

**CARROLLTON CITY COUNCIL  
REGULAR MEETING AND WORKSESSION  
JULY 8, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, July 8, 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 Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

City Manager Erin Rinehart was absent.

**5:45 P.M. – COUNCIL BRIEFING ROOM**

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

Mayor Babick called the meeting to order at 5:45 p.m. He welcomed the new Mayor Pro Tem, Christopher Axberg and Deputy Mayor Pro Tem, Daisy Palomo.

**1. Receive information and discuss Agenda.**

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

*Executive Session was convened following Work Session Item 6,*

2. Council convene into Executive Session at 6:41 p.m. 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.
  - **Section 551.087 to discuss Economic Development**
3. Council reconvened in Open Session to consider action, if any, on matters discussed in the Executive Session. No action was taken.

**\*\*\*WORKSESSION\*\*\***

**4. Receive Update From Carrollton-Farmers Branch Independent School District.**

Lori Parker, CFBISD's Communications Relations Administrator, presented an update on Carrollton schools. She advised that the consolidation of the schools following the decision to close some campuses has been successfully accomplished with all staff and students relocated. Activities involved with closing those campuses and welcoming students to their new campuses were reviewed.

Ms. Parker introduced Isaiah Young, Principal for Blalack Middle School. Mr. Young introduced himself and stated that renovations to the school are part of a two-year bond project that is currently underway.

Ms. Parker said that R.L. Turner High School is also getting updates, including new air conditioning units. She said that two closed campuses, Huey and Sheffield, will undergo demolition beginning in August.

A *Back to School Fest* is scheduled for August 2<sup>nd</sup> from 9 a.m. – 12 p.m. at Ranchview High School. It will include vaccinations, physicals, haircuts, and school lunch applications. Registration is required and the deadline is July 21<sup>st</sup>. Ms. Parker stated that school will begin on August 12<sup>th</sup> and registration is going on now. Registration assistance is available through Student Services.

Ms. Parker announced that Officer Chicago, Safety and Security Officer for Newman Smith High School, has written an elementary school level book called *Officer Chicago's Dos and Don'ts*.

**5. Discuss The Proposed 2024 International Construction Codes and 2023 National Electrical Code.**

Brett King, Director of Development Services and City Building Official, advised that the building codes are updated every three years and Carrollton's readoption of those codes is a routine matter. He reviewed the process for the changes, adding that the North Central Texas Council of Governments requests that cities adopt them so that requirements are uniform from city to city. He noted that some cities (e.g. Dallas) have their own codes that may differ from other cities.

Mr. King stated that on June 26<sup>th</sup> the Property Standards Board reviewed the revised codes and recommended the City Council approve them. He noted that there are no significant changes to the codes or cost differences as a result of the adoption. If Council adopts the new codes, the effective date will be September 1<sup>st</sup>.

In response to Councilmember Fleming's question, Mr. King advised that the city is not required to adopt the updated codes, however doing so keeps Carrollton current with other cities.

**6. Mayor And Council Reports And Information Sharing.**

Council reviewed their recent activities and upcoming events.

City Secretary Chloe Sawatzky advised that this meeting was not live-streamed due to third party updates taking place. The video will be available on the city website. Also, earlier in the Worksession discussion, due to the weather, power was lost for a period of time so there is a gap in the video. She described the IT upgrades that are underway in the Worksession room as well as the Council Chambers, noting that staff is still tweaking the new audio/visual equipment.

Ms. Sawatzky reviewed the upcoming schedule for the Council Retreat to be held July 25<sup>th</sup> and 26<sup>th</sup>. It will be held at the Crosby Recreation Center.

Assistant City Manager Shannon Hicks stated that the trees in front of City Hall have been tied with green ribbons in remembrance of the flooding tragedy that occurred in south Texas this week.

*At this time, Mayor Babick advised the Executive Session would be convened.*

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

Mayor Babick called the Regular meeting to order at 7:04 p.m.

**INVOCATION** – Councilmember Jason Carpenter

**PLEDGE OF ALLEGIANCE** – Deputy Mayor Pro Tem Daisy Palomo

**PRESENTATIONS**

7. Present A **Proclamation Declaring July as Park and Recreation Month.**

Mayor Babick read a proclamation declaring July as:

**Parks and Recreation Month**

The Proclamation was presented to Parks Director Scott Whitacker who expressed his appreciation to the Parks staff and to the Parks Board. Board Chair Chad Averett was recognized.

**PUBLIC COMMENT**

8. **Hearing of any citizen/visitor on items listed on the regular meeting agenda. Citizens wishing to address the Council regarding items not on the posted agenda will be called 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 address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, 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. In accordance with the State 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 public 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 Cline moved to approve Consent Agenda Items 9-23; second by Councilmember Palacios. The motion was approved with a unanimous 7-0 vote.**

**MINUTES**

- \*9. Consider Approval Of The June 3, 2025 Regular Meeting Minutes.**
- \*10. Consider Approval Of The June 17, 2025 Regular Meeting Minutes.**

**CONTRACTS & AGREEMENTS**

- \*11. Consider Authorizing The City Manager To Enter Into An Agreement With Motorola Solutions, Through Texas DIR Purchasing Cooperative, For The Purchase of P25 Radio Equipment In A Total Amount Not To Exceed \$428,895.97.**
- \*12. Consider Authorizing The City Manager To Enter Into An Agreement With Public Restroom Company, Through BuyBoard, For Pre-Fabricated Restrooms For McInnish Softball Complex And Josey Ranch Sports Complex In An Amount Not To Exceed \$662,250.50.**
- \*13. Consider Authorizing The City Manager To Enter Into An Agreement With NEMA 3 Electric, Inc, Through BuyBoard, For Electrical Work At McInnish And Josey Ranch Restroom Buildings In An Amount Not To Exceed \$129,529.40.**
- \*14. Consider Authorizing the City Manager To Approve A Contract For The Purchase Of Three Toro Mowers From Professional Turf Products Through An Interlocal Agreement With The Sourcewell Purchasing Cooperative In An Amount Not To Exceed \$309,162.85.**
- \*15. Consider Authorizing the City Manager To Approve A Contract For The Purchase Of Eleven John Deere Gators From United Ag And Turf Through An Interlocal Agreement With The Sourcewell Purchasing Cooperative In An Amount Not To Exceed \$135,331.71.**
- \*16. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Tahoe From Lake Country Chevrolet Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$86,939.38.**
- \*17. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Ford F-350 Truck From Sam Pack Five Star Ford Through An Interlocal Agreement With The BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$121,404.77.**

**ORDINANCES**

- \*18. Consider An Ordinance Adopting The 2024 International Construction Codes And 2023 National Electrical Code.**

**RESOLUTIONS**

- \*19. Consider A Resolution Of The City Of Carrollton, Texas Adopting The 2025 Dallas County Hazard Mitigation Plan (HMP) Update.**
- \*20. Consider A Resolution Of The City Council Of The City Of Carrollton, Texas, Suspending The July 31, 2025 Effective Date Of Oncor Electric Delivery Company's**

**Requested Rate Change To Permit The City Time To Study The Request And To Establish Reasonable Rates; Approving Cooperation With The Steering Committee Of Cities Served By Oncor To Hire Legal And Consulting Services And To Negotiate With The Company And Direct Any Necessary Litigation And Appeals; Finding That The Meeting At Which This Resolution Is Passed Is Open To The Public As Required By Law; Requiring Notice Of This Resolution To The Company And Legal Counsel For The Steering Committee; And Providing An Effective Date.**

- \*21. Consider A Resolution Authorizing The City Manager, To Acquire A Certain Parking Lot Easement For The Construction Of Woodlake Lake Enhancements Phase 1 Project; Determining The Public Use And Necessity For Such Acquisition; Authorizing The Acquisition Of Property Rights Necessary For Said Project; Authorizing The City Manager To Take All Steps Necessary To Acquire The Needed Property Rights In Compliance With All Applicable Laws And Resolutions.**
- \*22. Consider A Resolution Authorizing The City Manager To Execute Contract Amendment No. 1 With Magee Architects, L.P. For Additional Services Related To Architectural Support Services In An Amount Not To Exceed \$7,465.00.**
- \*23. Consider A Resolution Authorizing The City Manager To Negotiate And Execute Professional Engineering Services Contracts For The Geotechnical And Materials Testing Services Associated With Capital Improvement Projects With Braun Intertec Corporation, ECS Southwest, LLP, Henley-Johnston & Associates, Inc., And Terracon Consultants, Inc.; And Providing An Effective Date.**

#### **PUBLIC HEARING – INDIVIDUAL CONSIDERATION**

- 24. Hold A Public Hearing And Consider A Resolution Adopting The Program Year 2025 Community Development Block Grant One-Year Plan Of Action And Budget.**

Cory Heiple, Environmental Services Director, advised this is the second year of a five-year consolidated plan approved by the City Council last year. This year, new funding in the amount of \$755,813 from HUD is available, along with unspent funding from previous years in the amount of \$572,537. He noted that the city overbudgets so there is adequate funding for those who apply. Mr. Heiple reviewed the following regarding the CDBG program:

- The city receives roughly \$750,000 per year.
- Funding must be used for low to moderate income residents.
- Use of the funding must be used for housing repairs, infrastructure, and public services (HUD rules limit infrastructure projects and public services)

Mr. Heiple reviewed the proposed list of projects for this year as follows:

- 1. \$50,000- Carrollton Black Cemetery Phase II- replace entry sign and substandard gate to bring it up to code.
- 2. \$190,000 Parks Improvements- Downtown Square (\$100,000); Pioneer Park (\$20,000); Thomas Park (\$50,000); Rhoton Park (\$20,000)
- 3. \$200,000- Scott Mill Road Panel Replacement

4. \$200,000- Brake, Kirby, Cox Road- Infrastructure
5. \$200,000- Francis-Perry- Street and sidewalk repairs
6. \$135,000- Housing Rehabilitation Programs (for minor repair and emergency repair)
7. \$113,350- Social Services Funding
  - \$90,000 for Metrocrest for homeless response
  - \$23,275 to Woven Medical Clinic for health services
8. \$90,000- Enhanced Code Enforcement- Salary and benefits for Code Enforcement Officer for low to moderate income multi-family housing inspections.
9. \$100,00- City Hall Accessibility Project: install ramp at north entrance and repair ramp on east entrance
10. \$50,000- Administration- for staff training, CDBG legal notices, promotional project materials.

Mr. Heiple provided a list of the items and advised the total amount is \$1,328,350. He requested that a public hearing be held on this list.

Councilmember Fleming inquired about the improvements at the Carrollton Black Cemetery. Mr. Heiple said wrought iron material will likely be used for the gate replacement as well as replacing the entry sign. Councilmember Fleming also inquired what the improvements are for the Downtown Gazebo. Mr. Heiple said the Gazebo will be updated with seating and lighting.

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

Deputy Mayor Pro Tem Palomo inquired about how the parks are selected for inclusion in the list of projects. Mr. Heiple stated that Environmental Services staff work closely with the Parks department to determine which parks and which projects to include. He added that the parks must be in low to moderate income neighborhoods. Mayor Babick added that all the projects undergo a vetting process through the citizen Boards.

Mayor Pro Tem Axberg confirmed with Mr. Heiple that these neighborhoods may also apply for redevelopment.

**Councilmember Palacios moved to approve Item 23; second by Councilmember Cline. Motion carried unanimously with a vote of 7-0.**

- 25. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow A Child Day Care Service In An Approximately 1,660 Square Foot Space Zoned PD-148 For The (HC) Heavy Commercial District And Located At 4100 International Parkway, Suite 1300; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2025-089 Clover Preschool.**

Mayor Babick advised Item 25 has been withdrawn by the applicant. No discussion occurred and no action was taken.

Mayor Babick advised that Items 26 and 27 would be heard jointly.

- 26. Hold A Public Hearing To Consider A Resolution Amending The Comprehensive Plan And The Future Land Use Map To Change An Approximately 27.3-Acre Tract Located On The Southwest Corner Of Josey Lane And Parker Road, From Office - Medium Intensity And Commercial - Low Intensity To Multifamily Residential And Commercial**

- **Medium Intensity.** Case No. PLMA 2025-073 The Harcourt (Future Land Use Map Amendment)

27. **Hold A Public Hearing To Consider An Ordinance Amending the Zoning On A 27.3-Acre Tract Zoned (O-2) Office And (LR-2) Local Retail Districts And Located On The Southwest Corner Of Josey Lane And Parker Road To Establish A Planned Development District To Change The Base Zoning From (O-2) Office District And (LR-2) Local Retail District To (MF-18) Multifamily Residential District and (LR-2) Local Retail District, To Allow A Gasoline Station, To Create Development Standards, And to Provide Concept Plans; Amending The Official Zoning Map Accordingly.** Case No. PLZ 2025-030 The Harcourt (Rezone).

Loren Shapiro, Planning Manager, made a presentation related to Items 26 and 27. He advised the applicant requested a change to the city's future land use map. A map was provided that indicated the applicant's property. The applicant is requesting to modify the land use map to Medium Intensity Retail on the east side and the remainder would be Multi-Family. He explained that the Local Retail would be along Josey Lane and would include a gas station and drive through restaurant.

Mr. Shapiro reviewed a buffer map, conceptual site plan and landscape plan, and renderings of two buildings' elevations which are proposed to be multi-family, four-stories in height. A parking structure and green space were included. He stated that on the south side of the development there is 286 feet of space between the site and the single-family homes. Large trees currently onsite will remain there. There is also a TXU electrical easement and a railroad right-of-way between the homes and the development. Mr. Shapiro stated the proposed development is compatible with surrounding uses.

Mr. Shapiro said that a traffic study was provided. It includes deceleration lanes on eastbound Parker and southbound Josey. Left turn lanes are to be built by the developer.

A question was raised as to multi-family designations. Mr. Shapiro explained it is determined by the number of units per acre. Examples of other multi-family developments were cited.

Deputy Mayor Pro Tem Palomo inquired about median changes in the traffic study. Mr. Shapiro responded that there are some existing median openings, but the developer must build the right turn lanes.

Councilmember Fleming asked how close this development is to a DART station. Mr. Shapiro stated that the closest is at Frankford and I-35, with the exception of a possible DART bus route. Discussion followed as to the city's stance on multi-family. Mr. Shapiro responded that staff looks at impacts on the surrounding area and it depends on the location and the circumstances of the application. On some occasions the city has had a goal of keeping the multi-family near the DART stations. Mayor Babick added that each request is considered on an individual basis as it relates to land use.

A question was raised regarding parking. Mr. Shapiro stated there is a parking structure in each building and integrated parallel parking at each building.

Applicant Lucillo Pena, Billingsly Corporation, 1722 Ruth Street, Dallas, spoke regarding the proposed density, parking (which exceeds the required number of spaces) and the appearance of the multi-family buildings.

Mayor Babick opened the public hearing on Items 26 and 27 jointly.

-Rick Vidal, 2801 Hundred Knights Dr., Lewisville, spoke in opposition to the density of the development due to the amount of traffic that will be generated at an already busy intersection.

-Matthew Nichols, 1725 Lady Bettye Dr., The Colony, spoke in opposition to this development at this intersection due to the amount of traffic that will be generated.

At this time, Mayor Babick called for a motion on Items 26 and 27 separately.

**Deputy Mayor Pro Tem Palomo moved to approve Item 26, Case No. PLMA 2025-073; second by Councilmember Cline. Motion passed unanimously 7-0.**

Councilmember Carpenter stated that he feels the density is appropriate given the traffic study that was provided.

**Councilmember Carpenter moved to approve Item 27, Case No. PLZ 2025-030; second by Councilmember Cline. Motion carried unanimously 7-0.**

28. **Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow A Smoke Shop Retailer In An Approximately 1,800 Square Foot Space Zoned (FTC) Frankford Transit Center District And Located At 1712 West Frankford Road, Suite 106; Amending The Official Zoning Map Accordingly.** Case No. PLSUP 2025-082 CBD - Vape Shop

Loren Shapiro, Planning Manager, presented this item. He provided a location zoning map and advised that since the location for this proposed smoke shop is in the Frankford Transit Center District it must obtain a Special Use Permit. He provided a building elevation and floor plan, adding that the suite is 1,800 square feet. He added there is sufficient parking on-site. Staff is recommending approval with stipulations regarding the hours of operation, and stated that if approved, only one smoke shop would be allowed.

Councilmember Palacios asked whether there is any impact on public safety. Mr. Shapiro responded that there are no public safety issues.

The applicant was present for questions.

Mayor Babick opened the public hearing. There being no speakers, he closed the public hearing.

**Mayor Pro Tem Axberg moved to approve Item 28; second by Councilmember Watters. Motion carried with a vote of 5-2. Palacios and Cline voted in opposition.**

## **PUBLIC FORUM**

29. **Hearing of any citizen/visitor on items not listed on the regular meeting agenda. Citizens wishing to address the Council regarding items on the posted agenda will be called to speak during the Council's consideration of such items.**  
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individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, 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. In accordance with the State 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.

Mr. Vidovic (no address given): Spoke with concerns regarding City Hall.

There being no other speakers, Mayor Babick closed the public form.

**ADJOURNMENT** - Mayor Babick adjourned the meeting at 8:14 p.m.

**ATTEST:**

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Chloe Sawatzky, City Secretary

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Steve Babick, Mayor