

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of March 5, 2026**



**Minutes
City of Carrollton
Planning & Zoning Commission
March 5, 2026**

Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, March 5, 2026 at 6:30 p.m. in the Council Chambers at City Hall, 1945 E. Jackson Rd., Carrollton, Texas.

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster
Jim Doyle, 1st Vice Chair
Al Overholt
Rusty Pendleton, Vice Chair
Terry Sullivan
Dave Hermon
Greg Kramer

Commission Members Absent:

Lou Sartor

Alternate:

No Alternates Present

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Shad Roten, Planner
Ed Green, Interim Director of Dev. Svcs.
Joe Haefner, Asst. City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer
Lydia Tormos, Planning Technician

Guests Present:

Richard Fleming, Council Observer

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

PUBLIC HEARING

6. Hold A Public Hearing To Consider An Ordinance **Amending The Text Of The Comprehensive Zoning Ordinance (CZO)** To Amend, Add Or Delete Content, Related To Improving Organization By Renumbering Chapter Articles And Modifying Cross References Contained Within The Table Of Contents; Article II. Zoning Districts; Article XIII. Neighborhood Services District; Article XVII. Reserved For Future Use; Article XX. Transit Center Districts; Article XX.1. Corporate Commercial District; Article XXV. Landscape And Screening; Modifying Article XXVI. Reserved For Future Use; And Modifying Article XVII To Consolidate Articles XVI.1. Interstate Overlay District, XX.2. Gateway Overlay District, XX.3. Historic Preservation Overlay District, And XX.4. Josey-Belt Line Redevelopment Overlay District. **Case No. PLZT 2026-006 CZO Text Amendment – Articles Restructure.** Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item and advised it is a city-initiated request. He explained that no changes are suggested for content, only renumbering and combining different articles into one. He explained the proposed changes as follows:

1. Replace Roman Numerals with Arabic Numerals in the table of contents, article titles, and article cross reference.
2. Relocate the contents of Article XX.1. Corporate Commercial District to Article XIII. “Reserved For Future Use” and rename to Article 13. Corporate Commercial District.
3. Relocate and consolidate the contents of Articles XVI.1. Interstate Overlay District, XX.2. Gateway Overlay District, XX.3. Historic Preservation Overlay District and XX.4. Josey-Belt Line Redevelopment Overlay District to Article 17. “Reserved For Future Use” and rename to Article 17. Overlay Districts.
4. Reestablish Article XXVI. Reserved For Future Use, moving Outside Storage and Outside Display regulations to Article 27. All remaining articles and chapter topics and regulations will shift forward in order through Article 41.
5. Renumber all articles accordingly and remove unused articles, including Articles XVI.1., XX.1., XX.2., XX.3, and XX.4.
6. Update cross references among articles consistent with these changes.

A table reflecting the current text and proposed text was reviewed.

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

- * ***Commissioner Pendleton moved to close the public hearing and approve Case No. PLZT 2026-006 CZO Text Amendment – Articles Restructure; second by Commissioner Foster. The motion was approved with a vote of 8-0, (Sator absent).***