



**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
Brett King, Director of Development Services
Darwin Ortega, Sr. Code Enforcement Ofcr.

Guests Present:

Daisy Palomo, Council Observer

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

PUBLIC HEARING

4. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow An Amusement Arcade (Excluding Adult Arcade)** In An Approximately 3,400 Square Foot Space Zoned PD-45 For The (O-2) Office District And Located At 1012 Mac Arthur Drive, Suite 124; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-183 Claw Mania Kingdom Arcade.** Case Manager: Loren Shapiro.

**DRAFT PLANNING & ZONING COMMISSION MINUTES
APRIL 3, 2025**

Loren Shapiro, Planning Manager, presented this item. He reviewed that last month the Commission voted to approve a base zoning change from Office to Local Retail for this property. The City Council approved the zoning change on April 1, 2025. He noted that this item includes a stipulation that Council must approve the zoning change prior to P&Z consideration so that stipulation now does not apply. Mr. Shapiro stated that there is sufficient parking onsite and no public comment cards in opposition were received. Staff is recommending approval.

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

Applicant Hot Tran, 4703 Nolan Ridge Ct., Sugarland, Texas, stated he is the owner/operator of two arcade locations in Houston and desires to open one in Carrollton. He explained his business model, said the number of customers might be 150 on the weekends and holidays and there is no cash value to the Kingdom Coins.

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

- * ***Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2024-183 Claw Mania Kingdom Arcade with stipulations, and removing stipulation number 1; second by Commissioner Powell. The motion was approved with a vote of 9-0.***