

DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
December 5, 2024
Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, December 5, 2024 at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Willadean, Martin, Vice Chair
Jim Doyle
John Powell
Greg Kramer
Al Overholt
Kathleen Foster
Dave Hermon

Commission Members Absent:

Mark Yarbrough, 1st Vice Chair

Alternate:

Rusty Pendleton

Staff Members Present:

Loren Shapiro, Planning Manager
Emily Offer, Senior Planner
Ed Green, Plan Review Manager
Lydia Tormos, Planning Technician
Brian Passwaters, Community Services Mgr.
Brett King, Director of Development Services

Herb Cavanaugh, Fire Marshal
John Romberger, Transportation Engineer
Albert Thomas, Asst. City Attorney
Darwin Ortega, Sr. Code Enf. Officer
Tim Rousch, Code Enf. Officer

Guests Present:

Daisy Palomo, Council Observer

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

BRIEFING SESSION – 5:15 p.m. - COUNCIL BRIEFING ROOM

- A. Staff gave a brief presentation on each of the items on the consent agenda. No public testimony was allowed during the briefing.
- B. Brief training by Environmental Services was held.
- C. Staff provided a training session for the Planning and Zoning Commission.

2. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Amend A Special Use Permit To Allow The Extension Of An Existing Event Center and Reception Hall** On An Approximately 5.9221-Acre Tract Zoned (LI) Light Industrial And (O-2) Office And Located At 2424 Marsh Lane, Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-134 Dallas Palms Event Center**. Case Coordinator: Emily Offer

Emily Offer, Senior Planner, presented this item. She reviewed that the original SUP was granted for wedding events only. In 2018 an amendment was granted to expand the northern building, however the extension was never built. She advised that the request being brought forth today is for a 1,126 square foot expansion to the existing building on the north side of the property. A location and zoning map were provided.

Ms. Offer advised that three public comments regarding noise were received. As a result, staff has added stipulations limiting the hours for outdoor music. She provided a site plan reflecting the proposed extension. Staff recommended approval with stipulations.

Commissioner Overholt advised that he recently visited the site and found that access into the site might pose some traffic safety issues. John Romberger, Transportation Engineer, advised that staff can evaluate the U-turn for safety and check on the traffic light to ensure it is operating properly. Mr. Romberger added that staff does not expect there to be a significant increase in traffic due to the facility expansion.

Commissioner Doyle asked whether there were any previous noise restrictions. Ms. Offer responded that as a result of a complaints received by police and planning departments, staff added the stipulations.

Chair Windrow asked if there was an applicant present who would like to speak. The applicant, Neeraj Kumar with Design Group LLC, stated he is the architect for the project.

Commissioner Doyle asked the applicant if the owner was aware of the stipulations. The applicant advised that he would ensure the applicant is aware.

Commissioner Foster added favorable comments as a result of attending an event there.

Chair Windrow opened the public hearing. The applicant told the Commissioners that he has been involved with this project for approximately one year and is not aware of any traffic issues. He added that the addition is small.

Chair Windrow opened the floor for discussion or a motion.

**** Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2024-134 Dallas Palms Event Center with stipulations; second by Commissioner Hermon. The motion was approved with a vote of 8-0 (Yarbrough absent).***