



**DRAFT Minutes  
City of Carrollton  
Planning & Zoning Commission  
May 1, 2025  
Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, May 1, 2025 at 6:30 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Scott Windrow, Chair  
Kathleen Foster, 1<sup>st</sup> Vice Chair  
Jim Doyle  
Mark Yarbrough  
John Powell  
Al Overholt  
Dave Hermon

**Commission Members Absent:**

Willadean Martin  
Greg Kramer, Vice Chair

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Michael McCauley, Senior Planner  
Emily Offer, Senior Planner  
Meredith Ladd, City Attorney  
Lydia Tormos, Planning Technician

Ed Green, Building Inspections  
Herb Cavanaugh, Fire Marshal  
John Romberger, Transportation Engineer  
Kanika Juneja, Asst. City Attorney  
Brett King, Director of Development Services

**Guests Present:**

Daisy Palomo, Council Observer

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

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4. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow An Electricity Regulating Substation** On An Approximately 9.11-Acre Lot For The (O-2) Office District And Located At The Southeast Corner of King Arthur Boulevard And Old Denton Road; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-044 Oncor Substation.** Case Coordinator: Emily Offer.

Emily Offer, Senior Planner, presented this item. She stated this request is for an electrical substation. The equipment associated with the proposal is 65 feet from the nearest residential home. There will be an 8-foot perimeter wall built around the site and reduced landscaping. The landscape plan was described and conceptual elevation plans were provided. Ms. Offer advised that four comment cards in opposition were received. Staff recommended approval with stipulations.

Chair Windrow asked if the applicant is present and would like to speak. Seth Sampson, 777 Main St., Ft. Worth, explained the need for the substation, saying that by 2026 additional capacity will be needed. He said that construction should begin this winter and described the site and landscaping.

Commissioner Foster inquired about the amount of noise that might be emitted from the site. Mr. Sampson responded that on hot/humid days there possibly could be a hum heard from the transmission lines. He added that typically there are no complaints about the noise.

Commissioner Overholt asked specifically what the equipment shown in the drawings is. Mr. Sampson responded it is transformers and a small control house. Commissioner Overholt asked about the 65-foot tower on the drawings. Mr. Sampson advised the tower will connect the transformer to the lines.

Commissioner Doyle asked whether additional construction is a possibility on the northern end of the site. Mr. Sampson advised that there is not space for additional expansion at this site.

Chair Windrow opened the public hearing. He advised that four cards in opposition were received.

Speaking in opposition:

- Michelle Grantwest, 4233 Wild Cherry Dr., Carrollton

\* ***Commissioner Powell moved to close the public hearing and approve Case No. PLSUP 2025-044 Oncor Substation; second by Commissioner Hermon. The motion was approved with a vote of 7-0, (Martin and Kramer absent).***