

City of Carrollton

1945 E. Jackson Road
Carrollton, TX 75006



REGULAR WORKSESSION & MEETING

Tuesday, November 4, 2025

5:45 PM

CITY HALL, 2nd Floor

City Council

Mayor Steve Babick
Mayor Pro Tem Christopher Axberg
Deputy Mayor Pro Tem Daisy Palomo
Councilmember Jason Carpenter
Councilmember Richard Fleming
Councilmember Andrew Palacios
Councilmember Nancy Cline
Councilmember Rowena Watters

*****PRE-MEETING / EXECUTIVE SESSION*******5:45 P.M. – COUNCIL BRIEFING ROOM**

1. Receive **information and discuss Agenda.**
2. Council will convene in **Executive Session** pursuant to Texas Government Code:
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct regarding confidential communication with the City Council.
3. Council will **reconvene in open session** to consider action, if any, on matters discussed in the Executive Session.

*****WORKSESSION*****

4. Discussion **On Nob Hill Street Reconstruction Project.**
5. **Mayor And Council Reports And Information Sharing.**

*****REGULAR MEETING 7:00 PM*******INVOCATION - Councilmember Richard Fleming****PLEDGE OF ALLEGIANCE - Deputy Mayor Pro Tem Daisy Palomo****PRESENTATIONS**

6. Present **The ICC/IAEI Electricity Recognition Certificate To The City Of Carrollton In Honor Of Its Commitment To Electrical Safety, Code Compliance, And The Professional Training Of Its Inspection Staff.**

CONSENT AGENDA

*(*All items marked with a single asterisk are part of the Consent Agenda and require no deliberation by the Council. Council may approve all items in this section with a single vote. Each Council member has the prerogative of removing an item from this section so that it may be considered separately. Contracts and agreements are available upon request.)*

CITIZEN COMMENT

7. **Citizen Comment is the opportunity for citizens/visitors to speak on items listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items not on the posted meeting agenda will have the opportunity to speak during the Public Forum.**

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and city of residence prior to beginning your remarks; Speakers will be allowed up to 3 minutes for testimony; Speakers making loud, abusive, personal, defamatory, impertinent, profane, threatening, or impertinent remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, booing, and similar demonstrations will not be permitted; No placards, banners, or signs will be permitted in the Chambers or in any other room in which the Council is meeting. Any person who does not comply with these provisions is subject to removal or forfeiting their right to attend a future meeting. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

CONTRACTS & AGREEMENTS

- *8. **Consider Authorizing The City Manager To Enter Into An Agreement With Corpay Technologies Operating Company, LLC DBA Fuelman Credit Card Via An Interlocal Agreement With OMNIA Cooperative Purchasing Network For Fuel Purchases In An Amount Not To Exceed \$200,000.00 Annually.**

RESOLUTIONS

- *9. **Consider A Resolution Authorizing The City Manager To Execute An Amendment To The Contract With Axon Enterprise, Inc, For Additional Tasers, Body Cameras, Vehicle Fleet Cameras, And Software Licensing Services Increasing The Annual Expenditure To An Amount Not to Exceed \$639,609.64 For A Revised Total Contract Amount Not To Exceed \$5,796,273.16.**
- *10. **Consider Authorizing The City Manager To Enter Into A Contract With Precision Delta Corporation Through Texas BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$66,870.34.**
- *11. **Consider A Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 2 With Half Associates, Inc. For Engineering Services Related To A Site Development Feasibility Study In An Amount Not To Exceed \$72,000.00, For A Revised Contract Total Of \$632,000.00.**

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

- 12.** Hold A Public Hearing To Consider Establishing A Municipal Drainage Utility System And Consider An Ordinance Amending Title XVII “Environmental Regulations” To Add A New Chapter 177 To Establish A Municipal Drainage Utility System
- 13.** Hold A Public Hearing To Consider Establishing Municipal Drainage Utility System Fees And Consider An Ordinance Amending Chapter 31 By Adding A New Section 31.01(W) Establishing Municipal Drainage Utility System Fees.
- 14.** Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow “Lighted Athletic Fields” On An Approximately 4.86-Acre Tract Zoned (LI) Light Industrial District And Located At 3000 Belmeade Drive; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2025-119 Dallas Padel Club Lighting.
- 15.** Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow An “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 2025-150 Coded Lounge Cafe.
- 16.** 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)” Located At 2760 East Trinity Mills Road, Suite 120, And Zoned For The (LR-2) Local Retail District; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2025-151 Claw Up Arcade.

PUBLIC FORUM

17. **Public Forum is the opportunity for citizens/visitors to speak on items not listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items on the posted meeting agenda will have the opportunity to speak during the Citizen Comment.**

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ADJOURNMENT

CERTIFICATE - I certify that the above agenda giving notice of meeting was posted on the bulletin board at the City Hall of Carrollton, Texas on the 29th day of October 2025 at 5:00pm.

Chloe Sawatzky

Chloe Sawatzky, City Secretary

This building is wheelchair accessible. To request accommodations or sign language interpretive services, please contact the City Secretary's Office at least 72 hours in advance by email at citysecr@cityofcarrollton.com or by phone at 972-466-3001. The City of Carrollton provides opportunities and services without regard to race, color, age, national origin, religion, sex, or disability.

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. Further the Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a regional, state or national convention or workshop, social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may post agendas for such events; however, there is no legal requirement to do so and in the event a notice is not posted for such functions, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.

FIREARMS PROHIBITED at City Council meetings pursuant to Texas Penal Code Sections 46.035(c) and 30.05.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 2a

Agenda Date:

Version: 1

Status: Pre-meeting

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: 1.

Receive **information and discuss Agenda.**



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 5215

Agenda Date:

Version: 1

Status: Executive session

In Control: City Council

File Type: Procedural Item

Agenda Number: 2.

Council will convene in **Executive Session** pursuant to Texas Government Code:

- **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct regarding confidential communication with the City Council.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 5218

Agenda Date:

Version: 1

Status: Executive session

In Control: City Council

File Type: Procedural Item

Agenda Number: 3.

Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7430

Agenda Date: 11/4/2025

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 4.

CC MEETING: November 4, 2025

DATE: October 22, 2025

TO: Erin Rinehart, City Manager

FROM: Jonathan Wheat, P.E., Engineering Director
Shannon Hicks, P.E., Assistant City Manager

Discussion **On Nob Hill Street Reconstruction Project.**

BACKGROUND:

Staff will present the history, updates, and seek guidance on the Nob Hill Street Reconstruction project.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo File Number: 5231

Agenda Date:

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 5.

Mayor And Council Reports And Information Sharing.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7426

Agenda Date: 11/4/2025

Version: 1

Status: Presentations

In Control: City Council

File Type: Presentations

Agenda Number: 6.

CC MEETING: November 4, 2025

DATE: October 20, 2025

TO: Erin Rinehart, City Manager

FROM: Brett L. King, Director of Development Services / Building Official
Shannon Hicks, Assistant City Manager

Present **The ICC/IAEI Electricity Recognition Certificate To The City Of Carrollton In Honor Of Its Commitment To Electrical Safety, Code Compliance, And The Professional Training Of Its Inspection Staff.**

BACKGROUND:

The International Code Council (ICC) and Independent Alliance of the Electrical Industry (IAEI) ElectricCity Recognition Certificate honors the City of Carrollton for its commitment to electrical safety, code compliance, and professional inspector training, reflecting the City's leadership in building safer communities through excellence in electrical inspections.



Officially Recognized ElectriCity™

City of Carrollton

ElectriCity™ is a program that recognizes cities for their commitment to electrical safety and prepares their employees to take additional ICC/IAEI Residential or Commercial Electrical Inspector certifications.



INTERNATIONAL
CODE
COUNCIL®

ElectriCity™
My city. Wired for safety.

IAEI™ *Independent
Alliance of the
Electrical Industry*



Agenda Memo

Agenda Date:

Version: 1

Status: Citizen Comment

In Control: City Council

File Type: Citizen Comment

Agenda Number: 7.

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Agenda Memo
File Number: 7409

Agenda Date: 11/4/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *8.

CC MEETING: November 4, 2025

DATE: October 1, 2025

TO: Erin Rinehart, City Manager

FROM: Dwayne Bianco, Director of Fleet and Facilities
Shannon Hicks, Assistant City Manager

Consider **Authorizing The City Manager To Enter Into An Agreement With Corpay Technologies Operating Company, LLC DBA Fuelman Credit Card Via An Interlocal Agreement With OMNIA Cooperative Purchasing Network For Fuel Purchases In An Amount Not To Exceed \$200,000.00 Annually.**

BACKGROUND:

The Fuelman fuel card is used by staff to purchase fuel at offsite retail locations for City vehicles. The main users of this card are the Fire Department and PD undercover officers. By utilizing this card, it gives the Fire department the ability to fuel within their respective districts and maintains their 4-minute response time. This card also gives the PD undercover officers the ability to fuel their vehicles at sites other than the Police Station.

FINANCIAL IMPLICATIONS:

Expenses are estimated at an amount not to exceed \$200,000.00 for the year’s expenditures. Costs for the Fuelman fuel card are included in the fuel budget for this fiscal year.

<u>ACCOUNTING UNIT</u>	<u>ACCOUNT</u>	<u>BUDGET AMOUNT</u>
Fleet Services	60650 - Gasoline & Fuels	\$200,000.00

IMPACT ON COMMUNITY SUSTAINABILITY:

This project supports and aligns with the City Council’s goals and objectives to manage infrastructure with fiduciary care.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommend City Council authorize the City Manager to enter into an agreement with Corpay

Technologies Operating Company, LLC dba Fuelman fuel card in an amount not to exceed \$200,000.00 annually through an interlocal agreement with the OMNIA Cooperative Purchasing Network.



Agenda Memo
File Number: 7429

Agenda Date: 11/4/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *9.

CC MEETING: November 4, 2025

DATE: October 21, 2025

TO: Erin Rinehart, City Manager

FROM: Roberto Arredondo, Chief of Police
Michael Thomson, Fire Chief
Rex Redden, Executive Director of Public Safety

Consider A Resolution Authorizing The City Manager To Execute An Amendment To The Contract With Axon Enterprise, Inc, For Additional Tasers, Body Cameras, Vehicle Fleet Cameras, And Software Licensing Services Increasing The Annual Expenditure To An Amount Not to Exceed \$639,609.64 For A Revised Total Contract Amount Not To Exceed \$5,796,273.16.

BACKGROUND:

The contract with Axon Enterprises, Inc was originally approved on June 01, 2021, for a 10-year contract.

For FY2026, Council approved the increase of 7 licenses for the Fire Department to outfit 7 personnel on the Police Department’s current system. The annual cost for the first year will be \$29,682.74 and \$20,406.88 for the remaining contract years.

Council approved the addition of 1 sworn personnel (Sergeant) for the Police Department, including an additional taser, body camera, software license and vehicle fleet camera. This addition will cost \$7,001.44 annually.

In addition, the Police Department will reallocate existing funding to install vehicle fleet cameras in two Volunteer vehicles. The annual cost for the first year will be \$7,376.46 and \$5,071.31 for the remaining contract years.

The combined contract increases for the first year will be \$44,060.64 with a total contract increase of \$173,979.16.

FINANCIAL IMPLICATIONS:

Funding for the increase of Fire Department and Police Department items has been previously approved by the City Council in the FY2026 budget or will come from reallocating existing funding.

The first-year increase for the Fire Department licenses and the Police Department vehicle cameras reflects a prorated amount, as implementation will occur prior to the annual contract term beginning in June.

STAFF RECOMMENDATION/ACTION DESIRED:

Consider a resolution authorizing the City manager to execute an amendment to the contract with Axon Enterprises, Inc, for additional tasers, body cameras, vehicle fleet cameras, and software licensing, increasing the annual expenditure to an amount not to exceed \$639,609.64 for a revised contract amount not to exceed \$5,796,273.16.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE CONTRACT WITH AXON ENTERPRISE, INC. FOR ADDITIONAL TASERS, BODY CAMERAS, VEHICLE FLEET CAMERAS, AND SOFTWARE LICENSING SERVICES, INCREASING THE ANNUAL EXPENDITURE TO AN AMOUNT NOT TO EXCEED \$639,609.64 FOR A REVISED TOTAL CONTRACT AMOUNT NOT TO EXCEED \$5,796,273.16; AND PROVIDING AN EFFECTIVE DATE.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS,
THAT:**

SECTION 1

The City Manager is authorized to negotiate and execute a contract amendment with Axon Enterprise, Inc. for additional taser, body camera and licensing services, increasing the annual expenditure in an amount not to exceed \$639,609.64, for a revised contract amount not to exceed \$5,796,273.16.

SECTION 2

The City Manager, or designee, is authorized to take those steps reasonable and necessary to comply with the intent of this Resolution.

SECTION 3

This Resolution shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED this ___ day of _____, 2025.

CITY OF CARROLLTON, TEXAS

Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Rex Redden, Executive Director
Public Safety



Agenda Memo File Number: 7431

Agenda Date: 11/4/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *10.

CC MEETING: November 4, 2025

DATE: October 23, 2025

TO: Erin Rinehart, City Manager

FROM: Roberto Arredondo, Chief of Police
Rex Redden, Executive Director of Public Safety

Consider **Authorizing The City Manager To Enter Into A Contract With Precision Delta Corporation Through Texas BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$66,870.34.**

BACKGROUND:

The purpose of this agenda item is to authorize the purchase of ammunition to allow the Carrollton Police Department to conduct annual training to remain proficient with their firearms and meet annual qualification requirements of the Texas Commission on Law Enforcement.

FINANCIAL IMPLICATIONS:

Funding for the ammunition was included in approved budget for FY2026.

IMPACT ON COMMUNITY SUSTAINABILITY:

The purchase will allow the police department to ensure that personnel remain proficient with their firearms through continued annual training and provide reliable duty ammunition to safeguard the citizens.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council authorize the purchase of ammunition from Precision Delta Corporation through BuyBoard Purchasing Cooperative in an amount not to exceed \$66,870.34.



Agenda Memo
File Number: 7436

Agenda Date: 11/4/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *11.

CC MEETING: November 4, 2025

DATE: October 23, 2025

TO: Erin Rinehart, City Manager

FROM: Jonathan Wheat, P.E., Director of Engineering
Shannon Hicks, P.E., Assistant City Manager

Consider A **Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 2 With Halff Associates, Inc. For Engineering Services Related To A Site Development Feasibility Study In An Amount Not To Exceed \$72,000.00, For A Revised Contract Total Of \$632,000.00.**

BACKGROUND:

On January 9, 2024, City Council approved a resolution authorizing the City Manager to execute a professional services agreement with Halff Associates, Inc. for engineering services related to the site development feasibility study for the City-owned property located near the intersection of PGBT and I-35E, now called the District 35E Property, in a total amount not to exceed \$560,000.00.

On March 6, 2024, the contract was negotiated and executed in an amount of \$537,000.00. The original scope provided for one site development analysis.

Contract Amendment No. 1 provided arborist services to meet the City’s Tree Preservation Ordinance while performing geotechnical analysis of the property and was executed on September 9, 2024, and increased the contract total to \$547,000.00, leaving \$13,000.00 available for future change orders.

Contract Amendment No. 2 will provide additional services, including an updated Traffic Impact Study, Additional Development Option, and Water System Impact Modeling. The total cost of the amendment is \$85,000.00, requiring an additional \$72,000.00 added to the contract.

FINANCIAL IMPLICATIONS:

Funding for these services will come from the TOD and Utility funds and is currently available.

Staff is proposing this contract amendment with a total amount not to exceed \$72,000.00.

IMPACT ON COMMUNITY SUSTAINABILITY:

This project will support the City Council’s strategic objectives and vision of building a community that families and businesses want to call home by:

- Validating water system capacity and pressure through hydraulic modeling to prioritize reliable, resilient infrastructure and guide phased investments. (Council Goal: Reliable Infrastructure and Resilience)
- Comparing development options to maximize fiscal stewardship, leverage private investment, and align land use with infrastructure capacity. (Council Goal: Financial Stewardship and Economic Vitality)
- Advancing transit-supportive, mixed-use potential at District 35E consistent with Destination 2040 goals for economic vitality and place-making. (Council Goal: Economic Development and Quality Places)

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of a resolution authorizing the City Manager to negotiate and execute Contract Amendment No. 2 with Half Associates, Inc. for engineering services related to a site development feasibility study in an amount not to exceed \$72,000, for a revised contract total of \$632,000.00.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE CONTRACT AMENDMENT NO. 2 WITH HALFF ASSOCIATES, INC., FOR ENGINEERING SERVICES RELATED TO A SITE DEVELOPMENT FEASIBILITY STUDY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1:

The City Manager is authorized to negotiate and execute contract amendment no. 2 with Halff Associates, Inc., for engineering services in an amount not to exceed \$72,000.00, for a total amount not to exceed \$632,000.00.

SECTION 2:

The City Manager, or designee, is authorized to take those steps reasonable and necessary to comply with the intent of this Resolution.

SECTION 3:

This Resolution shall take effect immediately from and after its passage.

PASSED and APPROVED on this 4th day of November 2025.

CITY OF CARROLLTON, TEXAS

By: _____
Steve Babick, Mayor

ATTEST:

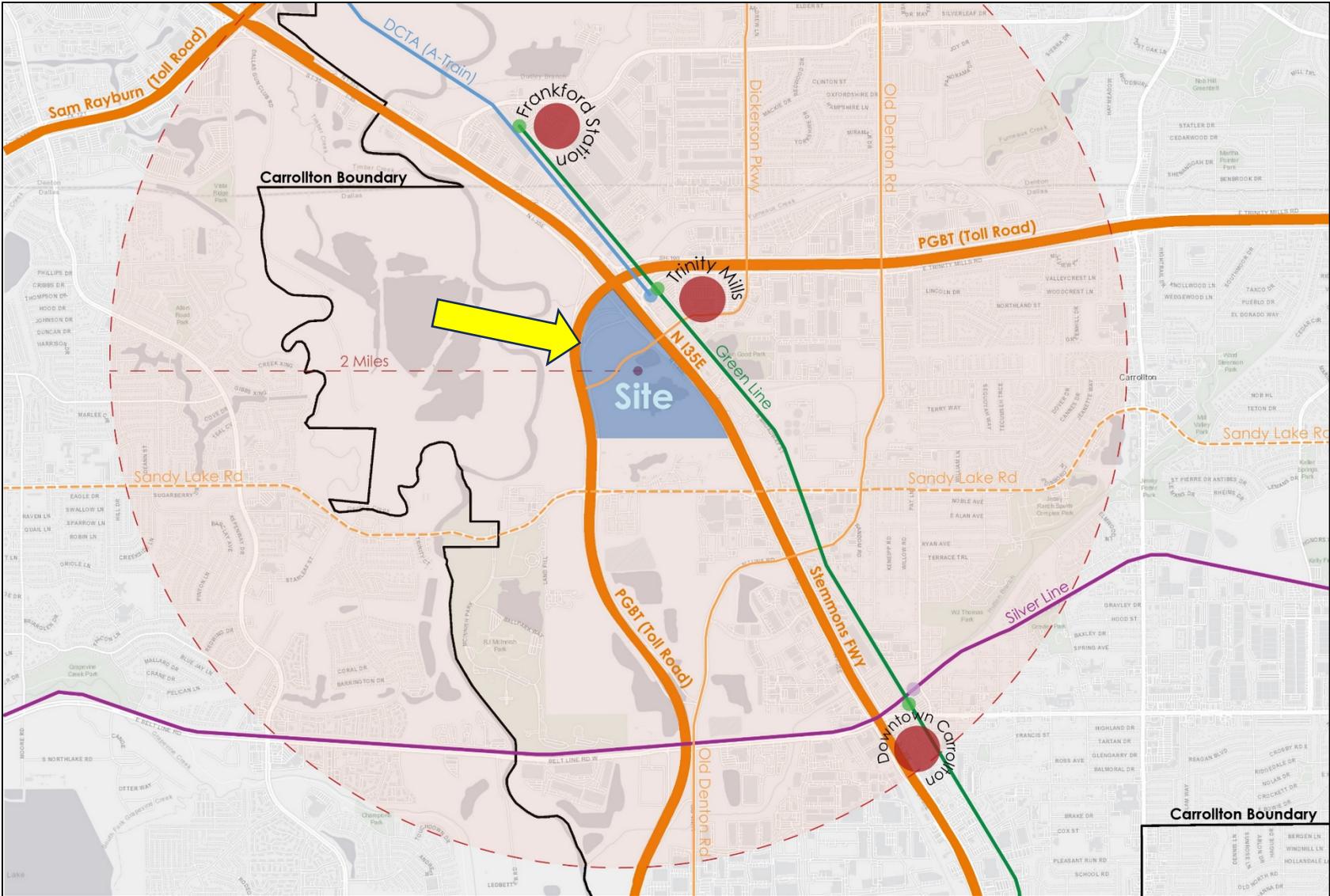
Chloe Sawatzky, City Secretary

Approved as to form:

Approved as to content:

Meredith A. Ladd
City Attorney

Jonathan Wheat, P.E.,
Director of Engineering





Agenda Memo File Number: 7427

Agenda Date: 11/4/2025

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 12.

CC MEETING: November 4, 2025

DATE: October 20, 2025

TO: Erin Rinehart, City Manager

FROM: Diana Vaughn, CFO
Shannon Hicks, P.E., Assistant City Manager

Hold A Public Hearing To Consider Establishing A Municipal Drainage Utility System And Consider An Ordinance Amending Title XVII “Environmental Regulations” To Add A New Chapter 177 To Establish A Municipal Drainage Utility System

BACKGROUND:

Local Government Code 552, Subchapter C (Municipal Drainage Utility Systems Act) delegates to municipalities the power to declare, after a public hearing, a drainage system created under this subchapter to be a public utility to protect the public health and safety in municipalities from loss of life and property caused by surface water overflows, stagnation and pollution. The public utility is a drainage service that is regularly provided by the municipality through municipal property dedicated to that service to the users of benefitted property within the service area and is based on an established schedule of charges that is nondiscriminatory, reasonable and equitable.

With the continued development in the City and the increase in impervious surface throughout the Metroplex, runoff is increasing. The City contracted with Freese & Nichols to complete a Stormwater Utility Feasibility Assessment in Spring 2025 and a Stormwater Utility Study in Summer 2025. Information was presented to the Finance Committee and the City Council throughout the Summer and Fall. Carrollton ranks 4th in the benchmark Metroplex cities in percent of floodplain. It also ranks 5th among benchmark metroplex cities in stream mile. However, we do not currently utilize a dedicated funding source to resolve drainage issues. Adoption of a municipal drainage utility would provide a dedicated funding mechanism to maintain the stormwater system to comply with Federal requirements, correct known flooding problems, prevent creek erosion, and enhance our greenway system.

As required by chapter 552, Subchapter C of the Texas Local Government Code, the City must hold

a public hearing prior to the adoption of the Municipal Drainage Utility Systems Act. In compliance with the Act, the advertisement for the Hearing on the Ordinance establishing the Municipal Drainage Utility System was published on October 2, 2025, October 9, 2025, and October, 16, 2025 in the Dallas Morning News.

FINANCIAL IMPLICATIONS:

The establishment of a municipal drainage utility system will permit a dedicated source of funding to pay for operational and capital improvements to the City’s drainage system to correct known flooding and water quality issues, prevent creek erosion and enhance the City’s greenway system.

IMPACT ON COMMUNITY SUSTAINABILITY:

The proposed amendments will support the City Council’s strategic objectives and vision of building a community that families and businesses want to call home by:

- Allocating resources for optimal results.
- Manage infrastructure with fiduciary care.
- Ensure City services are an optimal value.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends adopting an ordinance amending Title XVII “Environmental Regulations to establish a Municipal Drainage Utility System.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING TITLE XVII "ENVIRONMENTAL REGULATIONS," TO ADD A NEW CHAPTER 177 TO ESTABLISH A MUNICIPAL DRAINAGE UTILITY SYSTEM; PROVIDING FOR DRAINAGE SERVICE, BILLING, EXEMPTIONS, DRAINAGE CHARGES, AND APPEALS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY, SAVINGS, PENALTY, AND REPEALER CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, the City of Carrollton, Texas ("City") is a Home Rule municipality possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its Home Rule Charter; and

WHEREAS, the City Council of the City of Carrollton, Texas, ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City to promote the public health, safety and welfare of the citizens to adopt a Municipal Drainage Utility System; and

WHEREAS, the City Council further investigated and determined that it would be in the best interest of the citizens to adopt the Municipal Drainage Utility Systems Act as set forth in Chapter 552, Subchapter C, Texas Local Government Code, as amended ("Act"); and

WHEREAS, the City Council hereby adopts the Act and incorporates it herein in its entirety for all purposes; and

WHEREAS, the City Council finds that the drainage of the City is a public utility within the meaning of the Act; and

WHEREAS, the City Council further finds that the City will establish a schedule of drainage charges against all benefitted property in the proposed service area(s) which included the entire City subject to charges under this Ordinance; and

WHEREAS, the City Council further finds that the City will provide drainage for all benefitted property in the proposed service area(s) on payment of drainage charges, except benefitted property exempted under the Act or pursuant to this Ordinance; and

WHEREAS, the City Council further finds that it is necessary and proper for the good government, health, and safety of the City to adopt regulations related to a Municipal Drainage Utility System;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1.

All of the above premises are found to be true and correct legislative findings and factual findings of the City Council, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

Title XVII “ENVIRONMENTAL REGULATIONS” of The Code of Ordinances of the City of Carrollton, Texas, is hereby amended by adding Chapter 177 “Municipal Drainage Utility System” to read as follows:

“Chapter 177. Municipal Drainage Utility System

Subchapter I. Creation and Administration

Sec. 177.01. Municipal Drainage Utility System Established.

The Municipal Drainage Utility Systems Act, Chapter 552, Subchapter C, Texas Local Government Code, as amended (the “Act”), is hereby adopted and shall be fully implemented as provided by the Act and by the City Council; and the drainage of the City is hereby found to be a public utility within the meaning of the Act.

Sec. 177.02. Definitions

Except as otherwise defined below, the definitions in the Act shall apply.

“City Engineer” means the Director of Engineering or designee.

“Equivalent Residential Unit (ERU)” means the typical amount of impervious area for a residential property in Carrollton.

“Impervious area” means surfaces that do not provide stormwater significant opportunity for infiltration into the soil and result in increased stormwater runoff to the municipal storm sewer system.

Sec. 177-03. Drainage Service Provided.

The City will provide storm water drainage for all benefitted property within its boundaries upon payment of the determined drainage charges, as defined in the Act, and excluding property exempt under the Act and certain benefitted property exempted pursuant to this Article, and that the fees, assessments, and charges will be based on nondiscriminatory, reasonable and equitable terms. The drainage charges established herein shall be for all non-exempt benefitted property as defined in the Act within the City drainage system.

Sec. 177.04. Billing for Drainage Service.

The City is hereby authorized to bill the drainage charges incurred as a result of the adoption of the Act and through the establishment of the municipal drainage utility system. The drainage charge shall be separately identified from other public utility billings. Drainage charges may only be expended for the costs of service as defined by the Act.

Sec. 177.05. Authority to Levy Drainage Charges; Findings.

The City may levy a schedule of drainage charges upon satisfaction of the procedural requirements provided in the Act and this Article. Prior to the levy of any drainage charges, the City Council shall conduct a public hearing on the drainage charges pursuant to the Act. Prior to adoption of this Article, the City Council found and determined:

(1) The City will establish a schedule of drainage charges against all benefitted property in the proposed area which includes the entire City subject to the charges under the Act;

(2) The City will provide drainage for all benefitted property in the proposed service area on payment of the drainage charges, except benefitted property exempt under the Act; and

(3) The City will offer drainage service on nondiscriminatory, reasonable, and equitable terms.

Sec. 177.06. Exemptions Authorized.

The City is authorized to exempt certain property from drainage charges in accordance with the Act and the establishment of its municipal drainage utility system. Any exemptions to the drainage charges established herein other than the exemptions required by the Act shall be set forth in the drainage charge schedule.

Sec. 177.07. Charges.

(A) The City Council shall, following the adoption of this Article, from time to time establish by ordinance a drainage charge schedule for charges which shall be collected through the City's bill for public utilities pursuant to the Act and other applicable law. There shall be a drainage charge on each monthly public utility statement for the City drainage system as set forth in the drainage charge schedule. The City Manager, or designee, is authorized to collect such charges in a manner consistent with the City Charter, the Act and this Article. The drainage charges shall be a separate line item on the public utility statement, and shall be clearly identified as a separate charge. Except, as otherwise provided herein, the billing, charges and collection procedures shall be consistent with City collection procedures for water and sewer services provided by the City.

(B) The drainage charges established pursuant to this Article will apply to the accounts maintained by the City for public utility services.

(C) All billings, credits, exemptions and other procedures relating to drainage charges established pursuant to this Article shall be subject to the provisions of the Act and other applicable law.

(D) A deposit for the drainage services as a precondition to accepting surface flow from benefitted property into the City drainage utility system shall not be required. All benefitted property of the City will be provided with drainage utility system service on timely payment of drainage charges established herein.

Sec. 177-08. Appeals.

(A) Billing and payment disputes for administrative issues relating to the drainage charges shall be subject to appeals procedures used by the City for other public utility billing disputes. A person or entity that owns or occupies a benefitted property may appeal the drainage charges established herein pursuant to this procedure set forth in this section.

(B) Appeals shall be directed to the City Engineer for evaluation and determination. An appeal shall be in writing and submitted to the City Engineer within thirty (30) days after the public utility billing statement containing the matter to be disputed. During all periods of appeal the person or entity that owns or occupies the benefitted property and/or the account holder shall be responsible for payment of the charges in full.

(D) The City Engineer shall render a written decision on such appeals within thirty (30) days after receiving a timely written notice of appeal from the person or entity that owns or occupies the benefitted property and/or the account holder. The City Engineer shall deliver a copy of the appeal decision to the person or entity that owns or occupies the benefitted property and/or the account holder by U.S. mail to the address of the landowner/account holder according to the most recent records in the possession of the City.

(E) Any person or entity who owns or occupies the benefitted property and/or the account holder who disagrees with the decision of the City Engineer may appeal such decision to the City Manager or designee in writing within ten (10) days after receipt of the decision of the City Engineer. The City Manager or designee shall render a written decision within thirty (30) days after receipt of a timely appeal. The decision of the City Manager or designee shall be final.

Sec. 177-09. Penalties; Enforcement.

Failure to pay the drainage charges promptly when due shall subject such user to discontinuance of any public utility services provided by the City, in accordance with the

procedures adopted by the city for discontinuance of any City public utility service including water and/or sewer service and other applicable laws.”

SECTION 3.

Any person, firm, or corporation violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

SECTION 4.

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

SECTION 5.

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with provisions of such ordinances and such codes, in which event the conflicting provisions of such ordinances and such codes are hereby repealed.

SECTION 7.

All other provisions of the Carrollton Code of Ordinances not expressly amended as stated herein shall remain in full force and effect

SECTION 8

This Ordinance shall become effective on and after its adoption and publication.

PASSED AND APPROVED THIS 4th DAY OF NOVEMBER, 2025.

City Of Carrollton, Texas

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

Meredith Ladd, City Attorney

APPROVED AS TO CONTENT:

Diana Vaughn, Chief Financial Officer



Agenda Memo File Number: 7428

Agenda Date: 11/4/2025

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 13.

CC MEETING: November 4, 2025

DATE: October 20, 2025

TO: Erin Rinehart, City Manager

FROM: Diana Vaughn, CFO
Shannon Hicks, P.E., Assistant City Manager

Hold A Public Hearing To Consider Establishing Municipal Drainage Utility System Fees And Consider An Ordinance Amending Chapter 31 By Adding A New Section 31.01(W) Establishing Municipal Drainage Utility System Fees.

BACKGROUND:

Local Government Code 552, Subchapter C (Municipal Drainage Utility Systems Act) delegates to municipalities the power to declare, after a public hearing, a drainage system created under this subchapter to be a public utility to protect the public health and safety in municipalities from loss of life and property caused by surface water overflows, stagnation and pollution. The public utility is a drainage service that is regularly provided by the municipality through municipal property dedicated to that service to the users of benefitted property within the service area and is based on an established schedule of charges that is nondiscriminatory, reasonable and equitable.

With the continued development in the City and the increase in impervious surface throughout the Metroplex, runoff is increasing. The City contracted with Freese & Nichols to complete a Stormwater Utility Feasibility Assessment in Spring 2025 and a Stormwater Utility Study in Summer 2025. Information was presented to the Finance Committee and the City Council throughout the Summer and Fall. Carrollton ranks 4th in the benchmark Metroplex cities in percent of floodplain. It also ranks 5th among benchmark metroplex cities in stream mile. However, we do not currently utilize a dedicated funding source to resolve drainage issues. Adoption of a municipal drainage utility would provide a dedicated funding mechanism to maintain the stormwater system to comply with Federal requirements, correct known flooding problems, prevent creek erosion, and enhance our greenway system.

After passage of the ordinance adopting this subchapter, the municipality may levy the drainage

charges. The proposed schedule of drainage charges were published on October 2, 2025, October 9, 2025, and October 16, 2025 in the Dallas Morning News.

FINANCIAL IMPLICATIONS:

The establishment of drainage charges as advertised will provide a dedicated source of funding to pay for operational and capital improvements to the City’s drainage system to correct known flooding and water quality issues, prevent creek erosion and enhance the City’s greenway system.

IMPACT ON COMMUNITY SUSTAINABILITY:

The proposed amendments will support the City Council’s strategic objectives and vision of building a community that families and businesses want to call home by:

- Allocating resources for optimal results.
- Manage infrastructure with fiduciary care.
- Ensure City services are an optimal value.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends adopting the ordinance amending Chapter 31 to add Section 31.01(W) Drainage Utility Fees.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING CHAPTER 31 THE COMPREHENSIVE FEE SCHEDULE OF THE CARROLLTON CODE OF ORDINANCES OF THE CITY OF CARROLLTON, TEXAS, BY ADDING A NEW SECTION 31.01(W) “DRAINAGE UTILITY FEES”; ESTABLISHING A MUNICIPAL DRAINAGE UTILITY SYSTEM FEE; PROVIDING FOR EXEMPTIONS AND CREDITS; PROVIDING REPEALING, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”) has previously investigated and determined that it would be advantageous and beneficial to the citizens of the City of Carrollton, Texas (“City”) to promote the public health, safety, and welfare of the citizens to adopt a Municipal Drainage Utility System; and

WHEREAS, the City Council has created a Municipal Drainage Utility System as authorized by Chapter 552, Subchapter C, Texas Local Government Code, as amended, (“the Act”) pursuant to Ordinance No. _____, which is to be codified as Title XVII, Chapter 177 of the Code of Ordinances; and

WHEREAS, pursuant to the Act, the City Council has investigated and determined that a schedule of drainage fees shall be applied against all real property in the proposed service area(s); and

WHEREAS, the City Council further finds that it would be in the best interest of its citizens to amend the Code of Ordinances to adopt the drainage utility system charges to be collected in support of operation of the City’s drainage utility system:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1

All of the above premises are found to be true and correct legislative findings and factual findings of the City Council, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

Chapter 31, Comprehensive Fee Schedule, of Title III, Administration, of the Carrollton Code of Ordinances is amended in part by adding a new subsection 31.01(W) to read as follows:

“(W). Municipal Drainage Utility System Fee Schedule

(1). Establishment of Drainage Utility Fee.

The drainage utility fee set forth in this subsection is adopted pursuant to Chapter 177 of the Carrollton Code of Ordinances and shall be collected through the City’s bill for public utilities pursuant to subsection Sec. 31.01(N) and Ch. 52, Subchapter IV of the Carrollton Code of Ordinances, and other applicable law.

(2). Impervious Area; Fee Assessed.

- (a) Drainage utility fees shall be charged based on a property’s contribution to the public drainage utility system. The contribution shall be based on the impervious area (“IA”) for the property.
- (b) The drainage utility fee, payable monthly, shall be established with respect to all property according to the following schedule:

Property Type	Monthly Drainage Utility Fee
Single-Family Residential	Tier 1 - \$4.00* Tier 2 - \$7.25 Tier 3 - \$11.40
All Other Non-Exempt Property	\$8.40 per ERU**

* Tier 1 = less than 2,100 sq. ft. impervious area (“IA”)
Tier 2 = 2,100-4,500 sq. ft. IA
Tier 3 = greater than 4,500 sq. ft. IA

**ERU (Equivalent Residential Unit) = 3,300 square feet impervious area

- (c) A minimum charge of one (1) ERU shall be applied to each non-exempt non-single family residential developed property, regardless of classification.

(3) Exemptions.

(a) **State Mandated Exemptions:** The following property shall not be assessed a drainage utility fee, as required by section 552.053, subchapter C of Texas Local Government Code, and section 580.003 of Texas Local Government Code:

- (i) Property held and maintained in its natural state, until such time that the property is developed and all of the public infrastructure constructed has been accepted by the City in which the property is located for maintenance;
- (ii) A subdivided lot, until a structure has been built on the lot and a Certificate of Occupancy has been issued by the City;
- (iii) Property with proper construction and maintenance of a wholly sufficient and privately owned drainage system;
- (iv) State property; and
- (v) Public or private institutions of higher education property.

(b) **Additional Exemptions:** As permitted by Section 552.053, Subchapter C of Texas Local Government Code, and Section 580.003 of the Texas Local Government Code, the City has determined property owned by the following shall not be assessed a drainage utility fee:

- (i) City;
- (ii) County;
- (iii) Independent School Districts or Open-Enrollment Charter Schools; and
- (iv) Tax Exempt religious institutions”

SECTION 3

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance shall be and are hereby repealed.

SECTION 4

Save and except as amended by this Ordinance, all other ordinances of the City of Carrollton, Texas shall remain in full force and effect.

SECTION 5

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Code of Ordinances, City of Carrollton, Texas.

SECTION 6

This Ordinance shall take effect from and after October 1, 2026.

PASSED AND APPROVED THIS 4th DAY OF NOVEMBER, 2025.

City Of Carrollton, Texas

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

Meredith Ladd, City Attorney

APPROVED AS TO CONTENT:

Diana Vaughn, Chief Financial Officer



Agenda Memo
File Number: 7437

Agenda Date: 11/4/2025

Version: 1

Status: Public Hearing/Individual
Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 14.

CC MEETING: November 4, 2025

DATE: October 27, 2025

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, AICP, Planning Manager
Shannon Hicks, Assistant City Manager

Hold A **Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow “Lighted Athletic Fields” On An Approximately 4.86-Acre Tract Zoned (LI) Light Industrial District And Located At 3000 Belmeade Drive; Amending The Official Zoning Map Accordingly.** Case No. PLSUP 2025-119 Dallas Padel Club Lighting.

BACKGROUND:

This is a request for approval of a Special Use Permit (SUP) to allow lighted athletic fields for outdoor padel courts located at 3000 Belmeade Drive.

The previous use was an indoor/outdoor athletic facility.

STAFF RECOMMENDATION/ACTION DESIRED:

On October 2, 2025, the Planning and Zoning Commission recommended approval of the request with stipulations.

Staff recommends **APPROVAL** with stipulations.

The attached ordinance reflects the action of the Commission.

RESULTS SHEET

Date: 11/04/25

Case No./Name: PLSUP 2025-119 Dallas Padel Club Lighting

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** of the Special Use Permit to allow lighted athletic fields with the following stipulations:

1. Permitted use: Lighted Athletic Fields
2. The lighted athletic fields shall be in general conformance with the attached applicant's exhibits, provided however, that:
 - a. Athletic field lighting for the padel courts shall be limited to 21 feet in height.
 - b. Lighting shall comply with the Comprehensive Zoning Ordinance Article XXVII Section B (Glare).

B. P&Z ACTION from P&Z meeting: 10/02/25

Result: **APPROVED** /Vote: 7-0 (Yarbrough and Kramer absent)

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 11/04/25

Result: /Vote:

- Subject Property
- Planned Development
- Special Use Permit
- Light Industrial

SUP 174

Belmeade DR

Golden Bear DR

Golden Bear CT

SUP 374

Tarpley RD
(LI)

(LI)

Simpson LN

SUP 512

Skylane DR

SUP 504

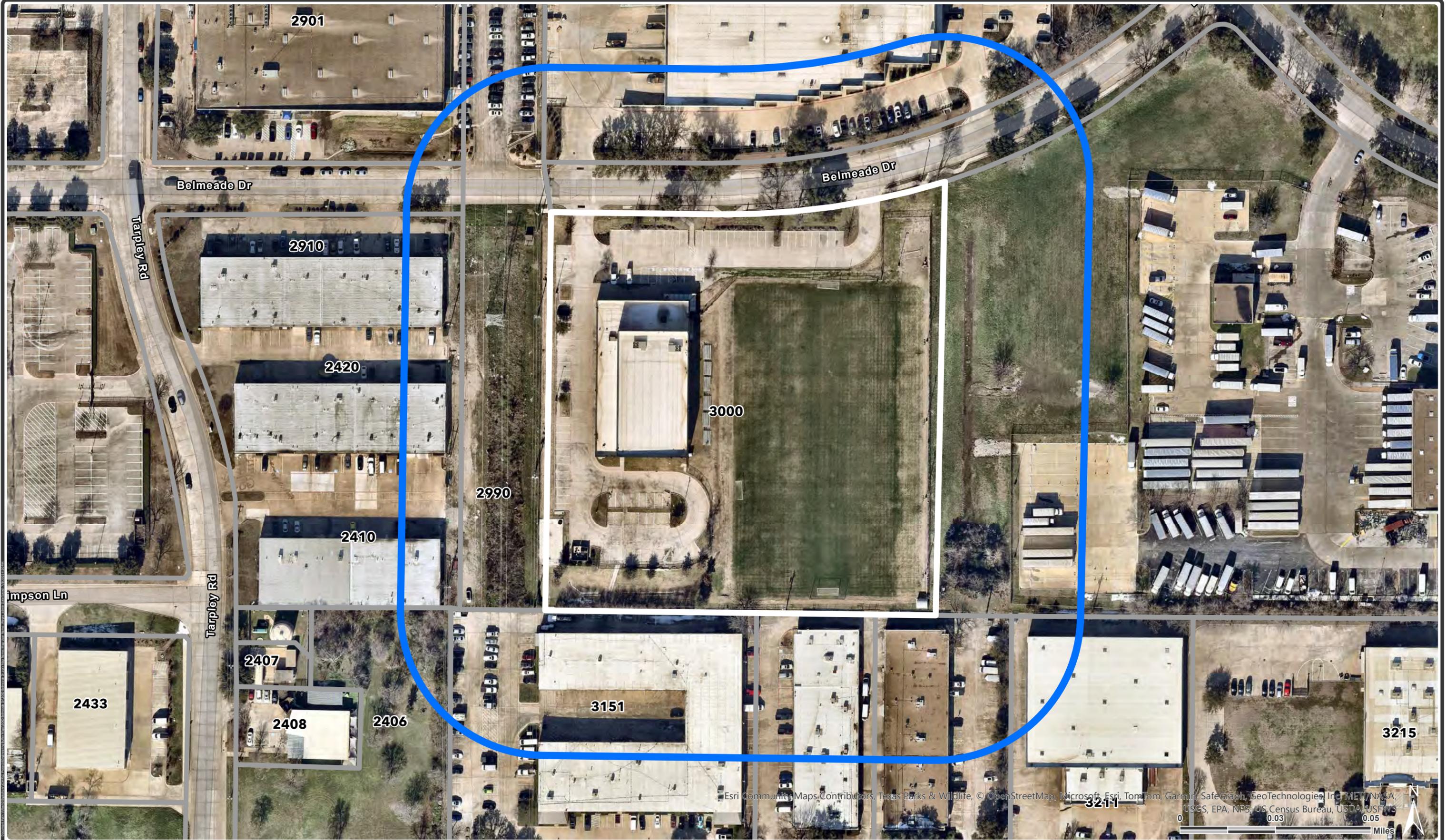
3000 Belmeade Dr

200 FT Buffer



CARROLLTON
TEXAS

July 2025



APPLICANT'S NARRATIVE

The applicant is requesting approval of a Special Use Permit (SUP) to install outdoor lighting associated with the conversion of an existing outdoor soccer field into seven new padel courts. Padel is the fastest-growing racket sport in the world, and the Dallas Padel Club will be the first dedicated facility of its kind in the Dallas–Fort Worth region. This project will bring a unique and innovative recreational amenity to Carrollton, supporting the city's commitment to expanding high-quality athletic and community facilities.

The padel courts will be equipped with a built-in lighting system specifically designed for padel play. These lights are necessary for safe evening use and competitive play. The proposed lighting plan complies with the City of Carrollton's illumination standards, including the required foot-candle limits, to minimize spillover and protect adjacent properties. The lighting will be directed downward and fully shielded to reduce glare and ensure the system integrates appropriately into the surrounding context.

The Dallas Padel Club will operate seven days a week, Monday through Sunday, with hours of operation from 7:00 a.m. to 11:30 p.m. The lighting system will only be in use during operational hours, ensuring that illumination is limited to active playing times.

This project represents a thoughtful reinvestment in an existing athletic field by introducing a fast-growing sport to the region, enhancing Carrollton's reputation as a forward-thinking community for recreation and wellness. Approval of this SUP will allow the Dallas Padel Club to provide a high-quality, well-lit facility that promotes healthy lifestyles, attracts new visitors, and contributes positively to the city's recreational offerings.

michael black PL|ASLA
founding partner

la terra studioSM

12001 N. Central Expressway, Suite 1170
Dallas, TX 75243
Cell 469-955-3658

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Commercial Industrial
SOUTH	(LI) Light Industrial District	Commercial Industrial
EAST	(LI) Light Industrial District	Commercial Industrial
WEST	(LI) Light Industrial District	Utility right-of-way

REQUEST: Approving a Special Use Permit (SUP) to allow lighted athletic fields

PROPOSED USE: Athletic field lighting for padel courts

ACRES/LOTS: 4.86-acres

LOCATION: 3000 Belmeade Drive

HISTORY: Previous use was an athletic facility

COMPREHENSIVE PLAN: Industrial

TRANSPORTATION PLAN: Belmeade is designated as a Collector 2-lane roadway.

OWNER: Fernando Bulnes / HFL Capital, LLC

REPRESENTED BY: Michael Ponce / Urban Strategy

STAFF ANALYSIS

REQUEST

This is a request for approval of an SUP to allow lighted athletic fields for padel courts.

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires an SUP for lighted athletic fields in the (LI) Light Industrial District.

ELEMENTS TO CONSIDER

1. A padel court is a rectangular space where the sport of padel is played. It's roughly a third the size of a standard tennis court and features a combination of glass and mesh walls that players can use for rebounds, adding a unique dimension to the game.
2. A photometric plan (a detailed strategy showing how light from proposed outdoor lighting fixtures will distribute and perform for the site) was submitted. The plan was reviewed and approved by staff.
3. No residential properties are nearby.
4. There is ample parking on site.
5. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
6. A SUP should not have negative impacts that exceed the impacts associated and anticipated with a use permitted "as-of-right" in the zoning district.
7. No public comments have been received at the time of writing this report.

PURPOSE OF THE SPECIAL USE PERMIT

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

CONCLUSION

Staff believes the request for lighted athletic fields should not adversely affect the neighborhood with staff's recommended stipulations.

USTA 
NATIONAL CAMPUS

20'-8"



AFP
COURTS



la terra studiosm

landscape architecture
park planning

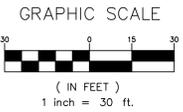
12001 N. CENTRAL EXPY - SUITE 1170
DALLAS, TEXAS - 75243
469.955.3658

www.laterrastudio.com

STAMP:

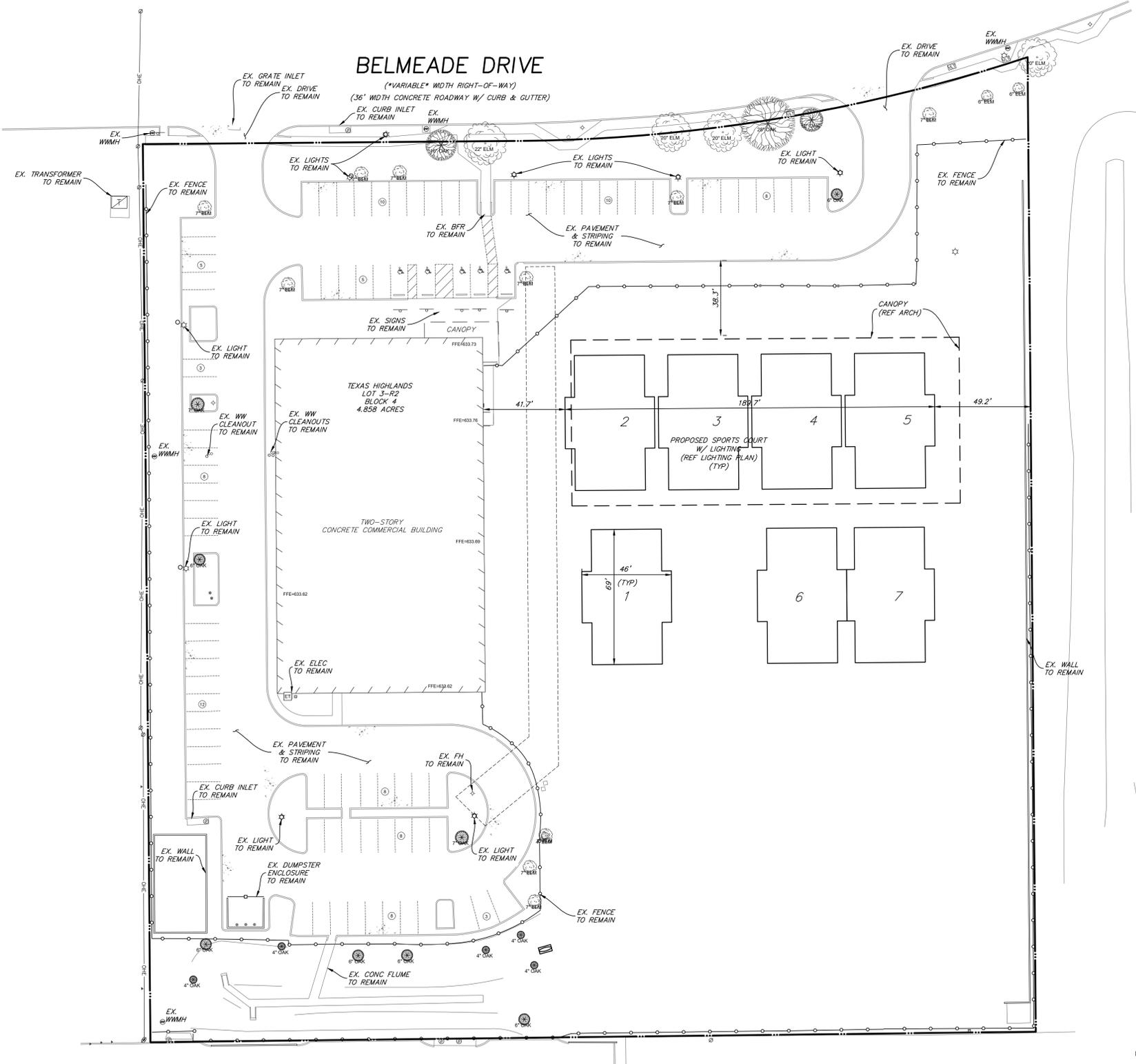


TOCS
1-800-245-4545
bticket@1-call.com



SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- SAWCUT PATH
- EX. ASPHALT PAVEMENT
- EX. BUILDING LINE
- EX. FENCE LINE
- EX. OVERHEAD ELECTRIC
- FENCE LINE
- PARKING COUNT
- LANDSCAPE AREA
- EX. WASTEWATER MANHOLE
- EX. WATER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. FIRE HYDRANT
- EX. TRANSFORMER
- EX. ELECTRIC BOX
- EX. ELECTRIC METER
- EX. SWITCH GEAR
- EX. SIGNAGE
- EXISTING CONCRETE PAVEMENT
- PROPOSED SPORTS COURT
(REF LIGHTING PLAN FOR ILLUMINATION DETAILS)
(REF ARCH FOR COURT & CANOPY DETAILS)



City File No. PLSUP 2025-119

INITIAL SUBMITTAL 06/24/25
2ND SUBMITTAL 09/12/25

BENCHMARK DATA:

TBM-1 = 04-J-1. A SQUARE IS CUT ON THE CONCRETE BASE AND LEG. AT THE NORTHEAST CORNER OF T.P.&L. TOWER #65.925. WEST OF VAL STREET AND 120' NORTH OF BRIARGROVE LANE. ELEV.: 643.66'

TBM-2 = 03-L-1. A SQUARE IS CUT ON TOP OF A CONCRETE CURB ON THE EAST SIDE OF KELLY BOULEVARD AND 80' NORTH OF THE CENTERLINE OF SEEDLING LANE. ELEV.: 562.91'

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF DOUGLAS E. BARRILLEAUX P.E.# 97519 ON

www.urbanstrategy.us

TEL: 214.396.2339



4222 Main Street
Dallas, Texas 75226
Firm Registration #F-22252

DALLAS PADEL CLUB
LIGHTING SUP
3000 BELMEADE DRIVE
CARROLLTON, TEXAS 75006



NO. DATE ISSUE/REVISION

PROJECT #	25003
DRAWN BY	MP
CHECKED BY	DB
DATE	September 12, 2025
DRAWING TITLE	

CIVIL SITE PLAN
(LIGHTING SUP)

DRAWING NUMBER

SP

FILE NAME: S:\P\SITE PLANS\2025\3000 Belmeade DALLAS\Working Files\Site Plan.dwg
LAST MODIFIED ON: 9/12/2025 12:49 PM
LAST MODIFIED BY: MICHAEL POINCE
PLOT FILED ON: 9/12/2025 12:47 PM

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of October 2, 2025**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, October 2, 2025, at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster, 1st Vice Chair
Jim Doyle
John Powell
Al Overholt
Dave Hermon
Willadean Martin

Commission Members Absent:

Greg Kramer, Vice Chair
Mark Yarbrough

Alternate:

Rusty Pendleton

Staff Members Present:

Michael McCauley, Senior Planner
Shad Rhoten, Planner
Ed Green, Plan Review Manager
Lydia Tormos, Planning Technician

Jared Nations, Capt., Fire Prevention
John Romberger, Transportation Engineer
Meredith Ladd, City Attorney

Guests Present:

None

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

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow Lighted Athletic Fields** On An Approximately 4.86-Acre Tract Zoned (LI) Light Industrial District And Located At 3000 Belmeade Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-119 Dallas Padel Club Lighting.**
Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised this is a remodel of an existing sports facility and the request is for a Special Use Permit for athletic field lighting around padel courts. He provided a locator zoning map and stated the property is zoned (LI) Light Industrial District. There are no residences nearby. A conceptual site plan was provided depicting seven outdoor padel courts. Staff is recommending approval with stipulations.

Case No. PLSUP 2025-119 Dallas Padel Club Lighting

Applicant Fernando Bulnes, 3000 Belmeade, Carrollton, provided an overview of his business plans. In response to Commissioner Foster's question regarding what padel ball is, Mr. Bulnes explained what "padel ball" is and provided a description of a court.

Commissioner Doyle asked whether the existing building will be in use and whether there are other such facilities in the area. Mr. Bulnes responded that the building is already in use with three courts operating inside now. He said that there are a couple of other similar locations in Dallas.

Chair Windrow opened the public hearing. There were no speakers. William Boyce filled out a card in support but did not speak.

**** Commissioner Hermon moved to close the public hearing and approve Case No. PLSUP 2025-119 Dallas Padel Club Lighting with stipulations; second by Commissioner Foster. The motion was approved with a vote of 7-0, (Kramer and Yarbrough absent).***

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 11/04/2025

SPECIAL USE PERMIT NO. 522
DEVELOPMENT NAME: DALLAS PADEL
CLUB LIGHTING

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 522 PROVIDING FOR LIGHTED ATHLETIC FIELDS ON AN APPROXIMATELY 4.86-ACRE TRACT ZONED (LI) LIGHT INDUSTRIAL DISTRICT AND LOCATED AT 3000 BELMEADE DRIVE; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Second day of October 2025, the Planning & Zoning Commission considered and made recommendations on a certain request for establishing a Special Use Permit (Case No. PLSUP 2025-119); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council conducted a public hearing on the Fourth day of November 2025, at which all persons were given an opportunity to present testimony; and

WHEREAS, the City Council has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above-described property is located; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Special Use Permit Number 522 is hereby established for a certain approximately 4.86-acre tract, located at 3000 Belmeade Drive, which is described and generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Lighted Athletic Fields

II. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. The lighted athletic fields shall be in general conformance with the attached Exhibit B, provided however, that:
 - a. Athletic field lighting for the padel courts shall be limited to 21 feet in height.
 - b. Lighting shall comply with the Comprehensive Zoning Ordinance Article XXVII Section B (Glare).
2. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

Section 3.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 4.

Any person violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 5.

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

This Ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Fourth day of November 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Michael McCauley
Senior Planner

EXHIBIT A

LEGAL DESCRIPTION

Texas Highlands
Block 4, Lot 3-R2

GENERAL DEPICTION



EXHIBIT B (1 OF 2)
Conceptual Athletic Field Lights





Agenda Memo
File Number: 7438

Agenda Date: 11/4/2025

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 15.

CC MEETING: November 4, 2025

DATE: October 27, 2025

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, AICP, Planning Manager
Shannon Hicks, Assistant City Manager

Hold A **Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow An “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 2025-150 Coded Lounge Cafe.

BACKGROUND:

This is a request for approval of a Special Use Permit (SUP) to allow an “all other amusement and recreation uses and activities” located at 2661 Midway Road, Suite 110.

Article V. of Carrollton’s Comprehensive Zoning Ordinance (CZO) classifies the described lounge café as “all other amusement and recreation uses and activities” and requires an SUP in the (LI) Light Industrial District.

STAFF RECOMMENDATION/ACTION DESIRED:

On October 2, 2025, the Planning and Zoning Commission recommended approval of the request with stipulations.

Staff recommends **APPROVAL** with stipulations.

The attached ordinance reflects the action of the Commission.

RESULTS SHEET

Date: 11/04/25

Case No./Name: PLSUP 2025-150 Coded Lounge Cafe

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends the **APPROVAL** of the Special Use Permit to allow an “all other amusement and recreation uses and activities” with the following stipulations:

1. Permitted use: All Other Amusement And Recreation Uses And Activities
2. The use shall be in general conformance with the attached applicant’s exhibits.
3. Smoking shall be prohibited.
4. The business days and hours shall be limited to:
Monday to Sunday 11:00 am – 2:00 am
5. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

B. P&Z ACTION from P&Z meeting: 10/02/25

Result: **APPROVED** /Vote: 5-2 (Overholt, Foster opposed; Yarbrough, Kramer absent)

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 11/04/25

Result: /Vote:

DALLAS

Trinity Mills RD

Trinity Mills RD

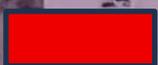
Trinity Mills RD

Midway RD

SUP 186

(LI)

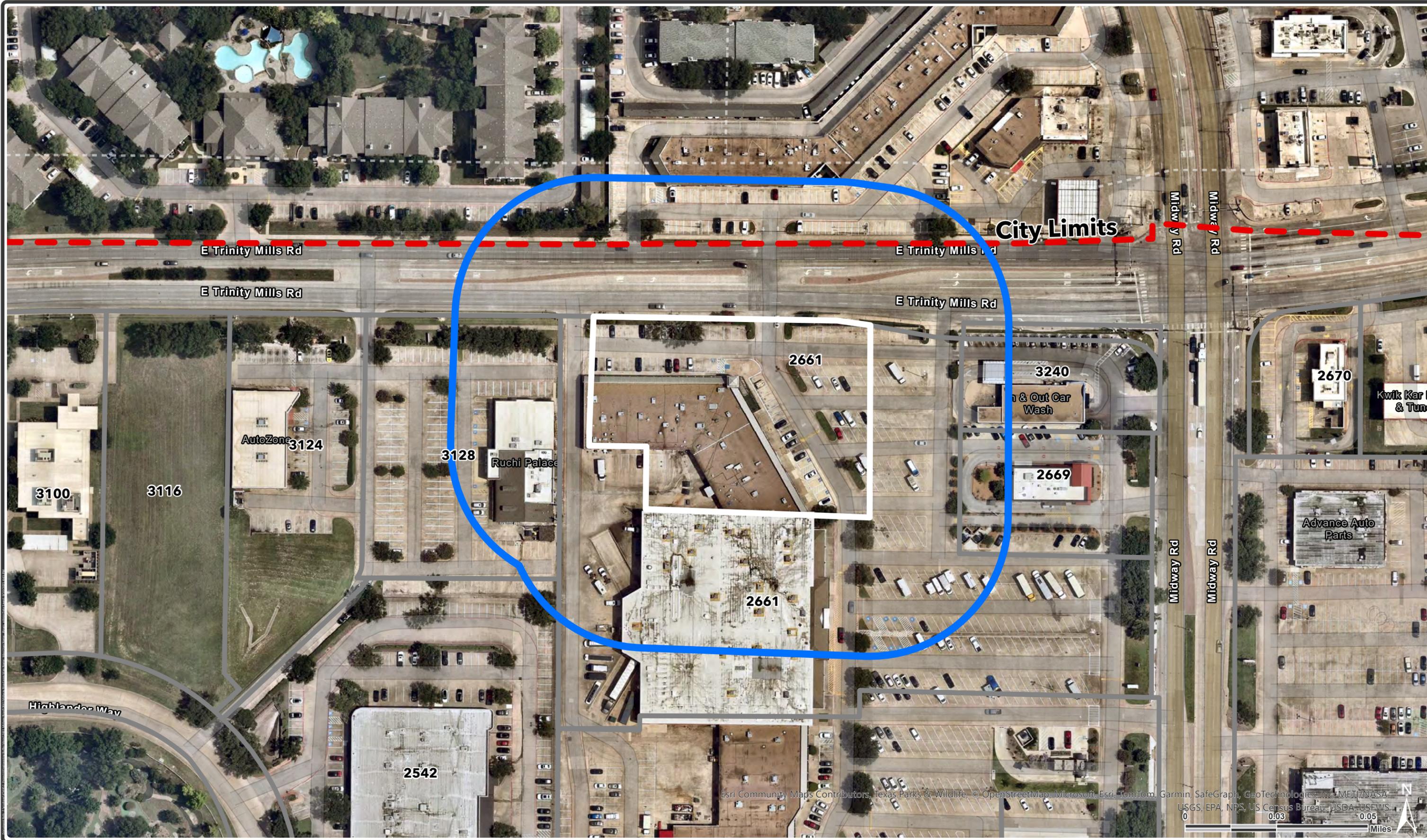
SUITE 110



Midway RD

2661 Midway Road

200 FT Buffer



APPLICANT'S NARRATIVE

City File No. PLSUP 2025-150

Initial preparation date: 08/22/2025

Revision dates 9/15/2025.

1. Business Concept:

Coded Lounge Café is a sophisticated, upscale lounge café offering a welcoming, aesthetically modern and upscale space where young professionals, creatives, and social groups can gather to work or network during the day, and unwind in the evening. Our offerings include exotic coffee, bottled juices, and pre-packaged easy-serve meals and snacks, eliminating the need for a kitchen. There is no sale of alcohol, creating a safer, inclusive, and more relaxing alternative to restaurants, bars and clubs.

2. Remodeling & Alteration Project Summary:

- An ADA compliant bathroom is under construction while a White Box permit.
- Additions to the Service area to include Suspended water heater, hand sink, dish compartment sink, and a mop sink, a countertop and appliances such as undercounter refrigerator and microwave.

3. Business Model:

Coded Lounge Café will be a posh, dynamic space designed for daytime productivity and nighttime socializing. Located in a high-foot-traffic area with nearby businesses, and residential buildings, the space will transition from a work-friendly café by day to a vibrant lounge by evening. We aim to attract a diverse clientele, especially young professionals aged 21–40, students, entrepreneurs and creatives who seek a premium lounge experience where alcohol is not sold. Example of revenue streams include, but not limited to the following:

- Exotic Coffee, espresso drinks, and herbal teas
- Premium bottled juices and other bottled beverages
- Pre-packaged meals and snacks
- Paid registrations for special programs and events (e.g., Board Game contests, Karaoke, Speed Networking, Professional Mixers, etc.)

- All activities, including music, will be limited to indoors and within the suite.

4. Ambiance & Design

- Upscale interiors with plush booths and sofa lounges, warm lighting, and natural materials
- Curated music playlists with chill and lo-fi vibes during the day, switching to upbeat in the evenings
- Designated laptop-friendly zones and no-laptop zones to balance productivity and socialization
- Charging outlets, fast Wi-Fi, and optional table reservations

5. Themed Nights examples to create recurring customer engagement and attract different audiences:

- "Open Mic Night" – Spoken word, poetry, and indie acoustic artists
- "Speed Networking" – Networking for students, professionals, and freelancers
- "Culture & Chill" – Afro-Caribbean, Latin, African or highlighting any other culture to celebrate
- "Girlfriends & Karaoke" – Card games, dominos, board games with group seating
- "Zen Sundays" – Chill instrumental music, detox juices, and incense aromatherapy
- "Sip & Sketch" - Guided art sessions
- "Boss Talk" - Mix and mingle for entrepreneurs
- "Community Pop-Ups" - Showcase local vendors' products/services (e.g., local bakeries)
- "Game Contests":
 - No Gambling Policy: Coded Lounge strictly prohibits gambling of any kind on the premises. Activities that constitute gambling under Texas law — including poker, casino-style games, lotteries, or betting on outcomes — are not permitted.
 - Skill-Based Contests Only: All contests and tournaments hosted by Coded Lounge will be based on skill, knowledge, or performance (e.g., trivia, chess, video games, karaoke, or similar activities). Winners are determined by measurable skill or performance criteria, not by chance.
 - Entry Fees: Any entry fee collected is considered a participation or administration fee to cover the cost of hosting and managing the event. Entry fees are not pooled or wagered by participants and are not distributed as winnings.

- Prizes: Prizes are established and funded by the business (e.g., gift cards, food & beverage credits, trophy for bragging right or merchandise). The value and nature of prizes are announced in advance and are not contingent on the number of participants or total entry fees collected.
- Eligibility: Participants must be at least 18 years of age unless otherwise stated, and must comply with all state and local laws. Management reserves the right to disqualify any participant engaging in conduct that violates contest rules or public safety.
- Disclaimers: “No purchase necessary” entry methods will be made available where required by law. Coded Lounge reserves the right to modify or cancel contests at its discretion, in compliance with Texas law.

6. Target Market - Primary Audience:

- Young professionals (ages 18–35)
- Entrepreneurs, freelancers, and remote workers
- Tech-savvy, trend-conscious individuals
- College students
- Non-drinkers or socializers seeking alcohol-free fun outing
- Creative communities (poets, artists, writers):
- Urban/suburban dwellers
- Multicultural and diverse audience

7. Marketing Strategy

- Social Media Presence (Instagram, TikTok, Twitter)
- Influencer and micro-influencer collaborations
- Loyalty/membership program via QR code or mobile app
- Live content
- Student discounts or “Happy Hour”
- Local Partnerships: Collaborate with yoga studios, creative agencies, local colleges, and lifestyle brands for cross-promotions

8. Competitive Advantage

- Alcohol-free, yet upscale environment for socializing

- Multi-functional space for work and play
- Carefully curated programs that foster community and creativity
- High aesthetic value appealing to Instagram and TikTok culture
- Focused on ambiance, cleanliness, and experience

9. Tentative Operating Hours (subject to change):

- Monday – Thursday: 11 AM – 2 AM
- Friday - Sunday: 11 AM – 4 AM

10. No Alcohol Sale on Premises

The business affirms that no sale of alcoholic beverages will occur on the premises. The business expressly reserves the right to evaluate and, if appropriate, pursue the implementation of BYOB service in the future. Should the business elect to pursue a lawful BYOB permit, such implementation would be strictly contingent upon securing all requisite approvals and permits through the City of Carrollton and in compliance with applicable ordinances.

11. Public Management, Safety

Coded Lounge is committed to maintaining a safe, orderly, and welcoming environment for all patrons, staff, and the surrounding community. To that end, the business will adopt the following measures:

1. Public Management & Safety Oversight

- A designated on-site manager will be present during all operating hours to oversee guest conduct and ensure compliance with house policies.
- Security staff will be scheduled as needed during peak operating times to manage entry, maintain orderly flow, and respond promptly to any disturbances.
- All staff will be trained to monitor guest behavior and report any concerns immediately to management.

2. Collaboration with Authorities

- The business will cooperate fully with the City of Carrollton, law enforcement, and regulatory authorities to ensure ongoing compliance with all applicable codes, and ordinances.
- Incident logs will be maintained for accountability and available for inspection upon request.

12. No Hookah Sales

Hookah service is not contemplated under the current operational plan and will not be offered on the premises at this time. Notwithstanding, the business expressly reserves the right, in its sole discretion, to evaluate and potentially implement hookah service in the future. Any such implementation shall be strictly subject to and contingent upon securing the requisite SUP permit for hookah service from the City of Carrollton and complying with all applicable laws, ordinances, and regulatory requirements. As the hookah SUP process is separate and distinct from the present application, it would be inappropriate to construe this narrative as a waiver or exclusion of that option for future consideration.

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	Dallas	Commercial (multi-tenants across E. Trinity Mills Road)
SOUTH	(LI) Light Industrial District	Commercial shopping center
EAST	(LI) Light Industrial District	Car wash and restaurant
WEST	(LI) Light Industrial District	Restaurant

REQUEST: Approve a Special Use Permit (SUP) to allow “all other amusement and recreation uses and activities”

PROPOSED USE: Café lounge (all other amusement and recreation uses and activities)

ACRES/LOTS: Approximately 8.46 acres (shopping center) and suite 110 is 2,100 square feet

LOCATION: 2661 Midway Road, Suite 110

HISTORY: The shopping center was constructed around 1985.

COMPREHENSIVE PLAN: Industrial

TRANSPORTATION PLAN: Midway Road and East Trinity Mills Road are designated as (A6D) Six-Lane Divided Arterials.

OWNER: Bent Tree Plaza, LTD

REPRESENTED BY: Kenechi K. Nnamani

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow an “all other amusement and recreation uses and activities.”

ORDINANCE REQUIREMENTS

Article V. of Carrollton’s Comprehensive Zoning Ordinance (CZO) classifies the described lounge café as “all other amusement and recreation uses and activities” and requires an SUP in the (LI) Light Industrial District.

ELEMENTS TO CONSIDER

1. The building has multiple tenant suites.
2. The applicant’s narrative describes the use as an alcohol-free upscale environment.
3. The applicant’s narrative states “The business affirms that no sale of alcoholic beverages will occur on the premises. The business expressly reserves the right to evaluate and, if appropriate, pursue the implementation of BYOB service in the future. Should the business elect to pursue a lawful BYOB permit, such implementation would be strictly contingent upon securing all requisite approvals and permits through the City of Carrollton and in compliance with applicable ordinances.”
4. The applicant’s narrative states “Hookah service is not contemplated under the current operational plan and will not be offered on the premises at this time. Notwithstanding, the business expressly reserves the right, in its sole discretion, to evaluate and potentially implement hookah service in the future. Any such implementation shall be strictly subject to and contingent upon securing the requisite SUP permit for hookah service (smoking lounge) from the City of Carrollton and complying with all applicable laws, ordinances, and regulatory requirements. As the hookah SUP process is separate and distinct from the present application, it would be inappropriate to construe this narrative as a waiver or exclusion of that option for future consideration.”

Staff recommends the stipulation of no smoking, as the use is for “all other amusement and recreational uses and activities” and not a smoking lounge (which allows smoking).

5. The applicant’s narrative proposes hours of operation – Monday through Thursday 11:00 a.m. to 2:00 a.m. and Friday through Sunday 11:00 a.m. to 4:00 a.m.

Staff recommends modifying the hours to close no later than 2:00 a.m. since the applicant is considering consumption of alcohol in the future.

6. No residential properties are nearby.
7. There is ample parking on site.

8. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
9. A SUP should not have negative impacts that exceed the impacts associated and anticipated with a use permitted “as-of-right” in the zoning district.

PURPOSE OF THE SPECIAL USE PERMIT

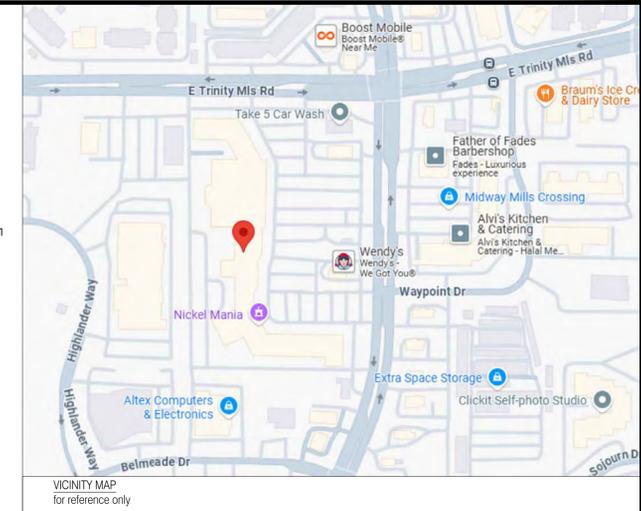
The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

CONCLUSION

Staff believes the request for an “all other amusement and recreation uses and activities” is reasonable for consideration with stipulations.

BENT TREE PLAZA CENTER

2661 MIDWAY ROAD
CARROLLTON, TX 75006



INNOVA DESIGN GROUP, LLC
JONATHAN ESTRADA
111 W. HOCKING STREET, SUITE 470
DALLAS, TX 75247
PH: (214) 296-7930
EMAIL: JONATHAN@INNOVADTX.COM

PROJECT ADDRESS:
**2661 MIDWAY RD
SUITE 109 & 110
CARROLLTON, TX 75006**

DATE:	DESC:
00 5.30.25	IST DRAFT

REVISIONS:

PROJECT DATA:
COMM. INTERIOR REMODEL,
NEW LOUNGE "CODED LOUNGE"
NEW CO USE: NEW CO. EXISTING
FOOD ESTABLISHMENT TO BE
SEPARATED TO 2 SUITES
CRESTVIEW CORNERS
BLK C LOT 2 & 463 ACS

SCALE:
NOTED
DATE:
07.08.25

SITE PLAN
SHEET DATA:
A - 0.1

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY AND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN OCCUPANCY LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY. ONCE ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROPERTY DATA

Suite	Tenant	SF
2661 Midway Road		
100	EL AREPAZO VZLA	1,440
101	FLORIDA STYLE SEAFOOD	1,432
101-A	TINT STAR	1,368
102	AVAILABLE	2,100
103	HARBY'S BRAIDS	776
104	MILLS DONUTS	1,014
106	THE ISLAND SPOT	2,056
109	THE CHOP SHOP	6,120
114	CICI'S PIZZA	3,227
116	MJ ELECTRONICS	2,296
117	THE CELL PHONE SHOPPE	696
201	DOLLAR TREE	10,000
205	AVAILABLE	2,045
207	METROCREST RESALE STORE	8,238
209	ADDISON UPHOLSTERY	2,324
210	AVAILABLE	1,503
211	AVAILABLE	1,561
212	TODAY'S CUT	980
213	HERBALIFE	1,051
214	INTRINSIC FOUNDATION	2,451
216	GOLD BEAUTY SUPPLY	14,994
216CR	CAMERA ROOM	37
218	NICKLEMANIA	7,055
219	AVAILABLE	3,033
220	AVAILABLE	3,549
225	ONCE UPON A CHILD	6,101
228	T+T LEGEND NAILS	1,645
229	CHANEY STYLE BARBERSHOP	1,527
230	A+ DENTAL - DR. BABALOU	1,578
232	AVAILABLE	2,366
234	AVAILABLE	830
236	FUZZY'S TACO SHOP	3,087
239	SCHLOTZSKY'S	3,610
300	THE HUMAN BEAN	545
2655 Midway Road		
O.P.	WENDY'S	3,642



SITE PLAN

THIS SITE PLAN IS PREPARED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDING FOOTPRINT CONTAINED BY THE OWNERS. BUILDING SIZES, SETBACKS, ACCESS AND HANDICAPING, CRESTING, TRIMMING, PLANTINGS, AND UTILITIES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, EXCEPT AS OTHERWISE EXPRESSLY INDICATED HEREON.

SITE LEGEND	
	ROOF LADDER ACCESS

PARKING TOTALS	
STANDARD:	811
HANDICAP:	11
TOTAL:	822

JOHN R. WEST
LEASING AGENT
972.931.7400 EXT. 213
JWEST@SABREREALTY.COM

CARLA VISNICK
SENIOR PROPERTY MANAGER
972.931.7400 EXT. 215
CARLA@SABREREALTY.COM



**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of October 2, 2025**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, October 2, 2025, at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster, 1st Vice Chair
Jim Doyle
John Powell
Al Overholt
Dave Hermon
Willadean Martin

Commission Members Absent:

Greg Kramer, Vice Chair
Mark Yarbrough

Alternate:

Rusty Pendleton

Staff Members Present:

Michael McCauley, Senior Planner
Shad Rhoten, Planner
Ed Green, Plan Review Manager
Lydia Tormos, Planning Technician

Jared Nations, Capt., Fire Prevention
John Romberger, Transportation Engineer
Meredith Ladd, City Attorney

Guests Present:

None

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

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow An “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 2025-150 Coded Lounge Cafe**. Case Coordinator: Michael McCauley.

Michael McCauley stated that this request is for a special use permit required to operate a “lounge” in a light industrial zoning district. Per CZO Article V, “all other amusements and recreation uses and activities” includes a lounge. The building is in a multi-tenant shopping center with no residential areas nearby. No public comments were received. Staff is recommending approval with stipulations.

Mr. McCauley said this suite was just created by separating one larger suite into two spaces. Commissioner Foster inquired about police activity. Mr. McCauley stated that there were no negative comments received from the Police Department about this suite.

Commissioner Overholt inquired as to the definition of a “lounge.” Mr. McCauley responded that the owner/applicant will hold special events and serve meals, so staff considers this a lounge. The space will not be rented out to others like an event center. Per the applicant’s narrative, no alcohol will be sold. He also stated that while the applicant requested to remain open until 4 a.m., staff is recommending 2 a.m. as one of the stipulations. Discussion followed as to whether BYOB is allowed.

Applicant Kenechi Nnamani, 2661 Midway #109, Carrollton, briefly spoke about his plans for the location. He gave his personal background, adding that he has another successful hospitality-type location, the Café Nubia, located at Rosemeade and the George Bush Tollway.

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

*** Commissioner Martin moved to close the public hearing and approve Case No. PLSUP 2025-150 Coded Lounge Café with stipulations; second by Commissioner Hermon. The motion was approved with a vote of 5-2. (Overholt, Foster opposed. Kramer and Yarbrough absent)**

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 11/04/2025

SPECIAL USE PERMIT NO. 523
DEVELOPMENT NAME: CODED LOUNGE
CAFE

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 523 PROVIDING FOR ALL OTHER AMUSEMENT AND RECREATION USES AND ACTIVITIES IN AN APPROXIMATELY 2,100 SQUARE-FOOT SPACE ZONED (LI) LIGHT INDUSTRIAL DISTRICT AND LOCATED AT 2661 MIDWAY ROAD, SUITE 110; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Second day of October 2025, the Planning & Zoning Commission considered and made recommendations on a certain request for establishing a Special Use Permit (Case No. PLSUP 2025-150); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council conducted a public hearing on the Fourth day of November 2025, at which all persons were given an opportunity to present testimony; and

WHEREAS, the City Council has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above-described property is located; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Special Use Permit Number 523 is hereby established for a certain approximately 2,100 square-foot space, located at 2661 Midway Road, Suite 110, and being more generally depicted on Exhibit A, providing for the following:

I. Permitted Use

All Other Amusement and Recreation Uses and Activities

II. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. The use shall be in general conformance with the attached Exhibit B.
2. Smoking shall be prohibited.
3. The business hours shall be limited to:
Monday to Sunday 11:00 am – 2:00 am
4. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

Section 3.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 4.

Any person violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 5.

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

This Ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Fourth day of November 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Michael McCauley
Senior Planner

EXHIBIT A

GENERAL DEPICTION



SUITE 110 



Agenda Memo
File Number: 7439

Agenda Date: 11/4/2025

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 16.

CC MEETING: November 4, 2024

DATE: October 27, 2025

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, AICP, Planning Manager
Shannon Hicks, Assistant City Manager

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)” Located At 2760 East Trinity Mills Road, Suite 120, And Zoned For The (LR-2) Local Retail District; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2025-151 Claw Up Arcade.

BACKGROUND:

This is a request for approval of a Special Use Permit to allow an Amusement Arcade (excluding adult arcade) in Suite 120 of the shopping center addressed as 2760 E. Trinity Mills Road, Suite 120.

The amusement arcade will consist of 19 arcade machines (15) one-player games and (1) four-player game. The applicant intends to add 1-2 standard arcade games in the future (allowing a maximum 25 game stations for the SUP).

No public comments have been received as of the writing of this report.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

On October 2, 2025, the Planning and Zoning Commission recommended **APPROVAL** with stipulations (concurred with staff).

Staff is recommending **APPROVAL** with stipulations and adoption of the proposed ordinance.

RESULTS SHEET

Date: 11/04/25

Case No./Name: PLSUP 2025-151 Claw Up Arcade

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulations:

1. Permitted use: Amusement arcade (excluding adult arcade).
2. The number of gaming stations shall be limited to 25.
3. No simulated gambling devices shall be allowed.
4. Any windows located in perimeter walls of the establishment are prohibited from being obscured and shall be clear of any obstructions.
5. A label identifying compliance with state law must be clearly displayed on each gaming device located within the establishment.
6. The Certificate of Occupancy issued by the City showing approval to operate an arcade shall be clearly displayed in the establishment.
7. For establishments not approved for smoking, "No Smoking" signs shall be posted throughout the establishment such that no point in the establishment is more than 50 feet from the nearest sign. Such signs shall be in accordance with the requirements set forth in Section 93.04 of the Code of Ordinances.
8. The operation of the arcade shall be limited to the following days and hours:
 - a. Monday through Friday: 11:30 AM to 9:00 PM
 - b. Saturday: 11:30 AM to 10:30 PM
 - c. Sunday: 12:00 PM to 9:00 PM
9. The hours of operation shall be clearly posted at the entrance of the establishment.

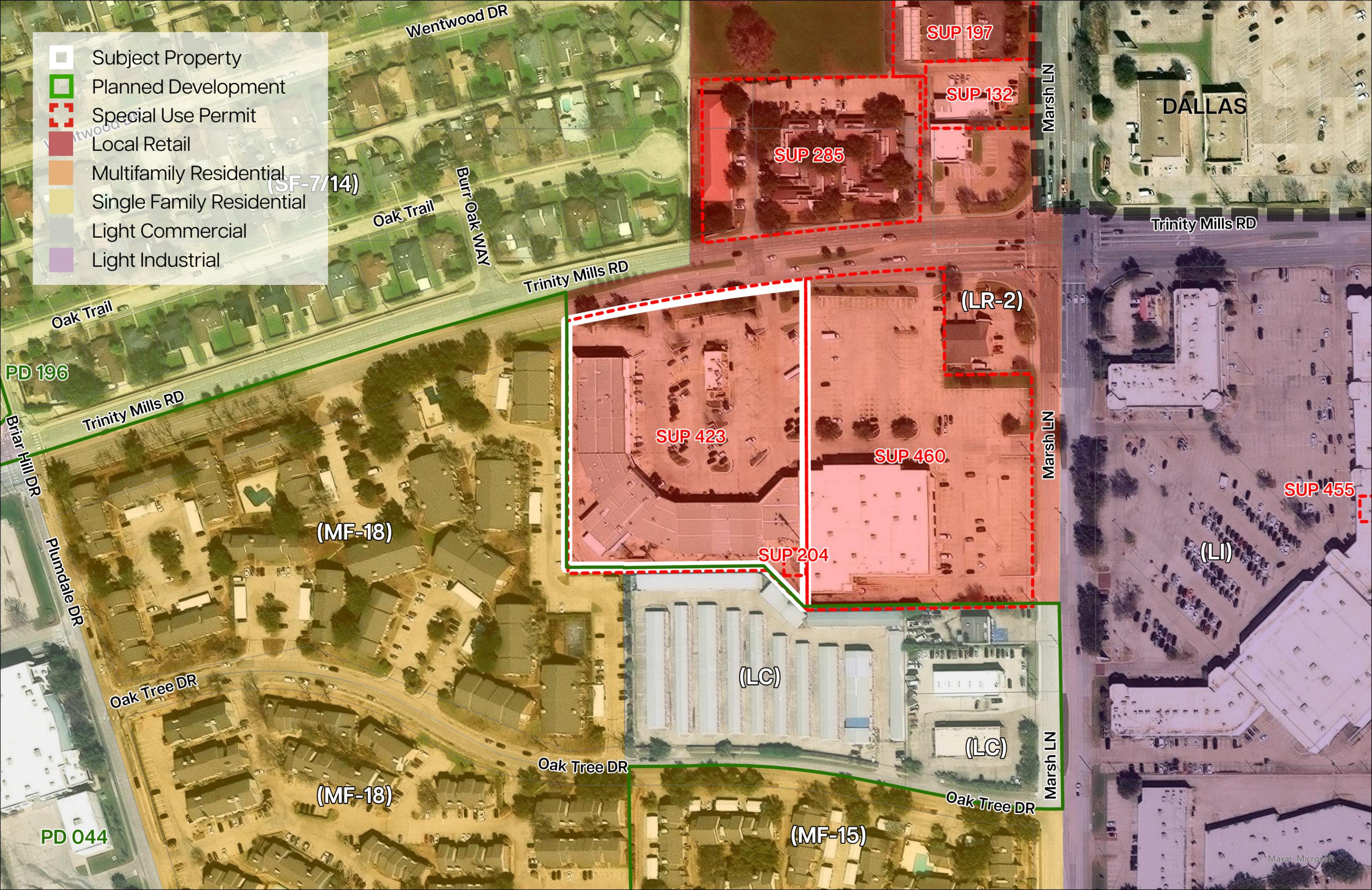
B. P&Z RECOMMENDATION from P&Z meeting: 10/02/25

Result: **APPROVED** w/ stipulations /Vote: 6-1 (Foster opposed, Kramer and Yarbrough absent)

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 11/04/25

Result: /Vote:

-  Subject Property
-  Planned Development
-  Special Use Permit
-  Local Retail
-  Multifamily Residential
-  Single Family Residential
-  Light Commercial
-  Light Industrial



Wentwood DR

SUP 197

DALLAS

Marsh LN

SUP 132

SUP 285

Trinity Mills RD

Oak Trail

Burr Oak Way

Trinity Mills RD

(LR-2)

SUP 423

SUP 460

Marsh LN

SUP 204

SUP 455

(MF-18)

(LI)

(LC)

(LC)

Marsh LN

Oak Tree DR

Oak Tree DR

Oak Tree DR

(MF-18)

(MF-15)

PD 044

PD 196

Trinity Mills RD

Briar Hill DR

Plumdale DR

APPLICANT'S NARRATIVE

Application Explanation and Description of Request or Project
<p>The applicant, Thao Nguyen, requests a Specific Use Permit to operate Claw Up, an indoor arcade featuring 15-20 claw machines for customer use and prize redemption. The business will occupy Suite 120 within the existing commercial building.</p> <p>No exterior modifications to the building or parking lot are proposed. Interior renovations will comply with all applicable building, fire, and safety codes.</p> <p>The property is located on a 4.46-acre parcel (as shown on the zoning map) and is currently zoned LR-2, Local Retail. All landscaping and site features will remain in compliance with City of Carrollton requirements.</p> <p>This SUP request ensures that the proposed arcade use is reviewed and approved under the City's zoning regulations for conditional or special uses.</p>

APPLICANT'S NARRATIVE

PLSUP 2025-151

Claw Up – Business Plan

Business Name: Claw Up

Location: Carrollton, Texas

Business Model: Arcade Amusement/Family Entertainment

Target Opening: December 13-24, 2025 (12 days prior to Christmas)

Operation Hours:

Monday - Friday: 11:30am - 9pm

Saturday: 11:30am - 10:30pm

Sunday: 12am - 9pm

Claw Up does not sell, serve, or provide alcohol or food. Customers may bring their own beverages but Claw Up is not responsible for verifying the contents and does not authorize alcohol consumption on the premises. A posted sign inside the store will clearly state "No Alcohol Allowed on the Premises." Staff will be trained to enforce this policy to ensure a safe and family-friendly environment.

APPLICANT'S NARRATIVE



1. Executive Summary

Claw Up is a premium claw machine arcade offering a curated mix of anime-themed plushies, collectible figures, and seasonal prizes. Our store will be designed as an interactive, Instagram-ready experience that draws repeat visits through themed events, high-quality machines, and fair win rates.

We aim to be a traffic-driving tenant that appeals to families, teens, and young adults – bringing consistent foot traffic to the retail center year-round.

APPLICANT'S NARRATIVE

2. Business Description

Claw Up will feature 15-20 claw machines, each stocked with premium plushies and collectibles sourced from verified suppliers. We will incorporate seasonal decorations and event tie-ins (Halloween Week, 12 Days of Christmas, anime-themed weekends, etc.) to encourage customers to visit multiple times per month. We will add some arcade game machines in the future (approximately 1-2 machines). All machines will be coin-operated. There will be a trade-in prize redemption shelf behind the cashier counter. Customers can buy tokens at the counter or use the kiosk.

Key Differentiators:

- Anime-focused prize selection unique to the area
- Seasonal and holiday events to boost traffic
- Social media-friendly environment to
- generate organic buzz
- Trade-up prize program for repeat play incentive
- Loyalty Program for repeat and regular customers

3. Market & Competitive Landscape

Industry Overview:

The arcade and amusement market in the U.S is growing due to nostalgia-driven entertainment, experiential retail, and the rise of Tiktok/Instagram-friendly venues. Carrollton's strong family and young adults demographics make it an ideal location.

Local Competitors:

- Round1 Bowling & Arcade – large entertainment center, high price point, non-specialized prizes
- Dave & Buster's – adult-focused entertainment, less anime/cute theme
- Nova Claw - High win rates but limited anime inventory
- Claw Zania – Strong online presence but smaller event calendar
- Claw Mania Kingdom – Large arcade but inconsistent maintenance

APPLICANT'S NARRATIVE

Staffing:

- 1-2 part-time attendants during peak hours
- Owner-managed during weekdays

Suppliers:

- Licensed figure distributors
- Verified plush manufacturers

Timeline:

- Renovations (if needed): Estimated 3-4 weeks for flooring, wall finishes, and signage installation
- Certificate of Occupancy (CO): estimated 1-2 weeks after renovation
- Special Use Permit (SUP): estimated 6-8 weeks
- Machine Delivery & Setup: 45-50 days from order placement
- Target Opening: December 13-24, 2025 (12 days prior to Christmas)

6. Benefits to Property

- Consistent year-round foot traffic from families, teens, and young adults
- Social media marketing that showcases the shopping center
- Seasonal events to boost visits during slower retail periods

SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten, AICP

GENERAL PROJECT INFORMATION

SITE ZONING: (LR-2) Local Retail District with SUP-423 and SUP-204

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential District / (LR-2) Local Retail District with SUP-285 for Off-Site Parking	Single-Family Detached Residential/Professional Offices
SOUTH	(MF-18) Multi-Family Residential District / (LC) Light Commercial District	Apartments/Self-Storage Units
EAST	(LR-2) Local Retail District with SUP-460 for Auto Parts Sales	Automotive Parts Sales/Retail
WEST	(MF-18) Multi-Family Residential District	Apartments

REQUEST: Approve a Special Use Permit (SUP) to allow an Amusement Arcade (excluding adult arcade) in Suite 120 of the shopping center addressed as 2760 East Trinity Mills Road

PROPOSED USE: Amusement Arcade

ACRES/LOTS: 4.46-acres / 1 lot

LOCATION: 2760 East Trinity Mills Rd, Suite 120

HISTORY: The tenant space is currently vacant. It was previously occupied by a personal care business.

COMPREHENSIVE PLAN: Commercial – Medium Intensity

TRANSPORTATION PLAN: Trinity Mills Road is designated as an (A6D) Six Lane Divided Arterial.

OWNER: College Park Joint Venture LLC / Shayma Bairuty

REPRESENTED BY: Thao Nguyen

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The applicant is requesting a Special Use Permit to allow an amusement arcade (excluding adult arcade) at 2760 East Trinity Mills Rd, Suite 120.

ORDINANCE REQUIREMENTS

A Special Use Permit is required for an amusement arcade located in the (LR-2) Local Retail District.

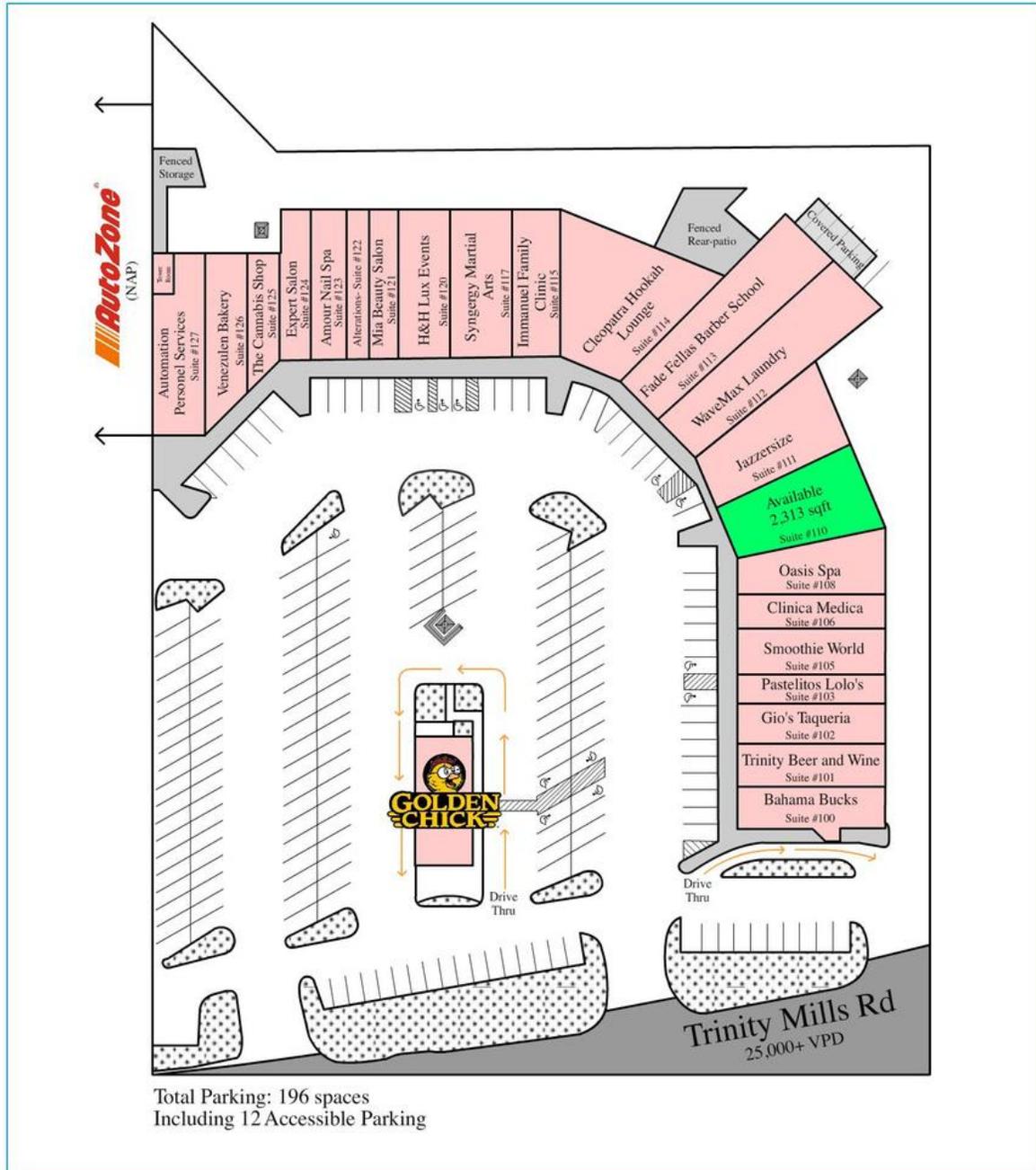
ELEMENTS TO CONSIDER

1. The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding properties and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.
2. The amusement arcade proposes a maximum 25 game stations.
3. The subject property's floor space is approximately 2,320 square feet, within a strip retail center.
4. One public comment was received and is included in this report. The written protest against the proposal was signed by the property owner, equating to 0.7 percent of the property owners of the area of the land immediately adjoining the subject property and extending 200 feet therefrom. Therefore, a super majority vote is not required for approval of this item as it is less than 20% as dictated by state law.

CONCLUSION

Staff believes the amusement arcade should not adversely affect surrounding properties with staff's recommended stipulations.

SITE PLAN



Briarwyck Village

2760 E Trinity Mills Rd,
Carrollton, TX 75006

Raith Bairuty

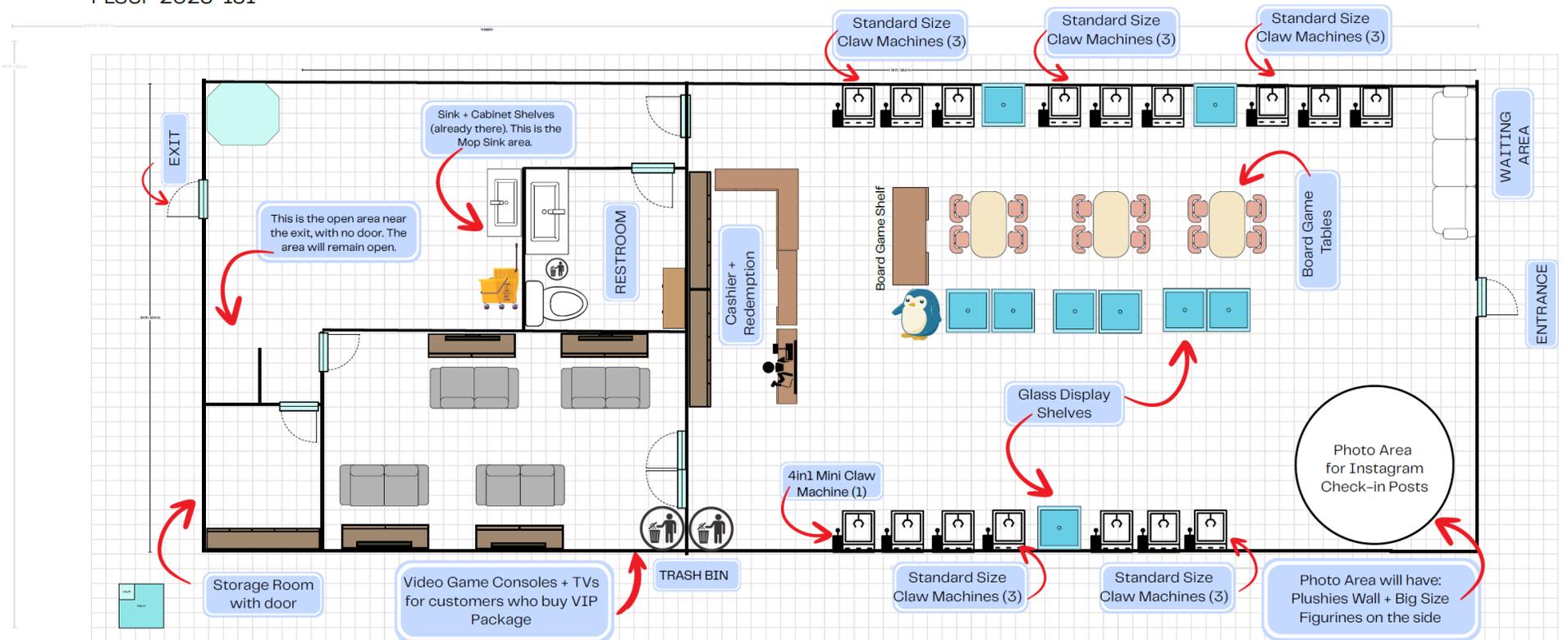
469.279.5444
rbairuty@gmail.com

Shayma Bairuty

469.358.6654
sbairuty@yahoo.com

FLOOR PLAN

PLSUP 2025-151



GAMING DEVICES



**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of October 2, 2025**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, October 2, 2025 at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster, 1st Vice Chair
Jim Doyle
John Powell
Al Overholt
Dave Hermon
Willadean Martin

Commission Members Absent:

Greg Kramer, Vice Chair
Mark Yarbrough

Alternate:

Rusty Pendleton

Staff Members Present:

Michael McCauley, Senior Planner
Shad Rhoten, Planner
Ed Green, Plan Review Manager
Lydia Tormos, Planning Technician

Jared Nations, Capt., Fire Prevention
John Romberger, Transportation Engineer
Meredith Ladd, City Attorney

Guests Present:

None

3. 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)”** Located At 2760 East Trinity Mills Road, Suite 120, And Zoned For The (LR-2) Local Retail District; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-151 Claw Up Arcade.** Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item. He provided a location/zoning map for a multi-tenant shopping center and identified the exact location of Suite 120. He advised the request is for an amusement arcade which requires a special use permit in the (LR-2) Local Retail zoning district. The arcade will include 15 single-player claw-type machines and one four-player machine for a total of nineteen machines. He noted that one comment card was received in opposition. Staff is recommending approval with stipulations.

Commissioner Overholt inquired whether staff has any concerns about the migration of the machines to adult arcade machines. Mr. Rhoten responded that it would be a violation of the city codes. He added that over the past approximately five years, eight similar arcade businesses have been approved.

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

Applicant Thao Nguyen, 2760 E. Trinity Mills Rd., #120, Carrollton, explained her business plans. She advised this is family friendly, claw machine arcade with no food or alcohol being served. Staff will be on-site at all times and security cameras will be in place. She added that she understands the stipulations and will comply.

Commissioner Martin inquired about what the target age of the clientele will be. The applicant responded from six years to young adult. Commissioner Martin asked the applicant whether she has any concerns about other businesses in the area. The applicant responded yes, however, there is also a martial arts studio next door that this arcade will serve. She noted that business hours will be 11:30 a.m. to no later than 9 p.m.

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

- * ***Commissioner Doyle moved to close the public hearing and approve Case No. PLSUP 2025-151 Claw Up Arcade with stipulations; second by Commissioner Martin. The motion was approved with a vote of 6-1, (Foster opposed. Kramer and Yarbrough absent).***

PUBLIC COMMENTS (PAGE 1 OF 1)

Name: Kenny Ailet / African co
Address: 2413 Landsen / 2730 Oak Tr.
City, ST, ZIP: Carrollton 75006 / Carrollton 75007

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

Received
SEP 26 2025

I hereby register my: Support Opposition

To Case No./Name: PLSUP 2025151 Arcade

Comments: increases traffic, places like this eventually turn to adult games and unwanted people gathering

Signature: [Signature] Date: 9-26-25

Name: Kambiz Ailet - Ziba Ailet
Address: 2413 Lands end dr.
City, ST, ZIP: Carrollton TX 75006

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

Received
SEP 29 2025

I hereby register my: Support Opposition

To Case No./Name: 2025-151 clawup Arcade

Comments: Places like this usually slowly convert to adult games for income and that causes unwanted people traffic & usually drug issues

Signature: [Signature] Date: 9-23-25

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 524 PROVIDING FOR AN AMUSEMENT ARCADE IN AN APPROXIMATELY 2,320 SQUARE-FOOT SPACE ZONED (LR-2) LOCAL RETAIL DISTRICT AND LOCATED AT 2760 EAST TRINITY MILLS ROAD, SUITE 120; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Second day of October 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for establishing a Special Use Permit (Case No. PLSUP 2025-151); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council conducted a public hearing on the Fourth day of November 2025, at which all persons were given an opportunity to present testimony; and

WHEREAS, the City Council has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above-described property is located; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Special Use Permit Number 524 is hereby established for a certain approximately 2,320 square-foot space, located at 2760 East Trinity Mills Road, Suite 120, and being more generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Amusement Arcade (excluding Adult Arcade)

II. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

10. The number of gaming stations shall be limited to 25.
11. No simulated gambling devices shall be allowed.
12. Any windows located in perimeter walls of the establishment are prohibited from being obscured and shall be clear of any obstructions.
13. A label identifying compliance with state law must be clearly displayed on each gaming device located within the establishment.
14. The Certificate of Occupancy issued by the City showing approval to operate an arcade shall be clearly displayed in the establishment.
15. For establishments not approved for smoking, "No Smoking" signs shall be posted throughout the establishment such that no point in the establishment is more than 50 feet from the nearest sign. Such signs shall be in accordance with the requirements set forth in Section 93.04 of the Code of Ordinances.
16. The operation of the arcade shall be limited to the following days and hours:
 - a. Monday through Friday: 11:30 AM to 9:00 PM
 - b. Saturday: 11:30 AM to 10:30 PM
 - c. Sunday: 12:00 PM to 9:00 PM
17. The hours of operation shall be clearly posted at the entrance of the establishment.

Section 3.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 4.

Any person violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 5.

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

This Ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Fourth day of November 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Shad Rhoten, AICP
Planner



Agenda Memo

Agenda Date:

Version: 1

Status: Public Forum

In Control: City Council

File Type: Public Forum

Agenda Number: 17.

Public Forum is the opportunity for citizens/visitors to speak on items not listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items on the posted meeting agenda will have the opportunity to speak during the Citizen Comment.

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and city of residence prior to beginning your remarks; Speakers will be allowed up to 3 minutes for testimony; Speakers making loud, abusive, personal, defamatory, impertinent, profane, threatening, or impertinent remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, booing, and similar demonstrations will not be permitted; No placards, banners, or signs will be permitted in the Chambers or in any other room in which the Council is meeting. Any person who does not comply with these provisions is subject to removal or forfeiting their right to attend a future meeting. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.