

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of September 4, 2025**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, September 4, 2025, at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster, 1st Vice Chair
Mark Yarbrough
John Powell
Al Overholt
Dave Hermon
Willadean Martin

Commission Members Absent:

Greg Kramer, Vice Chair
Jim Doyle

Alternate:

Rusty Pendleton

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Shad Rhoten, Planner
Brett King, Director Development Services
Lydia Tormos, Planning Technician

Ed Green, Plan Review Manager
Jared Nations, Captain Fire Prevention
Tom Hammons, Transportation Manager
Joe Haefner, Asst. City Attorney
Meridith Ladd, City Attorney

Guests Present:

None

4. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** For An Approximately 10-Acre Tract Zoned Planned Development District 132 (PD-132) For The (O-4) Office District And Located At The Northwest Corner Of Josey Lane And Arbor Creek Drive; To Repeal And Replace Ordinance No. 4196, Reestablishing Planned Development 132; To Allow Additional Covered Parking, To Modify Conceptual Plans And To Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-137 Avenida Carrollton Covered Parking.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised that in 2021 a Planned Development (PD) amendment was granted to allow 29 covered parking spaces at this site. Last year, an additional 19 spaces were approved. Currently, the applicant is requesting to amend the PD to allow an additional 77 covered spaces. Mr. McCauley clarified that no additional parking spaces are being added, only the car covers. He advised that no comment cards were received, and staff is recommending approval.

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

Frank English, 2804 Augusta Ln., Arlington, representing the owner, was present for questions. Commissioner Martin asked if all the parking spaces would be covered. Mr. English responded that the accessible parking spaces and the spaces along Josey Lane will be left uncovered. He added that all 77 will not be done at one time.

When asked whether there are limitations on whether the owner could come back again to request covering all the spaces, Mr. McCauley responded that there is no limit.

- * ***Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2025-137 Avenida Carrollton Covered Parking with stipulations; second by Commissioner Yarbrough. The motion was approved with a vote of 6-1, (Martin opposed) (Doyle and Kramer absent).***