



**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
March 6, 2025
Briefing Session and Meeting**

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

Commission Members Present:

Scott Windrow, Chair
Willadean, Martin, Vice Chair
Jim Doyle
Kathleen Foster
John Powell
Greg Kramer
Al Overholt
Dave Hermon

Commission Members Absent:

Mark Yarbrough, 1st Vice Chair

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Brian Passwaters, Community Services Manager
Brett King, Director of Development Services
Lydia Tormos, Planning Technician

Jared Nations, Captain Fire Prevention
John Romberger, Transportation Engineer
Albert Thomas, Asst. City Attorney

Guests Present:

None

11. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 2.6-Acre Tract Zoned PD-45 For The (O-1) Office District And Located On The North Side Of MacArthur Drive Approximately 205 Feet West Of Old Denton Road; To Amend Planned Development 45 To Rezone To (LR-2) Local Retail District; To Modify Development Standards And To Revise Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ2024-181 Manna Plaza & Manna Village.** Case Coordinator: Loren Shapiro.

Loren Shapiro, Planning Manager, presented this item. He advised that this is a rezoning request to modify the Planned Development to change the base zoning from Office to Local Retail in order to allow additional uses on the two properties. The properties contain two existing buildings, with parking and landscaping, with principally restaurants and some personal services. There will be no development added to the properties, with the zoning change, except a change in the base zoning. The concept plan for both sites are approved plans

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matching the existing conditions onsite. Staff is recommending approval with the stipulation of the base zoning change and concept plans.

Commissioner Doyle inquired whether the current uses will be compatible with the proposed property zoning change. Mr. Shapiro responded that they are compatible. He added that the applicant would like to obtain a special use permit to allow an arcade and this would need the zoning change.

The applicant, Kevin Smuckler, 3222 Amber Waves Ln., Wylie, TX, stated he is the property manager and explained the request.

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

- * ***Commissioner Hermon moved to close the public hearing and approve Case No. PLZ2024-181 Manna Plaza & Manna Village with stipulations; second by Commissioner Doyle. The motion was approved with a vote of 8-0, (Yarbrough absent).***