaces would be required for this Event Center. This request is for a 5,077 square foot building (correction to the size posted on the agenda). Ms. Offer advised that a traffic study was provided indicating that parking required for the other buildings is reduced after 5:00 p.m. and even more so after 6:00 p.m.

Ms. Offer stated that staff has concerns about the potential future need of parking spaces should another building on the site change its use (i.e., restaurant). She reviewed the existing multiple access points to the site, adding that staff also has concerns regarding traffic entering the site. For those exiting the site, she advised that staff is concerned with light pollution. Due to these concerns, staff modified the hours of operation to $6 \, \text{p.m.} - 12:00 \, \text{a.m.}$ She advised that staff is recommending denial due to the parking, traffic flow and potential for light pollution. Ms. Offer advised that one comment card in support was added to the staff report prior to this meeting.

Commissioner Foster inquired what the current use is. Ms. Offer responded it is zoned (LR-2) Local Retail.

Commissioner Martin asked whether staff has had contact with the other owners. Ms. Offer advised that only one owner has contacted staff expressing opposition. Commissioner Martin asked for clarification on the number of parking spaces needed and available. John Romberger, Transportation Engineer, advised that the four properties at the site share 57 parking spaces. One parking space for every 125 square feet is the standard requirement for event centers, so that equates to a minimum of 41 spaces for the Event Center.

Commissioner Doyle inquired about when the traffic/parking study was conducted and was weekend use of the site considered. Mr. Romberger stated that counts were taken on Friday and Saturday. It was noted that existing use of the 57 parking spaces is reduced after 6 p.m.

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

Applicant, Oscar Mendoza, 2129 N. Josey Lane, provided an overview of his background, business model, and experience in the event center industry. He provided a presentation with photos and responded to parking concerns expressed by staff.

Commissioner Overholt asked the applicant if he is agreeable to staff's stipulations:

- #3 Hours of operation: Applicant responded that he prefers 5 p.m. to 1 a.m., noting that the number of guests are typically fewer later in the evening.
- #5 All doors shall be closed during events: Commissioner Overholt asked if he would oppose it saying, "windows and doors shall be closed". Applicant agreed.

• #9 Occupancy limit of 125: Would applicant agree to 100? Applicant responded he prefers 125 as 125 was already justified with the traffic study.

Commissioner Martin asked for clarification on entry and exit at the site. Applicant responded there is one turn in and three exits available. Mr. Romberger responded to questions raised regarding access and exits.

Ms. Offer restated staff's concern with the parking availability. She said that in the event that one of the other owners wanted to change to a use that required more parking spaces in the future, the other properties located within SUP 270 would be limited. One of the property owners has expressed opposition to the event center. In response to Commissioner Foster's question, Ms. Offer stated that the site is already zoned for restaurant use and would not require P&Z review.

Chair Windrow opened the public hearing. He advised that three cards in opposition were received.

Speaking in favor:

Rebecca Kuhl, 917 Green Brook Dr., Allen Juan Beltran, 1100 Edgeheld Dr., Plano Jaime Chavez, 1023 Sir Lancelot Cir., Carrollton David Williams, 2121 N. Josey, Carrollton Jeff Taylor, 3030 LBJ Frwy., Dallas Gloria Hernandez, 2129 N. Josey, Carrollton

Applicant offered closing remarks.

1st Motion

* Commissioner Overholt moved to close the public hearing and approve Case No. PLSUP 2025-101 Carrollton Event Center with changes to stipulations 3, 5, and 9. The motion died for lack of a second.

2nd Motion

* Commissioner Doyle moved to close the public hearing and approve Case No. PLSUP 2025-101 Carrollton Event Center with stipulations and removing stipulation #3 (hours of operation). Commissioner Powell seconded the motion. Motion failed with a vote of 1-7. (Opposed: Overholt, Foster, Windrow, Kramer, Powell, Martin, Hermon, Yarbrough absent).

3rd Motion

* Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2025-101 Carrollton Event Center with staff stipulations as presented. Commissioner Martin seconded the motion. Motion was approved with a vote of 7-1 (Powell opposed, Yarbrough absent).