

**Excerpt from Minutes
Planning & Zoning Commission
Meeting of April 3, 2025**

**Minutes
City of Carrollton
Planning & Zoning Commission
April 3, 2025
Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, April 3, 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
Mark Yarbrough
John Powell
Al Overholt
Dave Hermon
Willadean, Martin

Commission Members Absent:

None

Alternate:

Rusty Pendleton

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Brian Passwaters, Community Services Manager
Lydia Tormos, Planning Technician

Ed Green, Building Inspections
Herb Cavanaugh, Fire Marshal
John Romberger, Transportation Engineer
Albert Thomas, Asst. City Attorney
Darwin Ortega, Sr. Code Enforcement Ofcr.

Guests Present:

Daisy Palomo, Council Observer

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

12. Hold A Public Hearing To Consider An Ordinance **Amending The Text Of The Comprehensive Zoning Ordinance (CZO)** To Amend, Add Or Delete Content And To Improve The General Organization Of The Amended Sections, Including Amendments To Article 00.6. Table of Contents; Article II. Zoning Districts; Article V. Uses Of Land And Structures; Article XVII. (IP) Industrial Park; Article XVIII. (LI, HI) Light Industrial And Heavy Industrial Districts; Article XXIV. Off-Street Parking, Loading And Stacking Regulations; Article XXVIII. Special Conditions And Development Standards; And Article XXXIV. Definitions. **Case No. PLZT 2024-144 Comprehensive Zoning Ordinance Text Amendments.** Case Coordinator: Emily Offer.

Emily Offer presented this item. She provided an overview of the proposed changes to the text of the Comprehensive Zoning Ordinance. In summary, the changes include the following: Removed (HI) Heavy Industrial District; removed TSP requirements for Drive-Through Windows; updated NAICs codes to reflect the 2022 NAICs iteration; revisions associated with organization and grammar. Other changes were reviewed, including new land uses, modification of existing uses, off-street parking, lofts in downtown, alcoholic beverage sales on/off premises, and definitions, as well as others.

Questions were raised by Commissioner Overholt regarding drive throughs, lofts, window tinting, oil extraction, and parking garages. Responses were provided by Ms. Offer and Ed Green, Building Inspections. Mr. Shapiro added that what is being proposed simplifies the ordinance for better enforcement.

Commissioner Martin asked what Heavy Industrial zoning is. Ms. Offer said it includes things like oil extraction or fracking, however, there is no property in Carrollton zoned (HI) Heavy Industrial.

Commissioner Kramer asked if the section on alcoholic beverages includes allowing liquor stores. Ms. Offer responded that it does not.

Chair Windrow opened the public hearing.

Ed Green, Building Inspections, described how closely his department works with Planning and expressed his appreciation for Ms. Offer's work on this revision.

* ***Commissioner Foster moved to close the public hearing and approve Case No. PLZT 2024-144 Comprehensive Zoning Ordinance Text Amendments; second by Commissioner Hermon. The motion was approved with a vote of 9-0.***