

**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
Meridith Ladd, City Attorney

Guests Present:

None

3. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** For An Approximately 11.2-Acre Tract Zoned Planned Development District 39 (PD-39) For The (MF-18) Multi-Family Residential District And Located At 3500 Old Denton Road, To Repeal And Replace Ordinance No. 2905, Reestablishing Planned Development 39; To Increase The Maximum Building Height For The Assisted Living Facility To 3-Stories; To Modify Conceptual Plans And Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-132 Aspens Rosemeade Senior Living.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised the applicant would like to redevelop the property from a two-story multi-family building to a three-story multi-family building and add single-story multi-unit villas. Conceptual plans were reviewed. Mr. McCauley advised the site is 11 acres with the southern portion undevelopable as this is in a drainage easement. Architectural designs were provided as well as a diagram indicating the line of sight from residential homes across Old Denton Road. He noted that the building is

greater than 80 feet from Old Denton Road, and the street's right-of-way width is 135 feet. Mr. McCauley advised that staff is recommending approval with stipulations, including the removal of stipulation 2.B.4. regarding the height of the villas as this stipulation is not necessary. No public comment cards were received.

In response to Commissioner Foster's question, Mr. McCauley advised that if the property is redeveloped, this would be a total tear down of the existing structures and rebuilt as presented.

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

Victoria Morris, 2323 Ross Avenue, suite 600, Dallas, with Jackson Walker, gave details of the project. She advised the request is to amend PD-39 with the same density, additional landscaping, and new amenities. Barry Metcalf, 505 Pecan Street, Suite 202, Ft. Worth, followed up with more project details including depictions of what the redevelopment will look like as well as photos of their other similar developments.

Chair Windrow opened the public hearing.

Keith Wilson, 1308 Red Maple Dr. spoke with concern over the displacement of current residents and the timeline of the project.

Victoria Morris responded that the owner would coordinate with the residents on relocation.

- * ***Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2025-132 Aspens Rosemeade Senior Living with stipulations and striking stipulation 2.B.4.; seconded by Commissioner Powell. The motion was approved with a vote of 7-0, (Doyle and Kramer absent).***