



**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
April 3, 2025
Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, April 3, 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, 1st Vice Chair
Jim Doyle
Mark Yarbrough
John Powell
Al Overholt
Dave Hermon
Willadean, Martin

Commission Members Absent:

None

Alternate:

Rusty Pendleton

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Brian Passwaters, Community Services Manager
Lydia Tormos, Planning Technician

Ed Green, Building Inspections
Herb Cavanaugh, Fire Marshal
John Romberger, Transportation Engineer
Albert Thomas, Asst. City Attorney
Darwin Ortega, Sr. Code Enforcement Ofcr.

Guests Present:

Daisy Palomo, Council Observer

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

REGULAR MEETING – CALL TO ORDER: 6:30 p.m. - COUNCIL CHAMBERS

Chair Windrow called the meeting to order at 6:40 p.m. The Chair opened the floor for public comments concerning any of the consent agenda items. There were none and with no questions from the Commissioners, he opened the floor for a motion.

PUBLIC HEARING

3. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Tattoo Parlor** On An Approximately 0.9579-Acre Tract Zoned PD-045 For The (LR-2) Local Retail District And Located At 1016 West Trinity Mills Road, Suite 128; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024 196 Tattoo Parlor**. Case Coordinator: Emily Offer.

Emily Offer, Senior Planner, stated the location for this SUP request is on the northwest corner of Trinity Mills and Old Denton Rd. The proposed use is a tattoo parlor specializing in microblading. While similar to traditional tattooing—using a needle to deposit ink—microblading is semi-permanent, as the ink is placed more superficially in the skin. A conceptual floor plan was reviewed. Ms. Offer stated that only one end of the suite will be used for the tattoo parlor. One comment card in opposition was received. Staff is recommending approval with stipulations.

Discussion followed as to the use of the remainder of the suite aside from the area being considered for tattooing. Ms. Offer responded that it is for retail. Ed Green, Building Inspections, confirmed the area is considered retail. Ms. Offer added that the specific area for the tattoo parlor is 308 square feet, and that information can be included as a stipulation.

Commissioner Doyle questioned the suite numbering and asked whether the entire suite could be used for tattooing. Ms. Offer responded that if the P&Z approves this item, and before it goes to City Council, the ordinance will be written to ensure that a specific, defined area is permitted for a tattoo parlor.

Chair Windrow asked if the applicant is present and would like to speak.

Applicant, Esder Lim, 1900 Knightsbridge Rd., Farmers Branch, was there to answer questions.

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

- * *Commissioner Martin moved to close the public hearing and approve Case No. Case No. PLSUP 2024 196 Tattoo Parlor with stipulations, adding a stipulation stating the tattoos will be only in the 308 square foot space within the suite; second by Commissioner Foster. The motion was approved with a vote of 8-1 (Foster opposed)*