

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of October 2, 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
Kathleen Foster, 1st Vice Chair
Jim Doyle
John Powell
Al Overholt
Dave Hermon
Willadean Martin

Commission Members Absent:

Greg Kramer, Vice Chair
Mark Yarbrough

Alternate:

Rusty Pendleton

Staff Members Present:

Michael McCauley, Senior Planner
Shad Rhoten, Planner
Ed Green, Plan Review Manager
Lydia Tormos, Planning Technician

Jared Nations, Capt., Fire Prevention
John Romberger, Transportation Engineer
Meredith Ladd, City Attorney

Guests Present:

None

3. 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 2760 East Trinity Mills Road, Suite 120, And Zoned For The (LR-2) Local Retail District; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-151 Claw Up Arcade.** Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item. He provided a location/zoning map for a multi-tenant shopping center and identified the exact location of Suite 120. He advised the request is for an amusement arcade which requires a special use permit in the (LR-2) Local Retail zoning district. The arcade will include 15 single-player claw-type machines and one four-player machine for a total of nineteen machines. He noted that one comment card was received in opposition. Staff is recommending approval with stipulations.

Commissioner Overholt inquired whether staff has any concerns about the migration of the machines to adult arcade machines. Mr. Rhoten responded that it would be a violation of the city codes. He added that over the past approximately five years, eight similar arcade businesses have been approved.

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

Applicant Thao Nguyen, 2760 E. Trinity Mills Rd., #120, Carrollton, explained her business plans. She advised this is family friendly, claw machine arcade with no food or alcohol being served. Staff will be on-site at all times and security cameras will be in place. She added that she understands the stipulations and will comply.

Commissioner Martin inquired about what the target age of the clientele will be. The applicant responded from six years to young adult. Commissioner Martin asked the applicant whether she has any concerns about other businesses in the area. The applicant responded yes, however, there is also a martial arts studio next door that this arcade will serve. She noted that business hours will be 11:30 a.m. to no later than 9 p.m.

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

- * ***Commissioner Doyle moved to close the public hearing and approve Case No. PLSUP 2025-151 Claw Up Arcade with stipulations; second by Commissioner Martin. The motion was approved with a vote of 6-1, (Foster opposed. Kramer and Yarbrough absent).***