



**Minutes
City of Carrollton
Planning & Zoning Commission
June 4, 2026**

Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, June 4, 2026 at 6:30 p.m. in the Council Chambers at City Hall, 1945 E. Jackson Rd., Carrollton, Texas.

Commission Members Present:

Scott Windrow, Chair
Lou Sartor
Kathleen Foster
Jim Doyle, 1st Vice Chair
Al Overholt
Dave Hermon
Greg Kramer

Commission Members Absent:

Rusty Pendleton, Vice Chair
Terry Sullivan

Alternate:

Neil Anson

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Shad Rhoten, Planner
Thomas Woods, Chief Plans Examiner
Joe Haefner, Assistant City Attorney
John Romberger, Transportation Engineer
Lydia Tormos, Planning Technician

Guests Present:

Richard Fleming, Council Observer

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

PUBLIC HEARING

7. Hold A Public Hearing To Consider An Ordinance Amending The Zoning **To Amend, Restate, And Replace Special Use Permit 263 To Amend Conceptual Plans And Development Regulations** On An Approximately 4.02-Acres Tract Zoned (SF-7/14) Single Family Residential District With Special Use Permit (SUP-263) And Located At 2040 North Denton Drive And At The Southeast Corner Of North Denton Drive And Jeanette Way; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2026-064 St. Anthony Sports Field.** Case Coordinator: Emily Offer.

Senior Planner Emily Offer presented this item. She reviewed the location for this request and said that it is currently zoned for single-family residential and has a special use permit for a private school for 150 students. The applicant is requesting a revision to the site that would allow the addition of a turf field and associated modifications on the northwest side of the property. A conceptual site plan was reviewed. Ms. Offer advised that the applicant is requesting to remove some of the parking (26,500 square feet) to allow for the field installation. The ordinance requires 40 parking spaces and the applicant is proposing to have 73 spaces.

Ms. Offer explained that staff stipulations 7 and 8 include a “sports field enclosure” and not a “fence” to ensure safety, which is similar to athletic fields in other areas of Carrollton. Commissioner Overholt asked what the difference is between a “fence” and a “sports field enclosure”. Ms. Offer read, “The City does treat sports field enclosures differently than “fences”. The fence ordinance is intended to regulate perimeter fencing. Differentiating a fence from a sports field enclosure allows City staff some flexibility within reason. She explained that the field is 10 feet from the street right-of-way and it is required to be enclosed. She noted that the height should protect the motorists on the street.

Commissioner Overholt asked for clarification on what a “sports field enclosure” is. She explained it will be similar to a fence and there will be some flexibility as to the final look. She stated that the material is up to the discretion of the Building Official.

Commissioner Doyle asked if it is chain-link. Ms. Offer responded that it can be, or it could be wrought iron or wood.

Ms. Offer reviewed a conceptual landscape plan. She said that the applicant submitted a Traffic Impact Analysis that has been approved by the Transportation Manager. She added that there are three arrival and dismissal times which will be staggered.

Chair Windrow inquired if the applicant was present and would like to speak. The applicant, Jennifer Vukelich, 609 N. Oak Cliff Blvd. Dallas 75208, answered questions. She advised she is representing Precision Preparatory School, which is a small private school that focuses on academic excellence and soccer development.

Commissioner Hermon asked specifically how tall the fence will be along the north and west sides of the school. The applicant responded that they would use the guidance they receive from the City but believes it will be 8 feet.

Chair Windrow opened the public hearing.

Raymond Crumrine, 1009 Jeannette Way, Carrollton, stated that there is an issue with traffic when he and others along his street try to back out of their driveways. Drivers stacked along the street at the current school's dismissal and/or drop off time makes it difficult. He also noted that the exit that currently exists on Denton Drive appears to be gone from the proposed site plan. He noted that the school officials have been good neighbors in the past.

The applicant offered closing remarks. She stated she understands the traffic concerns and wants to ensure that there will be minimal impact to the neighborhood.

Commissioner Doyle asked if there is a plan for a crossing guard or police at the exit for the walkers. The applicant said that it is unknown but she will consider it. She will ask the current school officials how they have managed it in the past.

Chair Windrow asked the applicant if the drive through traffic is going one-way at certain times or all the time. John Romberger, Transportation Engineer, responded that there is no signage requiring it, but it should go one-way during the pickup and drop-off times. He added however that stacking of traffic on-site will hold all the traffic.

Commissioner Overholt asked if the city has a definition for "sports field enclosure". Thomas Wood, Chief Plans Examiner, responded that the Code of Ordinances for fences is quite restrictive and schools close to the traffic areas need particular fencing, which is more suitable for such areas.

- * ***Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2026-064, St. Anthony Sports Field with amended staff stipulations of changing the terminology fence/fencing to "sports field enclosure"; second by Commissioner Kramer. The motion was approved with a vote of 7-0. (Sullivan and Pendleton absent).***