



**DRAFT Minutes  
City of Carrollton  
Planning & Zoning Commission  
November 7, 2024  
Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, November 7, 2024 at 6:30 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

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

**Commission Members Absent:**

Greg Kramer

**Alternate:**

Rusty Pendleton

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Ed Green, Plan Review Manager  
Emily Offer, Senior Planner  
Lydia Tormos, Planning Technician

Jonathan Wheat, Director of Engineering  
Darwin Ortega, Senior Code Enforcement Ofcr.  
John Romberger, Transportation Engineer  
Albert Thomas, Asst. City Attorney II  
Brett King, Director of Development Svcs.  
Jared Nations, Fire Chief (Prevention)

**Guests Present:**

Daisy Palomo, Council Observer

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

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5. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow Short-Term Rental** On An Approximately 0.164-Acre Lot Zoned PD 063 For The (SF-7/14) Single-Family Residential District And Located At 1629 Palisades Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-150 1629 Palisades Drive Short-Term Rental.** Case Coordinator: Emily Offer.

Senior Planner Emily Offer reviewed the location of the property proposed as a short-term rental. She advised the home has 1,344 square feet and 1,100 square feet of parking space, alley access is available and a floor plan was provided.. She advised that a change is requested on Stipulation Number 4, changing the term “individuals” to “adults”. Staff is recommending approval with stipulations.

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Chair Windrow asked if the applicant is present and would like to speak. The applicant, Elad Daniel, 4018 Hockaday Dr., Dallas, explained his request. He said he has experience with short-term rentals.

Chair Windrow opened the public hearing.

The following spoke in opposition as follows:

Jason Tarvin 1625 Palisades Dr.

Marianne Allen, 1631 Palisades Dr.

Jill Simpson, 1632 Palisades Dr.

Daniel McCollister, 1624 Palisades Dr.

Sean Simpson, 1632 Palisades Dr. (also presented a petition with 8 names)

Mark Simpson, 1313 E. Branch Hollow Dr.-

The following did not wish to speak but submitted cards in opposition:

Walter & Belinda Cummingham, 1627 Palisades Dr.

Spoke in favor:

Clara Damti with GoldNest Properties, Management Company, 14140 Midway Rd., Dallas- Spoke about their company and the STR process.

Mr. Daniel addressed the homeowners concerns.

Commissioner Doyle inquired about marketing plans. The applicant stated the management company will advertise on various platforms; however, he expects the home to be largely used for families needing temporary housing through insurance companies.

Commissioner Powell asked Darwin Ortega, Senior Code Enforcement Officer with Environmental Services, if there is a limit on the number of days short-term rentals may be rented. Mr. Ortega responded the rentals must be at least one day and no more than 30 days.

Chair Windrow opened the floor for discussion or a motion.

- \* ***Commissioner Powell moved to close the public hearing and approve Case No. PLSUP 2024-150 1629 Palisades Drive Short-Term Rental with revised staff stipulations; second by Commissioner Foster. The motion failed with a vote of 0-8, all Commissioners voted in opposition (Kramer absent).***

Commissioner Windrow stated that since the motion on this item failed, the applicant may make a written appeal within 10 days of this meeting to the City Council for reconsideration at the December 3, 2024 meeting.