

DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
June 5, 2025

Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, June 5, 2025 at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Greg Kramer, Vice Chair
Mark Yarbrough
John Powell
Al Overholt
Dave Hermon
Willadean Martin

Commission Members Absent:

Kathleen Foster, 1st Vice Chair
Jim Doyle

Alternate:

Rusty Pendleton

Staff Members Present:

Michael McCauley, Senior Planner
Brett King, Director of Development Services
Lydia Tormos, Planning Technician
Meridith Ladd, City Attorney

Ed Green, Building Inspections
Herb Cavanaugh, Fire Marshal
John Romberger, Transportation Engineer
Joseph Haefner, Asst. City Attorney

Guests Present:

None

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

PUBLIC HEARING

4. Hold A Public Hearing To Consider A Resolution **Amending The Comprehensive Plan And The Future Land Use Map** To Change An Approximately 27.3-Acre Tract Located On The Southwest Corner Of Josey Lane And Parker Road From Office – Medium Intensity And Commercial – Low Intensity To Multifamily Residential And Commercial – Medium Intensity. **Case No. PLMA 2025-073 The Harcourt (Future Land Use Map Amendment)**. Case Coordinator: Loren Shapiro.

In the absence of Loren Shapiro, Senior Planner Michael McCauley presented this item. He advised that this request is to change the land use designation at the southwest corner of Josey Lane and Parker Road. Currently, the designation is Office - Medium Intensity and Commercial – Low Intensity. The applicant is requesting it be changed to Multi-Family Residential and Commercial – Medium Intensity. A location map was provided. Mr. McCauley stated that property owners within 200 feet were notified of the proposed change

with no comments received. He stated that staff is recommending approval and noted that this item is related to the next item on the agenda.

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

Henry Billingsly, Billingsly Company, 1722 Routh Street, Suite 770 Dallas, applicant spoke briefly about the change in the comprehensive plan and potential development.

Commissioner Kramer inquired whether there would be any type of barrier between the multi-family and commercial. Mr. Billingsly responded there would not be a barrier. Mr. McCauley suggested that since this is a land use item, such questions would be more appropriate for the next item related to this one.

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

- ***Commissioner Overholt moved to close the public hearing and approve Case No. PLMA 2025-073 The Harcourt (Future Land Use Map Amendment; second by Commissioner Martin. The motion was approved with a vote of 7-0. (Foster and Doyle absent)***
- 5. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On A 27.3-Acre Tract Zoned (O-2) Office And (LR-2) Local Retail Districts And Located On The Southwest Corner Of Josey Lane And Parker Road To Establish A Planned Development District To Change The Base Zoning From (O-2) Office District And (LR-2) Local Retail District To (MF-18) Multifamily Residential District And (LR-2) Local Retail District, To Allow A Gasoline Station, To Create Development Standards, And To Provide Concept Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-030 The Harcourt (Rezone)**. Case Coordinator: Loren Shapiro.

Michael McCauley presented this item. He reviewed the current zoning on the site and provided a location zoning map. Property owners within 200 feet were notified with no comments received. A conceptual site plan and landscape plan was reviewed in detail. Mr. McCauley added that the proposed zoning for multi-family, commercial, and retail, along with green space, is thought to be more flexible and adaptable than the current zoning. Elevation depictions of the multi-family buildings and townhomes were described. He said there is a residential development on the south side. Staff is recommending approval with stipulations. He noted that stipulation No. 2 should be removed; the corrected Traffic Impact Study was submitted and accepted.

Commissioner Overholt inquired about a left turn off Josey into the retail area. John Romberger said there is a median cut northbound and there is a left turn proposed that will show on the site plan. Commissioner Overholt asked whether there will be any screening between this development and the residential. Mr. McCauley responded that none is required because it does not directly connect to the residential area; there is approximately 300 feet between the two. Commissioner Overholt also inquired whether there is a turn into the parking garage from eastbound Parker. Mr. Romberger responded there is a deceleration lane as well as four or five other entrances off Parker with turns into the parking garage.

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

Lucilo Pena, representative of Billingsley, spoke. He described the area between the development and the residential that includes a significant setback with trees. He also clarified the orientation of the buildings as they relate to the interior courtyards.

Commissioner Hermon inquired whether the parking garage was the same height as the apartment buildings. Mr. McCauley responded they are the same.

Chair Windrow asked how many parking spaces are provided. Mr. McCauley responded they are providing more than the minimum number of parking spaces (approximately 1,300.)

Commissioner Kramer asked how many multi-family units there will be. Mr. McCauley advised there are 763 including the townhomes.

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

- * ***Commissioner Powell moved to close the public hearing and approve Case No. PLZ 2025-030 The Harcourt (Rezone) with stipulations and removing stipulation number 2; second by Commissioner Hermon. The motion was approved with a vote of 7-0. . (Foster and Doyle absent)***