

**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

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

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow An “All Other Amusement And Recreation Uses And Activities”** Located At 2661 Midway Road, Suite 110, And Zoned (LI) Light Industrial District; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-150 Coded Lounge Cafe**. Case Coordinator: Michael McCauley.

Michael McCauley stated that this request is for a special use permit required to operate a “lounge” in a light industrial zoning district. Per CZO Article V, “all other amusements and recreation uses and activities” includes a lounge. The building is in a multi-tenant shopping center with no residential areas nearby. No public comments were received. Staff is recommending approval with stipulations.

Mr. McCauley said this suite was just created by separating one larger suite into two spaces. Commissioner Foster inquired about police activity. Mr. McCauley stated that there were no negative comments received from the Police Department about this suite.

Commissioner Overholt inquired as to the definition of a “lounge.” Mr. McCauley responded that the owner/applicant will hold special events and serve meals, so staff considers this a lounge. The space will not be rented out to others like an event center. Per the applicant’s narrative, no alcohol will be sold. He also stated that while the applicant requested to remain open until 4 a.m., staff is recommending 2 a.m. as one of the stipulations. Discussion followed as to whether BYOB is allowed.

Applicant Kenechi Nnamani, 2661 Midway #109, Carrollton, briefly spoke about his plans for the location. He gave his personal background, adding that he has another successful hospitality-type location, the Café Nubia, located at Rosemeade and the George Bush Tollway.

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

**** Commissioner Martin moved to close the public hearing and approve Case No. PLSUP 2025-150 Coded Lounge Café with stipulations; second by Commissioner Hermon. The motion was approved with a vote of 5-2. (Overholt, Foster opposed. Kramer and Yarbrough absent)***