

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of July 2, 2026**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, July 2, 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
Rusty Pendleton, Vice Chair
Jim Doyle, 1st Vice Chair
Greg Kramer
Kathleen Foster
Al Overholt
Dave Hermon
Terry Sullivan
Lou Sartor

Commission Members Absent:

None

Alternate:

Neil Anson

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Shad Rhoten, Planner
Lydia Tormos, Planning Technician
Ed Green, Dir. of Development Services
Thomas Woods, Chief Plans Examiner
Joe Haefner, Assistant City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer

Guests Present:

Nancy Cline, Council Observer

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

8. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Repeal SUP-523, A Special Use Permit Allowing “All Other Amusement And Recreation Uses And Activities”** Located At 2661 Midway Road, Suite 110, And Zoned (LI) Light Industrial District; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2026-097 Coded Lounge Café Repeal.** Case Coordinator: Loren Shapiro.

Loren Shapiro, Planning Manager, reviewed that last year the Carrollton City Council approved a Special Use Permit for the Coded Lounge Café, which specifically prohibited smoking. Mr. Shapiro provided an overview of city regulations businesses must comply with

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including state and federal laws. He specified that a business shall only operate after a Certificate of Occupancy (CO) is issued. Further, he indicated businesses with alcohol consumption onsite requires a BYOB – Bring Your Own Beer from the city or a TABC license to sell alcoholic beverages.

Mr. Shapiro reviewed that when the applicant submitted the SUP application, the applicant included a narrative that indicated that there would be no smoking or alcohol on the premises. Mr. Shapiro pointed out that the applicant's narrative specified that should there be alcohol or smoking, contemplated in the future, on the premises, that alcoholic beverage licensing would be acquired along with an SUP to allow smoking. When the City Council approved SUP-523, it was stipulated that there would be no smoking and the business hours were extended to 4:00 a.m. Friday to Sunday. Following SUP-523 approval, Building Inspection staff worked with the Coded Lounge owner/applicant to meet requirements for a CO, before opening for business.

On February 22, 2026 city staff observed and documented patrons entering and leaving, confirming the business was in operation without the required CO. In response, Environmental Services asked the Carrollton Police Department to inspect the Coded Lounge interior for possible violations. On February 25, 2026 and again on March 15, 2026, police officers conducted on-site inspections with body cameras and found the following:

- Coded Lounge operated illegally as a business without a CO.
- Coded Lounge operated illegally with alcohol consumed with possible sales without a license from TABC, or a BYOB permit from the city.
- Coded Lounge violated SUP stipulations with patrons observed smoking on premises.

On May 21, 2026 the owner pled No Contest to the charges and was assessed fines for repeated violations at the Municipal Court hearing.

Mr. Shapiro stated that staff is now recommending revocation of the SUP due to the repeated violations.

Commissioner Foster asked whether the applicant ever obtained the CO. Staff responded that yes, they did, however it was then revoked by the city, following the Municipal Court hearing. The applicant did not appeal the revocation of the CO decision.

Commissioner Doyle asked if the owners are operating any other businesses in the city. Staff responded yes, a restaurant.

Chair Windrow stated this is a city-initiated case.

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

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- * *Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2026-097 Coded Lounge Café Repeal; seconded by Commissioner Doyle. Motion was approved with a unanimous 9-0 vote to revoke SUP-523.***