

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of September 4, 2025**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, September 4, 2025 at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster, 1st Vice Chair
Mark Yarbrough
John Powell
Al Overholt
Dave Hermon
Willadean Martin

Commission Members Absent:

Greg Kramer, Vice Chair
Jim Doyle

Alternate:

Rusty Pendleton

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Shad Rhoten, Planner
Brett King, Director Development Svcs.
Lydia Tormos, Planning Technician

Ed Green, Plan Review Manager
Jared Nations, Captain Fire Prevention
Tom Hammons, Transportation Manager
Joe Haefner, Asst. City Attorney
Meredith Ladd, City Attorney

Guests Present:

None

5. Hold A Public Hearing To Consider An Ordinance Of The City Council Of The City Of Carrollton, Texas Amending Ordinance Number 1470, Otherwise Known As The Comprehensive Zoning Ordinance, By **Amending Article XX.1 Corporate Commercial District** To Remove Certain Existing Restrictions On Uses And Article V. Use Of Land Concurrently, Revisions To Article V Would Reclassify XC Uses To Be Permitted By Right, SC Uses To Be Permitted By Way Of An SUP, AC Uses To Be Permitted As An Accessory Use By Right, And SAC Uses To Be Permitted By Way Of An SUP Within The Corporate Commercial District And To Remove The Allowed By Right Designation For The “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” And Article XXXIV. Definitions To Remove The Term “Structure” From The Building Coverage Definition. **Case No. PLZT 2025-120 CZO (CC) Corporate Commercial Zoning District And The Conditional Use Restrictions.** Case Coordinator: Emily Offer.

Emily Offer, Senior Planner, stated this is a city-initiated item for approval to amend the Comprehensive Zoning Ordinance (CZO) pertaining to conditional uses in the (CC) Corporate

Commercial Zoning District. A map reflecting the area zoned Corporate Commercial was provided. Ms. Offer stated that as this area has continued to evolve, shifts in market trends and development patterns have led to increased demand for retail-oriented uses. The City supports this direction and seeks to align zoning regulations with current development interests.

Ms. Offer advised that two additional clarifying modifications are included with this request. The first removes the “allowed by right” designation for the “Temporary On-Site Construction Office, Temporary On-Site Hiring or Employment Office or Temporary On-Site Administration Office” use from the (LI) Light Industrial district. The second removes the term “structure” from the building coverage definition.

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

- * ***Commissioner Hermon moved to close the public hearing and approve Case No. PLZT 2025-120 CZO (CC) Corporate Commercial Zoning District And The Conditional Use Restrictions; second by Commissioner Foster. The motion was approved with a vote of 7-0, (Doyle and Kramer absent).***