



## **CARROLLTON**

TEXAS

### **DRAFT Minutes**

### **City of Carrollton**

### **Planning & Zoning Commission**

**November 6, 2025**

#### **Briefing Session and Meeting**

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

#### **Commission Members Present:**

Scott Windrow, Chair  
Greg Kramer, Vice Chair  
Kathleen Foster, 1<sup>st</sup> Vice Chair  
Jim Doyle  
Al Overholt  
Dave Hermon  
Rusty Pendleton  
Terry Sullivan  
Lou Sartor

#### **Commission Members Absent:**

None

#### **Alternate:**

Neil Anson

#### **Staff Members Present:**

Loren Shapiro, Planning Manager  
Michael McCauley, Senior Planner  
Emily Offer, Senior Planner  
Lydia Tormos, Planning Technician  
Cory Heiple, Director of Environmental Services  
Shad Rhoten, Planner

Shannon Hicks, Asst. City Manager  
Herb Cavanaugh, Fire Marshal  
John Romberger, Transportation Engineer  
Meredith Ladd, City Attorney  
Joe Haefner, Asst. City Attorney  
Edward Green, Plan Review Manager

#### **Guests Present:**

Mayor Steve Babick  
Richard Fleming, Council Observer

---

## PUBLIC HEARING

4. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 14.32 Acre Tract Zoned PD-148 For The (HC) Heavy Commercial District And Generally Located On The Southeast Corner Of East Hebron Parkway And Marsh Lane To Repeal and Replace Ordinance No. 3911, Reestablishing Planned Development 148; To Change The Base Zoning On A Portion Of Said Tract From (HC) Heavy Commercial District To (MF-18) Multifamily Residential District, To Add Development Standards, And To Add Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-133 IBP 9.** Case Coordinator: Emily Offer.

Emily Offer, Senior Planner, presented this item. She provided a location/zoning map and described the general area for this development. She explained that the proposal is to repeal and replace Ordinance No. 3911, reestablishing Planned Development 148 and provided a map reflecting the various tracts of land included in the planned development. A proposed conceptual site plan was reviewed that reflects 396 high-density, multifamily in Buildings 1 and 2, two parking garages, courtyard, pond with a water feature, 10 low-density townhomes, over 25,000 square feet of retail, and over 6,000 square feet of patio space. Building elevations were provided as well as a landscape plan that exceeds minimal requirements. Ms. Offer stated that the Engineering Department has approved a traffic-impact analysis. Staff is recommending approval with stipulations.

With no questions from the Commission for staff, Chair Windrow asked if the applicant would like to speak.

Applicant Lucilo Pena, 1722 Routh St., Dallas, described the project. He stated the amenities and retail are designed for walkability for the multifamily. He addressed the concerns regarding traffic that were submitted by the public. He said the mixed use will result in less traffic issues at rush hour than if it were all office buildings. He noted that the retail is two-sided. Additionally, he said the entire development would be built as one project.

Commissioner Doyle inquired where trucks would unload with two-sided retail. Mr. Pena responded they would unload from the side.

Chair Windrow opened the public hearing. Twelve cards in opposition were received and five of those individuals spoke.

Speakers in opposition:

Joel Bailey, 2208 High Point

Steven Dimitt, 2213 High Point

Matt Garrett, 2226 Arbor Crest

John W. Smith, 3866 Kelly Blvd.

Jim Privitt, 2206 Glen Helen Cir.

Jack Bennett, 2417 Vista Glen

Priscilla Liu, 2307 Aberdeen Bend

Andrea Tritton, 2221 Meadow Dr.

Speakers in favor:

Henry Billingsley, 6701 Turtle Creek, Dallas, owner

Daniel Deway, 2121 Midway Rd.

Shelley Stracenter, 2349 Highlands Creek

Mr. Pena responded to comments from the public speakers.

Commissioner Foster asked the applicant if there would be two exits onto International Parkway. Mr. Pena responded yes.

- \* ***Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2025-133 IBP 9 with stipulations; second by Commissioner Pendleton. The motion was approved with a vote of 7-2, (Kramer and Doyle opposed).***