



**PLANNING & ZONING COMMISSION**  
**Agenda**  
**Briefing Session and Meeting**  
**December 4, 2025**

COUNCIL CHAMBERS, 2<sup>nd</sup> Floor  
CITY HALL, 1945 E. Jackson Rd.

**TO CONSIDER THE FOLLOWING ITEMS:**

**BRIEFING SESSION – 6:00 p.m. - COUNCIL BRIEFING ROOM**

Staff will give a brief presentation on each of the items on the consent agenda. No public testimony will be allowed during the briefing.

**REGULAR MEETING – CALL TO ORDER: 6:30 p.m. - COUNCIL CHAMBERS**

The public may comment on items listed on the agenda for Planning and Zoning Commission action. Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers.

**CONSENT AGENDA:**

1. **MINUTES:** Approval of the November 6, 2025 meeting minutes.
2. Consider And Take **Final Action On A Technical Site Plan** To Allow A Public School On An Approximately 9.487-Acre Tract Located At 1805 Pearl Street. **Case No. PLTSP 2025-174 Carrollton Elementary School.** Case Coordinator: Michael McCauley.
3. Consider And Take Final Action On A **Replat Of Trinity Mills Professional Park, Phase 2, Block 1, Lot 1-A,** For An Approximately 2.341-Acre Tract Located At 2763 East Trinity Mills Road And Approximately 300 Feet Northwest Of The Northwest Corner Of East Trinity Mills Road And Marsh Lane, To Modify Easements. **Case No. PLRP 2025-178 Trinity Mills Professional Park, Phase 2, Block 1, Lot 1-AR.** Case Coordinator: Shad Rhoten.

## **PUBLIC HEARING**

4. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 33-Acre Tract Zoned PD-215 For The (SF-7/14) Single Family Residential District Located At 2205 East Hebron Parkway To Repeal and Replace Ordinance No. 3922 Reestablishing Planned Development 215; To Allow A Reduction In The Required Setback, And To Modify Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-180 First United Methodist Church.** Case Coordinator: Emily Offer.
  
5. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 17.2-Acre Tract Zoned (LR-2) Local Retail District And Located On The Northeast Corner Of Parker Road And Josey Lane **To Establish A Planned Development District** To Repeal Special Use Permit (SUP-416), Ordinance No. 3634, Allowing A Gas Station; To Allow A Gasoline Station, Car Wash, Retail Store In Excess Of 75,000 Square Feet, And To Allow Parking As A Primary Use On A Separate Lot And Accessory To The Retail Store In Excess Of 75,000 Square Feet; To Allow Outside Display In Excess Of 5 Percent; To Create Development Standards And To Provide Concept Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-182 NEC Parker and Josey Lane (Rezoning).** Case Coordinator: Loren Shapiro.
  
6. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 8.91-Acre Tract Zoned PD-192 For The (LR-2) Local Retail District And Located On The Southwest Corner Of Old Denton And West Jackson Roads To Amend Planned Development District 192 To Allow An Event Center; To Revise Conceptual Plans And Modify Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-126 Madinah Masjid.** Case Coordinator: Michael McCauley.

## **OTHER BUSINESS:**

- a. Staff Reports

## **ADJOURNMENT**

## INFORMATION FOR APPLICANTS AND THE PUBLIC

The meeting is being recorded.

Speakers must address their comments to the presiding officer rather than to individual Planning and Zoning Commissioners or staff and shall only do so when called upon by the Chair. State your name and address prior to beginning your remarks. Speakers will be allowed between 2 and 5 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting. In accordance with the State Open Meetings Act, the Planning and Zoning Commission is restricted from discussing or taking action on items not listed on the agenda.

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission reserves the right to consult in a closed meeting with its attorney and receive legal advice regarding any item listed on this agenda.

The Planning & Zoning Commission holds regular meetings on the first Thursday of each month. Special meetings may be held on the third Thursday of each month or as needed. If the meeting date is canceled, postponed or rescheduled, notice will be posted at City Hall.

<b>DATE POSTED:</b>	<b>November 26, 2025</b>
<b>TIME POSTED:</b>	<b>11:30 a.m.</b>
<b>POSTED BY:</b>	<b>Lydia Tormos</b>

### CITY HALL AND CITY WEB SITE

CERTIFICATE – I certify that the above agenda giving notice of this meeting was posted at City Hall and on the City of Carrollton, Texas, Planning & Zoning web site on the Twenty-Sixth Day of November 2025 at 11:30 a.m.

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Lydia Tormos

For accommodations or sign interpretive services, please contact the City Secretary at least 72 hours in advance at (972) 466-3005.