

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

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, July 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
Lydia Tormos, Planning Technician

Brett King, Development Services Director
Edward Green, Plan Review Manager
Herb Cavanaugh, Fire Marshal
Meredith Ladd, City Attorney
Tom Hammons, Transportation Manager
John Romberger, Transportation Engineer

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

Hold A Public Hearing To Consider A Resolution Amending The Transportation Plan And The Transportation Plan Map Of The City of Carrollton Comprehensive Plan To Remove The Future Expansion Of Capital Parkway From The Property Located At 1800 Sandy Lake Road And The Vicinity Of The Northeast Corner Of President George Bush Turnpike and Sandy Lake Road. Case No. PLTRA 2025-100 Southwest Nursery's Transportation Thoroughfare Plan Amendment. Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He provided a location map of the future expansion of Capital Parkway and located in the vicinity of the northeast corner of President George Bush Turnpike and Sandy Lake Road. The map reflected the property owned by the applicant in this case, as well as Carrollton's Transportation Plan future route of Capital Parkway that bisects the applicant's property. Mr. McCauley added that the right-of-way for Capital Parkway is already in place to the south of Sandy Lake Road and the applicant's property is not platted. The Transportation Plan that includes the alignment for Capital Parkway has been in place for several years and there are no development plans proposed at this time for the city-owned land

Case No. PLTRA 2025-100 SW Nursery's Transportation
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to the north of the applicant's property. The applicant wishes to remove the Capital Parkway alignment from passing through his property as currently shown on the map. Mr. McCauley stated that staff does not recommend approval due to the applicant submitting an incomplete Traffic Impact Analysis (TIA). Mr. McCauley stated that a TIA is necessary to analyze current traffic patterns to understand existing and future conditions, and how the removal of a future roadway would affect traffic patterns and existing and future land uses in the vicinity.

Chair Windrow asked if the applicant would like to speak.

Applicant Steve Tabor, 2220 Sandy Lake Road, Carrollton, provided background information on the property in question and surrounding area. He noted that a large part of the property is in the floodplain. He provided a diagram of the site. He added that the cost of Capital Parkway (elevated) is high based on the limited number of acres that are developable in the area.

Mr. Tabor said his nursery operation is a distribution center, and he also owns the former Sandy Lake Park, where he would like to relocate the distribution center, and it would not work if it was bisected by Capital Parkway. He would then redevelop his current property. A detailed overview of his proposal was provided.

Loren Shapiro, Planning Manager, reminded Commissioners that the city's Comprehensive Plan is a vision for the city, and includes roadways citywide. He said that Capital Parkway is intended to connect one part of the city to the other. He added that justification (with a Traffic Impact Analysis) for changing the roadway on the Transportation Plan is required and the Applicant has not provided that. John Romberger, Transportation Engineer, was present for questions from the Commissioners. He added that staff is unable to evaluate the impact of changing the alignment of Capital Parkway, noting that several other intersections would be impacted.

Chair Windrow opened the public hearing.

Terry Wright, 1608 Francis Street, Carrollton, spoke in favor of approving this item.

Jared Earney, 225 E. John W. Carpenter Frwy., Irving, submitted a comment card in favor of this item but did not speak.

The applicant offered closing remarks by responding to some of the Commissioners' comments.

Commissioner Overholt stated that he does not have enough information to vote in favor.

**** Commissioner Powell moved to close the public hearing and approve Case No. PLTRA 2025-100 Southwest Nursery's Transportation Thoroughfare Plan Amendment; second by Commissioner Foster.***

Commissioner Kramer spoke in favor of this item.

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The motion failed with a vote of 3-6 (Doyle, Yarbrough and Kramer in favor; (Windrow, Foster, Powell, Overholt, Hermon, Martin opposed)