

**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, October 2, 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
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

5. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** To Establish A Special Use Permit To Allow An “Amusement Arcade (Excluding Adult Arcade)” Located At 4070 SH 121, Suite 312, And Zoned (PD 197) Planned Development For The (LR-2) Local Retail District; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-157 Claw Arcade.** Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item. He provided a location/zoning map for the arcade special use permit request. He noted the location is in the Local Retail Zoning district. A site plan was provided. He advised that the business would have approximately 50 claw-type machines and provided an example photo. One public comment card was received in support of the request. Staff is recommending approval with stipulations.

With no questions from the Commission for staff, Chair Windrow asked if the applicant would like to speak.

Applicant Richard Smart, 4070 SH 121, Suite 312, provided an overview of his business model and said the arcade will be an environment for families, teens and young adults. Hours of operation will be 11 a.m. – 9 p.m., Monday through Friday; 11 a.m. – 11 p.m., Saturday; 12 p.m. – 9 p.m., Sunday. He said that there will be three to five employees on staff for each shift and security cameras will be in place. He advised there should be no issues regarding noise, traffic or parking.

Commissioner Doyle asked if the new back door on the plan is a public entry. Mr. Smart advised that it is a public entry. He stated there is an apartment building behind the center and some on-street parking.

Chair Windrow opened the public hearing. There were no speakers.

- * ***Commissioner Overholt moved to close the public hearing and approve Case No. PLSUP 2025-157 Claw Arcade with staff stipulations; second by Commissioner Hermon. The motion was approved with a vote of 9-0.***