

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
NOVEMBER 4, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, November 4, 2025 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Nancy Cline, Jason Carpenter, Andrew Palacios, Richard Fleming, and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

5:45 P.M. – COUNCIL BRIEFING ROOM

*****PRE-MEETING / EXECUTIVE SESSION *****

Mayor Babick called the meeting to order at 5:45 p.m.

1. Receive information and discuss Agenda.

Agenda items were reviewed. Staff responded to Council's questions.

Executive Session was not convened.

2. Council will convene into 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 under the Texas Rules of Discipline and 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.

Jonathan Wheat, Director of Engineering, presented this item. He advised that the Nob Hill Reconstruction Project was originally designed in three phases: Alleys (completed January 2021); Phase I (some streets completed May 2024); and Phase 2 (this discussion). Phase 2 actions so far have included initial notice letters, certified letters, phone calls and 2nd notices. The challenges associated with Phase 2 include encroachment issues (retaining walls), elevation changes, and ADA accessibility. Mr. Wheat advised that letters sent included a request that the homeowners sign off saying they understand that the roadways are being replaced, along with sidewalks, water lines, and sewer lines, and that the homeowners understand they are responsible for the retaining walls. Example photos of several homes with retaining walls that are built in the city right-of-way were reviewed. Mr. Wheat added that there are 32 retaining walls that are encroaching on the right-of-way. He noted that the walls are made of varying materials and are in varying conditions. He noted that the City of Carrollton

does not require a permit for retaining walls less than four feet high and most of these are within four feet.

Mr. Wheat presented two options and requested Council guidance on how staff should proceed. Option 1 would be to skip the problem areas however, ADA concerns with the sidewalks will still exist. Option 2 would be to provide notices to the homeowners that they have six (6) months to ensure their retaining walls are structurally sound or are moved off the right -of-way prior to the reconstruction; the City will not be responsible for the retaining walls encroaching on the right-of-way.

Mr. Wheat stated that staff are doing everything they can to inform the property owners/residents, including:

- Mailed notices
- Certified letters
- Knocked on doors to speak in person to the residents
- Utilized utility records to place phone calls to the residents
- Pre-construction neighborhood meeting was held

Mr. Wheat advised that of the 32 letters that were sent for the property owners to sign off that they understand the situation, 20 were not returned.

Discussion followed regarding relocating sidewalk mailboxes, the age of the neighborhood, and who originally built the retaining walls (1970s developers or homeowners). Council members agreed with Option 2 with extra effort taken to communicate with the property owners.

Mr. Wheat stated that the reconstruction project will be bid in three or four months, and, that staff will hold another neighborhood meeting in the meantime. City Manager Erin Rinehart added this is a standard construction project, however it will be done slowly and with extra care taken for private property.

5. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Worksession concluded at 6:50 p.m.

*****REGULAR MEETING 7:00 P.M.*****

Mayor Babick called the Regular meeting to order at 7:00 p.m.

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.**

Rudy Garza, President and CEO of the International Association of Electrical Inspectors stated that two years ago the International Code Council created a new program to recognize cities for their participation and dedication to focus on electrical expertise in the inspection process. Carrollton is the fourth city in the country to receive this recognition. Brett King, Building Official, and the building inspection staff were on hand to receive this recognition.

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.

Mayor Babick opened and closed the citizen comment period with no one wishing to speak.

CONSENT AGENDA

*(*All items marked with a single asterisk are part of a Consent Agenda and require no deliberation by the Council. Each Council member has the prerogative of removing an item from this agenda so that it may be considered separately. Contracts and agreements are available in the City Secretary's Office.)*

Councilmember Palacios moved to approve Consent Agenda Items 8-11; second by Deputy Mayor Pro Tem Palomo. The motion was approved with a unanimous 7-0 vote.

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 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.**

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.**

Diana Vaughn, Chief Financial Officer, introduced Trey Shanks with Freese and Nichols, Inc. who had a presentation regarding stormwater management. She advised the Finance Committee has heard this information previously.

Mr. Shanks explained that stormwater utility is a user fee authorized by the Local Government Code, Chapter 552, Subchapter C. (Municipal Utilities Systems Act.) It provides a dedicated funding mechanism to directly support stormwater systems. The service fee is based on the cost of providing drainage services and it is collected through a monthly fee on residents’ utility bills. He added that Carrollton is the only city in the metroplex area that has not adopted a stormwater utility. He clarified that the stormwater utility fees collected can only be used for stormwater related expenses.

Mr. Shanks advised that Carrollton has 243 miles of underground storm sewer, 27 miles of creeks and channels, and two (2) dams. The need for additional funding is due in part to urban development, climate changes, aging infrastructure, natural changes and technological advances. The stormwater fee could be used for operations and maintenance including mowing, purchasing equipment, and increased sweeping that requires three (3) full time employees in the Parks Department and nine (9) full time employees in Public Works. Capital Improvements that could benefit from additional funding include the Woodlake Dam Improvements, Localized Drainage Phase 1, Hutton Dr. Drainage Channel, FEMA Map update, and an underground stormwater evaluation. Additionally, there are four (4) other identified capital projects that could be included.

Mr. Shanks explained that the fee structure is based on the amount of impervious area for each parcel and charged based on Equivalent Residential Unit (ERU). There is a tiered fee structure for residential homes with the average Carrollton residence having 3,300 square feet of impervious area (=1 ERU). Commercial charges would vary per property with religious and school properties being exempt.

The residential Tier 1 (smallest sized properties) fee is \$4.00 per month, Tier 2 (medium size properties) would be \$7.25 per month, and Tier 3 for the largest residential properties would be \$11.40 per month. Commercial properties would be \$8.40 per ERU per month. Examples of the property sizes and costs were provided.

Mayor Babick opened and closed the public hearing with no one wishing to speak. He noted that this agenda item adds a new Chapter 177 To Establish A Municipal Drainage Utility System to the Code of Ordinances. The next agenda item is to set the fee amounts.

Mayor Babick said that Councilmember Carpenter, Chair of the Finance Committee, would offer comments and a motion. Councilmember Carpenter expressed his support for establishing the stormwater management program.

Councilmember Carpenter moved to approve Item 12; Councilmember Cline seconded the motion. Motion passed unanimously with a 7-0 vote.

- 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.**

Mayor Babick opened and closed the public hearing with no one wishing to speak. He advised the fee amounts under consideration were discussed during the previous agenda item. Councilmember Carpenter stated that the fees do not go into effect for one year (October 1, 2026.)

Councilmember Carpenter moved to approve Item 13; Mayor Pro Tem Axberg seconded the motion. Motion passed unanimously with a 7-0 vote.

Deputy Mayor Pro Tem Palomo expressed her appreciation to staff and Freese and Nichols for bringing this item to Council.

- 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.**

Loren Shapiro, Planning Manager, advised that this special use permit request is for outdoor lighting at athletic fields. The site is located in a light industrial zoning area with no residential in the area. A location map was provided as well as a conceptual site plan. He advised there is a height limitation for the lights of 21 feet. Staff recommended approval.

Michael Blackmore, consultant representing the applicant, was present for questions.

Mayor Babick opened and closed the public hearing with no one wishing to speak.

Councilmember Palacios moved to approve Item 14; Deputy Mayor Pro Tem Palomo seconded the motion. Motion passed unanimously with a 7-0 vote.

- 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.**

Loren Shapiro, Planning Manager, presented this item. He advised this is a special use permit request to operate a “lounge”. He added that there is no specific classification for a lounge in the zoning ordinance so staff selected “All other amusement and recreation uses and activities.” A location and zoning map was provided. No smoking or alcohol consumption is permitted. Staff is recommending approval with stipulations including Planning and Zoning’s recommendation of hours of operation set at 11 a.m. to 2 a.m., Monday-Sunday.

Councilmember Watters inquired about noise. Mr. Shapiro responded that the existing noise ordinance would be enforced. Mayor Pro Tem Axberg inquired whether any public safety concerns were raised. Mr. Shapiro responded that there were no comments from Police or Environmental Services.

Mayor Babick asked if the applicant would like speak.

The applicant stated that this venture is for a “social house” which is an alternative concept for gathering with no alcohol or smoking. He said that he owns two other businesses in Carrollton. He clarified that he requested the hours of operation be Monday-Thursday 11 a.m. to 2 a.m., and Friday-Sunday, from 11 a.m. to 4 a.m. He advised that he feels there is no reason to limit the weekend hours since there is no “hookah” or alcohol.

Deputy Mayor Pro Tem Palomo confirmed with the applicant that there will be special events held and food served. The applicant responded yes, and that the meals would be prepackaged.

When asked about music, the applicant responded that the music will be low volume except that on occasion they will have a DJ for open mic night karaoke. The music will all be inside.

It was confirmed that if the applicant wishes to change his business model in the future, for example, to allow hookah or alcohol, a new SUP would be required.

Mayor Babick opened and closed the public hearing with no one wishing to speak.

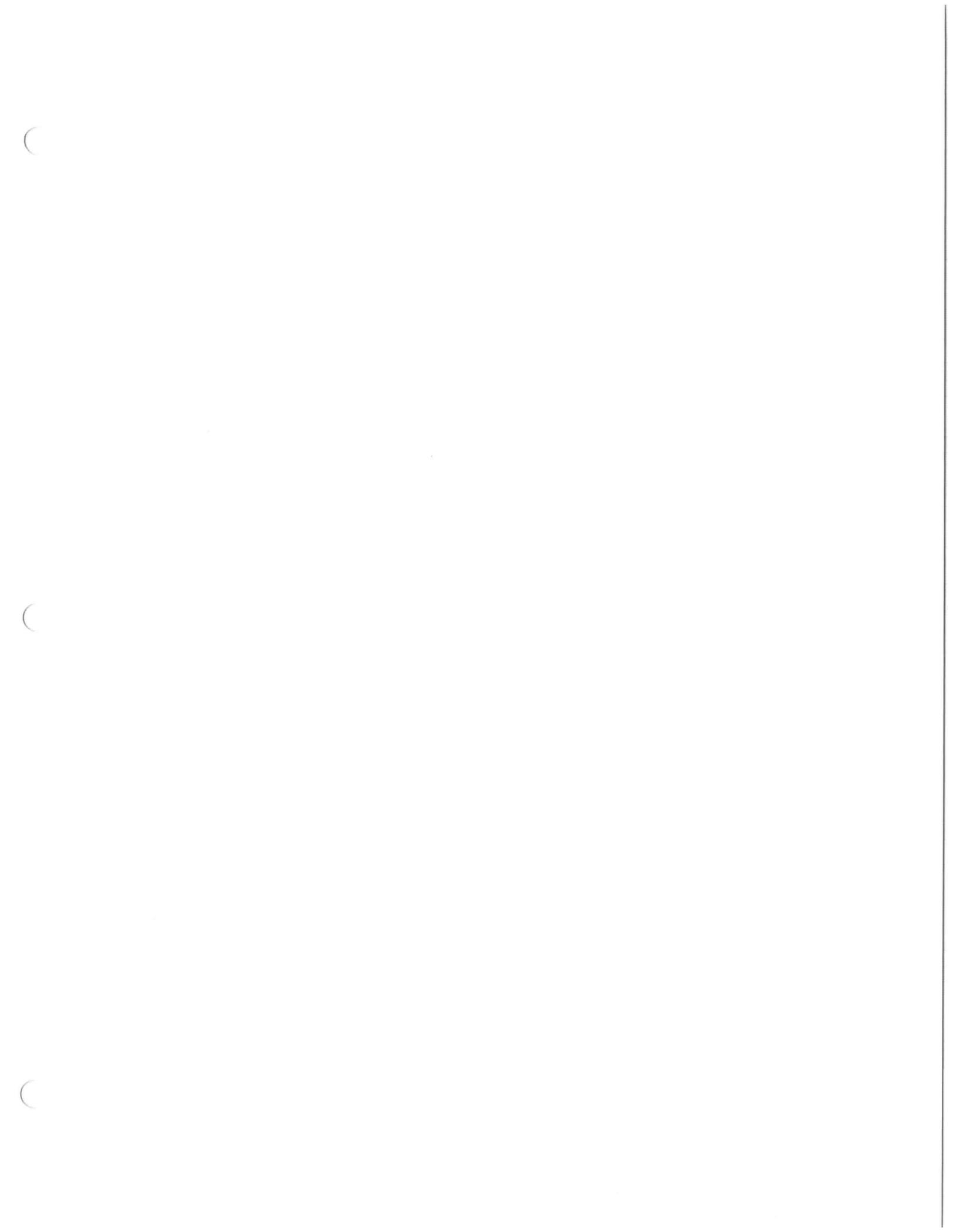
Councilmember Fleming moved approval of Item 15 without the stipulation of 2 a.m. closing hours Friday-Sunday; Mayor Pro Tem Axberg seconded the motion. Motion passed with a 6-1 vote. Deputy Mayor Pro Tem Palomo voted in opposition.

[During the motion, Mayor Babick clarified with Councilmember Fleming that his motion is to allow the operating hours of Monday-Thursday, 11 a.m. to 2 a.m., and Friday-Sunday, from 11 a.m. to 4 a.m. This is the only stipulation being modified.]

- 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.**

Loren Shapiro, Planning Manager, advised this is a special use permit request for an arcade to be located within a shopping center. A location zoning map was provided. He reviewed the floor plan and provided example photos of arcade machines. Staff is recommending approval with stipulations.

Mayor Babick asked if the applicant would like to speak.



The applicant / arcade owner, advised this arcade is intended to be a after school and after work family friendly activity. She noted that the hours are different from the other adult type businesses in the area. She added that she understands and will adhere to all stipulations.

Mayor Babick opened and closed the public hearing with no one wishing to speak.

Councilmember Palacios moved to approve Item 16; Mayor Pro Tem Axberg seconded the motion. Motion passed unanimously with a 7-0 vote.

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.

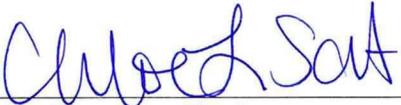
Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your 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.

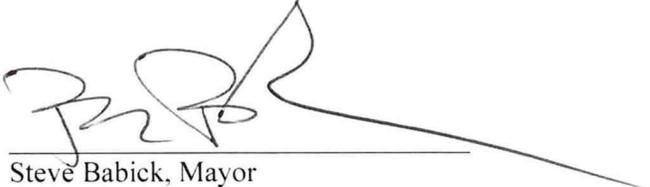
Mayor Babick opened the public forum.

There being no speakers, Mayor Babick closed the public forum.

ADJOURNMENT - Mayor Babick adjourned the meeting at 7:53 p.m.

ATTEST:


Chloe Sawatzky, City Secretary


Steve Babick, Mayor

