

DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
November 3, 2022
Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, November 3, 2022 at 7:00 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Jason Carpenter, Chair
Scott Windrow, Vice Chair
John Powell, 1st Vice Chair
Kathryn Taylor
Greg Kramer
Willadean Martin
Mark Yarbrough
Kathleen Foster
Jim Doyle

Commission Members Absent:

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Greg Carrell, Plans Examiner
Ed Green, Plan Review Manager

Albert Thomas, Asst. City Attorney
John Romberger, Transportation
Jay Vockler, Fire Department
Lydia Tormos, Admin Support Specialist

Guests Present:

Al Overholt, Alternate
Rusty Pendleton, City Council member

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

6. Hold A Public Hearing To Consider An Ordinance To Establish A Special Use Permit For A Smoke Shop Retailer On An 0.48-Acre Tract Zoned (DTC) Downtown Transit Center District, Urban General And Located At 1208 East Belt Line Road, Suite 112; Southwest Corner Of Belt Line Road And Myers Street; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2022-146 Vapor Depot. Case Coordinator: Loren Shapiro.

Planning Manager Loren Shapiro presented the request stating that the location is zoned for the Downtown Transit Center. Locations outside the Transit Center such as Retail and other Commercial districts typically allow Smoke Shops by right. The proposed smoke shop retailer will occupy 850 square feet in Suite 112 at 1208 East Belt Line Road. He explained that this would not be a lounge and stated that currently there are over 50 smoke shop retailers across the city generally in shopping centers. He stated that the applicant agreed on the hours of operation and he added that the zoning ordinance prohibits the sale of food or drink. Staff recommended approval.

Commissioner Foster asked if smoking on the property would be allowed. Shapiro stated that smoking is allowed for the purposes trying the product.

Commissioner Doyle asked if the location was on the edge of the Transit Center district. Shapiro replied affirmatively and described the location.

Commissioner Martin asked the difference between a lounge and this retailer if the customers are allowed to smoke. Shapiro explained that the applicant would be there for the sell of smoking products. He stated it is typical in these types of shops for the customer to try the product and he emphasized that it would not be a lounge or restaurant.

Commissioner Kramer asked if the proprietor would be able to offer a free cup of coffee and Shapiro replied that it would not be allowed. He referred to the stipulations outlined in the case report and underscored that they would not be able to provide any food or drink services. It would be strictly a retail shop.

Commissioner Foster asked if there would be designated smoking areas and Shapiro replied there would not be and suggested the applicant could explain how it works.

Sikander Lalani, 1208 E Belt Line Road, applicant, stated he was in agreement with everything and was available to answer questions.

Commissioner Foster asked about designated smoking areas and Mr. Lalani replied that smoking would not be allowed inside or outside. He stated they would only allow smoking inside for testing purposes.

Chair Carpenter opened the public hearing; there being no speakers, he opened the floor for discussion or a motion.

**** Commissioner Taylor moved to close the public hearing and approve Case No. PLSUP 2022-146 Vapor Depot with staff stipulations; second by 1st Vice Chair Powell. The motion was approved with a unanimous 9-0 vote.***