

City of Carrollton

*1945 E. Jackson Road
Carrollton, TX 75006*



REGULAR WORKSESSION & MEETING

Tuesday, August 11, 2026

5:45 PM

CITY HALL, 2nd Floor

City Council

*Mayor Steve Babick
Mayor Pro Tem Daisy Palomo
Deputy Mayor Pro Tem Jason Carpenter
Councilmember Christopher Axberg
Councilmember Richard Fleming
Councilmember Lisa Sutter
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.
 - **Section 551.087** to discuss Economic Development.
 - **Section 551.074** to discuss personnel matters.
 - Annual review of the Municipal Judge.
3. Council will **reconvene in open session** to consider action, if any, on matters discussed in the Executive Session.

*****WORKSESSION*****

4. Discuss **Fiscal Year 2027 Capital Improvements Plan Advisory Committee (CIPAC) Capital Project Recommendations.**
5. Discuss **Fiscal Year 2027 Proposed Budget.**
6. Discuss **Dallas County Sheriff Magistrate Challenges.**
7. **Mayor And Council Reports And Information Sharing.**

*****REGULAR MEETING 7:00 PM*****

INVOCATION - Mayor Pro Tem Daisy Palomo

PLEDGE OF ALLEGIANCE - Deputy Mayor Pro Tem Jason Carpenter

CITIZEN COMMENT

8. **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, 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.

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.)*

MINUTES

Consider Approval Of The July 21, 2026 Regular Council Meeting Minutes.

*9.

CONTRACTS & AGREEMENTS

- *10. Consider Authorizing The City Manager To Execute Change Order No. 3 With Millis Development & Construction - Dallas, LLC For Additional Work On The Woodlake Lake Enhancements Project In An Amount Not To Exceed \$127,078.96, Increasing The Total Construction Contract Amount To \$3,992,058.21.

ORDINANCES

- *11. Consider An Ordinance Amending Chapter 73, "Traffic Schedules", Schedule I, Sections (A)(5), (A)(7), And (A)(8) By Revising The Effective Times Of The School Zones.

***12.** Consider An Ordinance Acknowledging Receipt Of The Carrollton Castle Hills Public Improvement District No. 1 Annual Service Plan Update

***13.** Consider An Ordinance Acknowledging Receipt Of The Carrollton Castle Hills Public Improvement District No. 2 Annual Service Plan Update.

RESOLUTIONS

***14.** Consider A Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 3 To The Engineering Design Services Contract With Walter P. Moore & Associates, Inc. For The Carrollton Heights Street Reconstruction Project, In An Amount Not To Exceed \$28,200.00.

***15.** Consider A Resolution Authorizing The City Manager To Negotiate And Execute All Necessary Documents On Behalf Of The City As May Be Necessary For The City To Acquire An Interest In Certain Real Property For The Public Use For Improvements To Carrollton Heights; Authorizing The City Manager To Take All Steps Necessary To Effectuate The Intent Of This Resolution; And Establishing An Effective Date.

***16.** Consider A Resolution Authorizing The City Manager To Negotiate And Execute All Necessary Documents On Behalf Of The City As May Be Necessary For The City To Acquire An Interest In Certain Real Property For The Public Use For Improvements To Frankford Road; Authorizing The City Manager To Take All Steps Necessary To Effectuate The Intent Of This Resolution; And Establishing An Effective Date.

***17.** Consider A Resolution Authorizing The City Manager To Execute A Memorandum Of Understanding (MOU) With Alpine X For The Master Development Of The City-Owned Property At The Southwest Corner of President George Bush Turnpike and IH-35E - District 35E (Former NTTA Site).

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

18. Hold A Public Hearing To Consider A Resolution Amending The Comprehensive Plan And The Future Land Use Map To Change An Approximately 8.36-Acre Site Located At 2415 East Trinity Mills Road From Low Intensity Office To Single-Family Residential. Case No. PLMA 2026-078 Kelly Cove (Comp Plan).

19. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 8.36-Acre Tract Zoned PD-44 For The (HC) Heavy Commercial District And Located At 2415 East Trinity Mills Road, To Amend Planned Development 44 To Change The Base Zoning To The (SF-5/12) Single-Family Residential District To Establish Conceptual Plans And Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2026-079 Kelly Cove (Zoning).
20. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Repeal SUP-523, A Special Use Permit Allowing “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 2026-097 Coded Lounge Café Repeal.
21. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Amend, Restate, And Replace Special Use Permit 508 To Allow Other Motor Vehicle Sales (Heavy Load Trucks) And To Revise Development Standards On An Approximately 8.79-Acre Tract Zoned (LI) Light Industrial District And Located At 1519 West Belt Line Road; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2026-104 Romco.

OTHER BUSINESS

22. Consider Setting The Proposed Property Tax Rate For Tax Year 2026, Setting The Public Hearings For The Proposed Tax Rate And The Proposed Fiscal Year 2027 Budget On The City Council Meeting Agendas For 7 p.m. On September 1, 2026, And Placing Consideration For Approval Of The Proposed Tax Rate And Budget On City Council Meeting Agenda For 7 p.m. On September 1, 2026.

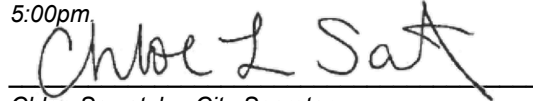
PUBLIC FORUM**23.**

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 5th day of August 2026 at 5:00pm.



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: 7585

Agenda Date:

Version: 1

Status: Pre-meeting

In Control: City Council

File Type: Procedural Item

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.
- **Section 551.087** to discuss Economic Development.
- **Section 551.074** to discuss personnel matters.
 - Annual review of the Municipal Judge.



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: 7703

Agenda Date: 8/11/2026

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 4.

City Council Meeting Date: **August 11, 2026**

Date: **July 24, 2026**

To: Erin Rinehart, City Manager

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

Discuss **Fiscal Year 2027 Capital Improvements Plan Advisory Committee (CIPAC) Capital Project Recommendations.**

Background:

Mr. Karim Ali, Chairman of CIPAC, will present the Fiscal Year 2027 capital project recommendations from CIPAC.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7704

Agenda Date: 8/11/2026

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 5.

City Council Meeting Date: **August 11, 2026**

Date: **July 27, 2026**

To: Erin Rinehart, City Manager

From: Melissa Everett, Finance Director

Diana Vaughn, Chief Financial Officer

Chrystal Davis, Assistant City Manager

Discuss **Fiscal Year 2027 Proposed Budget.**

Background:

The Fiscal Year 2027 Proposed Budget was submitted to Council on July 31, 2026. A Council work session will be held on August 11, 2026, to provide Council with an opportunity to ask initial questions and begin deliberations. During this work session, Council will receive a presentation on the Fiscal Year 2027 Proposed Budget. An additional work session has been scheduled for August 18, 2026, and, if necessary, August 25, 2026, to provide any requested follow-up information and allow Council to continue its deliberations. Budget adoption is scheduled for September 1, 2026.

A separate item is on the regular meeting agenda for a vote to set the proposed tax rate, public hearing date, and the date for approval of the budget and tax rate. Setting the tax rate allows staff to begin statutorily required advertising and does not limit Council's ability to lower the tax rate for budget adoption. The public hearing on the proposed tax rate and budget is scheduled for September 1, 2026. Adoptions of the budget and tax rate are also scheduled for September 1, 2026.

Staff Recommendation/Action Desired:

Commence initial deliberations and provide directions on desired changes to the Fiscal Year 2027 Proposed Budget.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7718

Agenda Date: 8/11/2026

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 6.

City Council Meeting Date: August 11, 2026

Date: August 4, 2026

To: Erin Rinehart, City Manager

From: Meredith Lyon, Municipal Judge
Vic Humphrey, Assistant Police Chief

Discuss **Dallas County Sheriff Magistrate Challenges.**



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: 7.

Mayor And Council Reports And Information Sharing.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

Agenda Date:

Version: 1

Status: Public Forum

In Control: City Council

File Type: Public Forum

Agenda Number: 8.

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City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7719

Agenda Date: 8/11/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: *9.

City Council Meeting Date: August 11, 2026

Date: August 4, 2026

To: Erin Rinehart, City Manager

From: Chloe Sawatzky, City Secretary

Consider **Approval Of The July 21, 2026 Regular Council Meeting Minutes.**

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
JULY 21, 2026**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, July 21, 2026 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Daisy Palomo, Deputy Mayor Pro Tem Jason Carpenter, Councilmembers Christopher Axberg, Nancy Cline, Rowena Watters, and Lisa Sutter. 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.

Councilmember Richard Fleming 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.

1. Receive information and discuss Agenda.

Agenda items were reviewed. Staff responded to Council's questions. The following was stated:

- Item 9- If approved, include as stipulated with one correction.
- Item 10- An exhibit showing each Councilmember's liaison and committee assignments will be added as an exhibit.
- Item 21- Will be pulled from the agenda and will not be discussed.
- Item 22- Will be amended as to the date in the document.

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.

Executive Session was not convened.

*****WORKSESSION*****

4. Receive Presentation and Discuss The Alpine X RFP On The City-Owned Property At The Southwest Corner of President George Bush Turnpike and IH-35E - District 35E (Former NTTA Site).

Ravi Shah, Executive Director of Development Services, advised that this presentation is in regard to the development of 121 acres of property purchased “as-is” by the City of Carrollton in November, 2020. It is identified as District 35E and is located adjacent to Interstate 35E. Mr. Shah reviewed that at Council’s direction a preliminary engineering study was prepared and a Request For Qualifications (RFQ) for development of the property was published in October, 2024. The intent of the project is to create a destination district with high-end entertainment venues. Mr. Shah advised that a District 35E committee reviewed the RFQs and selected Alpine X to prepare a preliminary proposal. Representatives from Alpine X were present to provide a preliminary conceptual plan for the project.

John Emery, CEO of Alpine X, provided renderings of what could be possible with a development on 70 acres of the site. He stated that if Council is interested in seeing more relative to the proposal, a Memorandum of Understanding can be considered by the Council in the future to continue preparation of their proposal. He added that Alpine X developed The Gaylord Texan Resort & Convention Center in Grapevine.

Mr. Emery stated that they will develop a resort style designation that includes housing, entertainment experiences, hotels, restaurants, and an indoor snow sports venue. The city will receive revenue from the development. He added that the site will provide walkability, affordability for attendees to the venues, and provide year-round full and part-time jobs. Additionally, there will be a city-owned event and conference center built with state funding.

Mr. Emery provided an overview of the specialists and partners assembled to work with Alpine X to determine what is possible for this development. He added that if Council chooses to pursue Alpine X as their developer, they will seek feedback from the community during the process.

Tom Scheffer, Principal Advisor Indoor Snow, Alpine X, provided a review of the process and challenges with the property. In addition, he provided a timeline of the progress thus far and noted that in order to apply to the state for funding for the proposed convention/event center, there is a deadline prior to the 2027 Legislative Session. Mr. Scheffer reviewed the various uses of the property that included multi-family residential, commercial and hotels. He stated that as a developer they will create the various tracts for development, and install utilities, roadways, etc. They will develop the snow sports resort and the other parcels will be sold to other developers. He reviewed the various phases associated with the timeline, stating that it will take 3.5 years to build the resort.

Alpine X CFO James Calder advised Council that a “Municipal Management/Special Purpose District” will be established that will provide maintenance for roadways, landscaping, etc.

Mayor Babick stated that this project was started with a community vision discussion. It will be self-sustaining, similar to the Grandscape development in The Colony. He added that this is just the initial overview and if Council wants to see more, a consensus of the Council is needed for staff to prepare a Memorandum of Understanding to continue exploration with Alpine X. He reminded Council that an application for funding from the state for a conference center has a deadline.

5. Discuss Scholarship For The Leadership Metrocrest Program.

Mayor Babick advised that this is the annual award of a scholarship for the Leadership Metrocrest Program and four people have expressed an interest. Three of the four have served on a city board. He noted that the Council was previously provided information on those interested. The names of

Carrollton applicants provided by the Metrocrest Chamber for consideration were Aria Dean, Bailey Hensley, Isaac Gian, and Carol Sue Muravez.

Following nominations and an informal vote of the Council, Isaac Gian, was selected to receive the scholarship.

6. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Mayor Babick stated that the Regular Meeting will include a memorial component for a Carrollton resident, Pvt. Isabella Gonzalez, who was killed in the line of duty this past weekend while stationed overseas. He said that the Public Forum will be conducted in two parts, allowing those who wish to comment regarding Pvt. Gonzalez to speak prior to addressing the agenda items.

Mayor Babick noted that this memorial recognition is being conducted without prior notice on the agenda as her death occurred after the agenda was posted.

Worksession concluded at 7:00 p.m.

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

Mayor Babick called the Regular meeting to order at **7:05** p.m. He announced that an adjustment to the posted agenda will occur to honor Pvt. Isabella Gonzalez.

PLEDGE OF ALLEGIANCE – Councilmember Rowena Watters

Mayor Babick stated that Pvt. Isabella Gonzalez is from Carrollton and attended Hebron High School. He read a prepared statement describing her life in Carrollton. He spoke of her desire to make a difference in the world, that she joined the Army one year ago, and broadly reviewed the circumstances of her death. He added that she has been posthumously promoted to Pvt. 1st Class.

Mayor Pro Tem Daisy Palomo read a tribute to Pvt. 1st Class Isabella Gonzalez and others who defend our nation.

INVOCATION – Councilmember Nancy Cline

Mayor Babick said Pvt. Gonzalez will receive full military honors. He said that Carrollton's Fire and Police will be available to complement any protocols as the military allows. Vigil arrangements are being made. Final funeral details will be announced. A permanent tribute at the Carrollton Memorial is being planned.

Councilmember Axberg and Councilmember Watters spoke. Mayor Babick invited anyone wishing to speak in tribute to Pvt. Isabella Gonzalez to do so at this time.

Speakers:

Elam Vaiyapuri, Princeton, Texas

John Norsworthy, Commander, American Legion Post 597

Ron Branson, Carrollton, Texas

Mayor Babick closed this portion of the Public Forum. More information will follow as it is available.

Item 8 Citizen Comment and the Consent Agenda vote followed.

PRESENTATIONS

7. Present A Proclamation Declaring July As Park And Recreation Month.

Mayor Babick read a proclamation declaring July, 2026 as:

Park and Recreation Month

The proclamation was presented to Parks and Recreation Director Jonathan Scheu and staff. Mr. Scheu spoke briefly about Carrollton's Parks and Recreation facilities, staff and all who participate in the programs.

CITIZEN COMMENT

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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 Cline moved to approve Consent Agenda Items 9-19, 9 & 10 as stipulated; second by Mayor Pro Tem Palomo. The motion was approved with a unanimous 6-0 vote.

Item 7 Presentation followed the Consent Agenda vote.

MINUTES

- *9. Consider Approval Of The June 9, 2026 Regular Council Meeting Minutes.**

Approved as corrected.

- *10. Consider Approval Of The June 23, 2026 Regular Council Meeting Minutes.**

Approved as stipulated to include an Exhibit for Item 8.

CONTRACTS & AGREEMENTS

- *11. Consider Authorizing The City Manager To Execute Change Order No. 1 With Deckard Technologies, Inc. For RFP #23-043, Short Term Rental Software Project, In An Amount Not To Exceed \$1,187.50, Increasing The Total Project Contract To \$72,437.50.**
- *12. Consider Authorizing The City Manager To Enter Into An Agreement With CJA Enterprise LLP and E-Lane Freight Services LLC Pursuant To Bid #26-029 For Sand And Gravel Supplies In An Amount Not To Exceed \$172,000.00 Annually, For A Total Three-Year Contract Amount Not To Exceed \$516,000.00.**
- *13. Consider Authorizing The City Manager To Enter Into An Agreement With Teacher Insurance and Annuity Association of America (TIAA) Pursuant To RFP 26-001 For Plan Record Keeping Services For A Total Ten-Year Contract.**
- *14. Consider Authorizing The City Manager to Execute a Contract Amendment with MissionSquare Retirement Extending the Existing Agreement for Plan Record Keeping Services for A Period Not to Exceed 180 Days.**
- *15. Consider Authorizing The City Manager To Enter Into An Agreement With Amerit Fleet Solutions, Inc Pursuant To RFP #26-005 For Fleet Maintenance And Management Services In An Amount Not To Exceed \$2,710,036.59 Annually For The First Four Years, For A Total Six-Year Contract Amount Not To Exceed \$16,737,501.42.**
- *16. Consider Authorizing The City Manager To Approve A Construction Contract With Prestige Building Group, LLC, For The Downtown Silos Exterior East Side Painting 2026 Project In An Amount Not To Exceed \$112,000.00.**

ORDINANCES

- *17. Consider An Ordinance Amending Chapter 73, “Traffic Schedules”, Schedule I, Section (A)(6) Of The Carrollton City Code By Removing The 20 Mile-Per-Hour School Speed Zone On Cox Street And Perry Road; And Amending Schedule I, Section (A)(10) By Adding 20 Mile-Per-Hour School Speed Zones On Cox Street And Perry Road.**

RESOLUTIONS

- *18. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With DCCM Infrastructure, Inc., For The Design Of The Countryside Subdivision Reconstruction Project In An Amount Not To Exceed \$1,364,810.00.**
- *19. Consider A Resolution Of The City Council Of The City Of Carrollton, Texas Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With Freese & Nichols, Inc., For Engineering Services Related To The City-Wide Water Distribution Modeling Project In An Amount Not To Exceed \$304,500.00.**

PUBLIC HEARING – INDIVIDUAL CONSIDERATION

- 20. Hold A Public Hearing To Consider An Ordinance To Amend, Restate, And Replace Special Use Permit 018 (SUP-018) To Allow “Tattoo Parlor, Piercing, And / Or Permanent Makeup Service” And To Remove “Day Care Center”, As An Allowed Use, In An Approximately 152 Square-Foot Space Zoned (LR-2) Local Retail District And Located At 2515 North Josey Lane; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2026-076 Permanent Makeup.**

Loren Shapiro, Planning Manager, advised that this item is to repeal a special use permit at the site for daycare use due to the daycare not being in business for several years, and to allow a permanent makeup service. A site/location map was provided as well as a diagram reflecting numerous suites inside the building. Mr. Shapiro advised that this request is for one suite of 152 square feet. The business may be located anywhere inside the building as long as it does not exceed 152 square feet. An elevation of the building exterior was provided. Operating hours for the permanent makeup service operation is 6-9 p.m. Mr. Shapiro stated that three comment cards were received; one was in opposition.

Discussion followed as to the suite size and parameters for use. Councilmember Axberg inquired whether the permit would limit the use to permanent makeup service or is tattooing allowed. Mr. Shapiro responded that the application only included permanent makeup.

The applicant was present but did not wish to speak.

Mayor Babick opened the public hearing.

_____ Delgado: Expressed concern over the types of other businesses that might move into the building.

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

Deputy Mayor Pro Tem Carpenter asked if a vape shop could open in one of the suites. Mr. Shapiro responded yes, it would be allowed with no SUP required. Councilmember Sutter had the same inquiry regarding massage services.

Councilmember Axberg reiterated that even though this request is intended for permanent makeup services, the SUP is not restricted for other uses such as a tattoo parlor.

Councilmember Cline moved to approve Item 20; second by Councilmember Sutter. The motion was approved with a 5-1 vote. Councilmember Axberg voted in opposition.

21. Hold A Public Hearing To Consider An Ordinance To Amend, Restate, And Replace Special Use Permit 263 To Amend Conceptual Plans And Development Regulations On An Approximately 4.02-Acres Tract Zoned (SF-7/14) Single Family Residential District With Special Use Permit (SUP-263) And Located At 2040 North Denton Drive And At The Southeast Corner Of North Denton Drive And Jeanette Way; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2026-064 St. Anthony Sports Field.

Item 21 was pulled from the Agenda. No discussion or action on this item.

22. Hold A Public Hearing And Consider A Resolution Adopting The Program Year 2026 Community Development Block Grant One-Year Plan Of Action And Budget.

Cory Heiple, Environmental Services Director advised that this required public hearing is in regard to funding from the HUD Community Development Block Grant for the Action Plan for 2026. The city expects to receive new funding from HUD in the amount of \$756,616. That, along with unspent funds in the amount of \$321,384 from previous years, will be used to benefit low to moderate income residents for housing repairs, infrastructure, and public services. HUD does limit the amount spent on infrastructure and public services. He noted that Carrollton receives approximately \$750,000 for the Community Development Block Grant annually.

Mr. Heiple reviewed the proposed project list as follows:

1. \$700,000- Brake, Kirby, Cox neighborhood infrastructure: rebuild streets, culverts, storm drains and sidewalks.
2. \$125,000- Housing rehabilitation programs: \$95,000 for minor home repairs and \$35,000 for emergency repairs.
3. \$113,000- Social Services Funding: Metrocrest Services for homelessness response.
4. \$90,000- Enhanced Code Enforcement: Salary and benefits for one Code Enforcement Officer to conduct multi-family inspections in low to middle income areas.
5. \$50,000- Administration: Training, legal notices and promotional project materials.

Mr. Heiple stated the total is \$1,078,000 for 2026.

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

Mayor Babick called for a motion, noting that a correction as to the public hearing date on the accompanying documents be included in the motion.

Mayor Pro Tem Palomo moved to approve Item 22 as amended; second by Deputy Mayor Pro Tem Carpenter. The motion was approved with a unanimous 6-0 vote.

PUBLIC FORUM

23. **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.

The following individuals spoke with concerns about the City of Carrollton renewing the Flock Safety contract for use of cameras in the neighborhoods, citing privacy and transparency concerns:

Tony Ackerman
Kurt Booth
Hannah Foust
Jeffrey J.J. Foust
Kristian Hernandez
Claire Neago
Nick Lee
Kenneth Feugins

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

The meeting was adjourned with the playing of Taps in honor of Pvt. 1st Class Isabella Gonzalez.

ADJOURNMENT - 8:08 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7702

Agenda Date: 8/11/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *10.

City Council Meeting Date: **August 11th, 2026**

Date: July 23th, 2026

To: Erin Rinehart, City Manager

From: Jonathan Wheat, Director of Engineering
Shannon Hicks, Assistant City Manager

Consider **Authorizing The City Manager To Execute Change Order No. 3 With Millis Development & Construction - Dallas, LLC For Additional Work On The Woodlake Lake Enhancements Project In An Amount Not To Exceed \$127,078.96, Increasing The Total Construction Contract Amount To \$3,992,058.21.**

Summary:

The purpose of this item is to approve construction items required to finish the Woodlake Lake Ph 1 Project.

Background:

The City has an existing construction contract with Millis Development & Construction - Dallas, LLC for the Woodlake Lake Enhancements project, originally approved by council on January 9th, 2024, with a contract amount of \$3,587,868.52. The project includes construction of a pavilion, kayak launch platform, concrete step/plant terracing, and a new parking lot. MESA Design Associates, Inc., serves as the design consultant.

Two change orders have been executed to date:

Change Order No. 1 - Incorporated items not included in the original bid documents.

Total change order:	\$230,000.00
Adjusted not to exceed:	\$3,817,868.52
Percent increase:	6.50%

Change Order No. 2 - Funded a mussel survey required by Texas Parks and Wildlife.

Total change order:	\$47,110.73
---------------------	-------------

Adjusted not to exceed: \$3,864,979.25
Total percent increase: 7.72%

Change Order No. 3 provides for additional construction tasks necessary to complete the project, including:

- Install storm drain connection from adjacent Woodlake neighborhood and associated improvements.
- Concrete pavement replacement along the trail at the intersection of Peters Colony Road and Josey Lane requested by Parks Department; construct a Barrier-Free Ramp (BFR) in the church parking lot
- Oncor primary electrical service, including the meter rack, disconnect, conduit installation, and related electrical infrastructure.
- Pavement striping revisions along the northeast side of Peters Colony Road.
- Preparation of Oncor conduit as-built drawings.
- Two additional ADA-compliant ramps at the intersection of Peters Colony Road and Paxton Drive, along with planter topping improvements for the pavilion planters.
- Handrail at the kayak retaining wall, together with associated landscaping and irrigation improvements.
- Installation of an additional kayak launch accessory equipment to improve safety and accessibility.
- Fire hydrant area improvements, including a stone gravity retaining wall, pull box relocation, grading, and backfilling.

Total change order: \$127,078.96
Adjusted not to exceed: \$3,992,058.21
Total percent increase: 11.26%

This change order will add 0 days to the contract time.

Financial Implications:

The contractor's estimate for the proposed scope is \$127,078.96. Funding is available in Account 854360 (Parks Consolidated Fund). This is anticipated to be the final change order for the project.

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:

- Improving park and trail safety and accessibility through new ADA ramps, a barrier-free ramp, kayak launch enhancements, and handrail installation, supporting a safe and healthy outdoor environment. (Hospitality; Healthy; Accessible)
- Enhancing user experience and wayfinding with updated pavement striping and improved access features that support comfort, clarity, and safety for residents visiting the park and surrounding neighborhood (Hospitality; Engaging; Accessible).

Staff Recommendation/Action Desired:

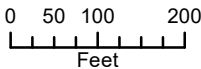
Staff recommends City Council authorize the City Manager to execute Change Order No. 3 with Millis Development & Construction - Dallas, LLC, for additional work on the Woodlake Lake Enhancements Project, in an amount not to exceed \$127,078.96, increasing the total construction contract to \$3,992,058.21.



Woodlake Lake Enhancements



Woodlake Lake Enhancements



U:\GIS DATA\MXD\
12-20-2023
Woodlake Pond Trail Improvement
M.Natseway Engineering Technician





Agenda Memo

File Number: 7701

Agenda Date: 8/11/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Ordinances

Agenda Number: *11.

City Council Meeting Date: August 11, 2026

Date: July 23, 2026

To: Erin Rinehart, City Manager

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

Consider **An Ordinance Amending Chapter 73, "Traffic Schedules", Schedule I, Sections (A) (5), (A)(7), And (A)(8) By Revising The Effective Times Of The School Zones.**

SUMMARY:

The purpose of this item is to amend schools zone times to align with the recently released LISD school schedules.

Background:

This ordinance amends the school zone times for middle and high schools within the Lewisville Independent School District (LISD) to reflect changes made to the district's bell schedules for the 2026-2027 school year. The revised school zone times apply to Arbor Creek Middle School, Creek Valley Middle School, and Hebron High School. City staff identified revisions to the middle and high school schedules while reviewing the district's published school calendar on the LISD website in preparation for the upcoming school year. As a result, this ordinance is being presented later in the summer than is typical to ensure the City's school zone times accurately reflect the current school schedules by the start of the school year.

School Zone Time Adjustments:

Lewisville ISD has modified school operation times for the 2026-2027 school year as follows:

Arbor Creek Middle School

2025-2026 School Operation Times

8:55 am to 4:10 pm

2026-2027 School Operation Times

2025-2026 School Zone Times

8:10 am to 9:10 am & 3:55 pm to 4:55 pm

2026-2027 **Proposed** School Zone Times

8:15 am to 3:40 pm

7:30 am to 8:30 am & 3:25 pm to 4:25 pm

Creek Valley Middle School

(Creek Valley Middle School shares a combined school zone with Hebron Valley Elementary School)

2025-2026 School Operation Times

2025-2026 School Zone Times

8:55 am to 4:10 pm

7:00 am to 9:10 am & 2:45 pm to 4:55 pm

2026-2027 School Operation Times

2026-2027 **Proposed** School Zone Times

8:15 am to 3:40 pm

7:00 am to 8:30 am & 2:50 pm to 4:25 pm

Hebron High School

2025-2026 School Operation Times

2025-2026 School Zone Times

8:20 am to 3:35 pm

7:35 am to 8:35 am & 3:20 pm to 4:20 pm

2026-2027 School Operation Times

2026-2027 **Proposed** School Zone Times

8:50 am to 4:15 pm

8:05 am to 9:05 am & 4:00 pm to 4:55 pm

Financial Implications:

Funding to remove, replace, or install school zone signage and equipment can be accommodated in the annual operating budget.

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:

- Improving safety for students, families, and motorists by aligning school zone times with updated school schedules, ensuring drivers are aware of the correct reduced-speed periods and supporting a community where residents feel safe, valued, and welcomed. (Hospitality; Healthy)

Staff Recommendation/Action Desired:

Staff recommends that the City Council adopt an ordinance amending Chapter 73 Schedule I, Sections (A)(5), (A)(7), and A(8) of the Carrollton City Code.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 73, "TRAFFIC SCHEDULES" TO AMEND SCHEDULE I SECTION (A)(5) OF THE CARROLLTON CITY CODE BY REVISING THE EFFECTIVE TIMES OF THE SCHOOL ZONES IN SCHEDULE I SECTION (A)(5); TO AMEND SCHEDULE I SECTION (A)(7) BY REVISING THE EFFECTIVE TIMES OF THE SCHOOL ZONES IN SCHEDULE I SECTION (A)(7); TO AMEND SCHEDULE I SECTION (A)(8) BY REVISING THE EFFECTIVE TIMES OF THE SCHOOL ZONES IN SCHEDULE I SECTION (A)(8); PROVIDING THAT PROOF A CULPABLE MENTAL STATE SHALL NOT BE REQUIRED; PROVIDING FOR SAVINGS, SEVERABILITY, REPEALER, AND PENALTY CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas (the "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 Texas Local Government Code and its Home Rule Charter;

WHEREAS, Chapter 545, and particularly Section 545.356 of the Texas Transportation Code, as amended, grants municipalities the authority to prescribe by ordinance reasonable and safe prima facie maximum speed limits to control the operation of motor vehicles;

WHEREAS, Section 542.202 of the Texas Transportation Code, as amended, grants the authority to designate school crossing zones and alter speed limits to facilitate safe crossing of the street by children going to or leaving school during the time the reduced speed limit applies;

WHEREAS, Title 43 Part 1, Chapter 25 of the Texas Administrative Code provides that reduced speed limits should be used for school zones during the hours when children are going to and from school;

WHEREAS, the Lewisville Independent School District has modified the bell schedules for middle and high Schools within the district, and the safety of students necessitates adjusting the effective school zone operating hours for these locations;

WHEREAS, it is in the interests of the health and safety of the City, and persons using the portions of the roads herein described to amend certain school speed zone boundaries in accordance with the existing school operating times and pedestrian activities.

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

Section 1

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

Chapter 73, § 73.01 Schedule I Section (A)(5) of the Carrollton City Code is hereby amended to read as follows:

“It shall be unlawful for any person to operate or drive any vehicle at a speed greater than 20 miles per hour, this speed being the prima facie maximum speed limit; any speed in excess thereof shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful on any of the following streets or portions thereof between the hours of 7:30 a.m. to 8:30 a.m. and 3:25 p.m. to 4:25 p.m. during school days.”

The remainder of Chapter 73, § 73.01 Schedule I, Section (A)(5), as amended, including all roadways and locations listed therein, shall remain in full force and effect.

Section 3

Chapter 73, § 73.01 Schedule I Section (A)(7) of the Carrollton City Code is hereby amended to read as follows:

“It shall be unlawful for any person to operate or drive any vehicle at a speed greater than 20 miles per hour, this speed being the prima facie maximum speed limit; any speed in excess thereof shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful on any of the following streets or portions thereof between the hours of 8:05 a.m. to 9:05 a.m. and 4:00 p.m. to 4:55 p.m. during school days.”

The remainder of Chapter 73, § 73.01 Schedule I, Section (A)(7), as amended, including all roadways and locations listed therein, shall remain in full force and effect.

Section 4

Chapter 73, § 73.01 Schedule I Section (A)(8) of the Carrollton City Code is hereby amended to read as follows:

“It shall be unlawful for any person to operate or drive any vehicle at a speed greater than 20 miles per hour, this speed being the prima facie maximum speed limit; any speed in excess thereof shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful on any of the following

streets or portions thereof between the hours of 7:00 a.m. to 8:30 a.m. and 2:50 p.m. to 4:25 p.m. during school days.”

The remainder of Chapter 73, § 73.01 Schedule I Section (A)(8), as amended, including all roadways and locations listed therein, shall remain in full force and effect.

Section 5

Allegation and evidence of a culpable mental state is not required for the proof of an offense defined in Chapter 73 Schedule I Speed Limits.

Section 6

All other provisions of Chapter 73 Schedule I not expressly amended as stated herein, shall remain in full force and effect.

Section 7

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

Section 8

This Ordinance shall be cumulative of all other ordinances of the City, 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; provided, however, that any complaint, notice, action, cause of action or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provision of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

Section 9

A conviction of a violation of the terms of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.99 of the Carrollton City Code, as amended.

Section 10

This Ordinance shall take effect immediately from and after its adoption and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this 11th day of August 2026.

Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

Meredith Ladd
City Attorney

APPROVED AS TO CONTENT:

Jonathan Wheat, P.E.
Director of Engineering

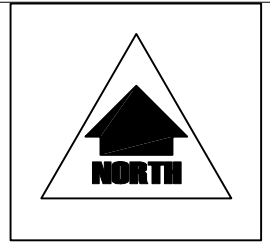


EXHIBIT 1
ARBOR CREEK MIDDLE SCHOOL
SCHOOL ZONES

SCALE: NTS
DATE: 07/26

ENGINEERING
DEPARTMENT

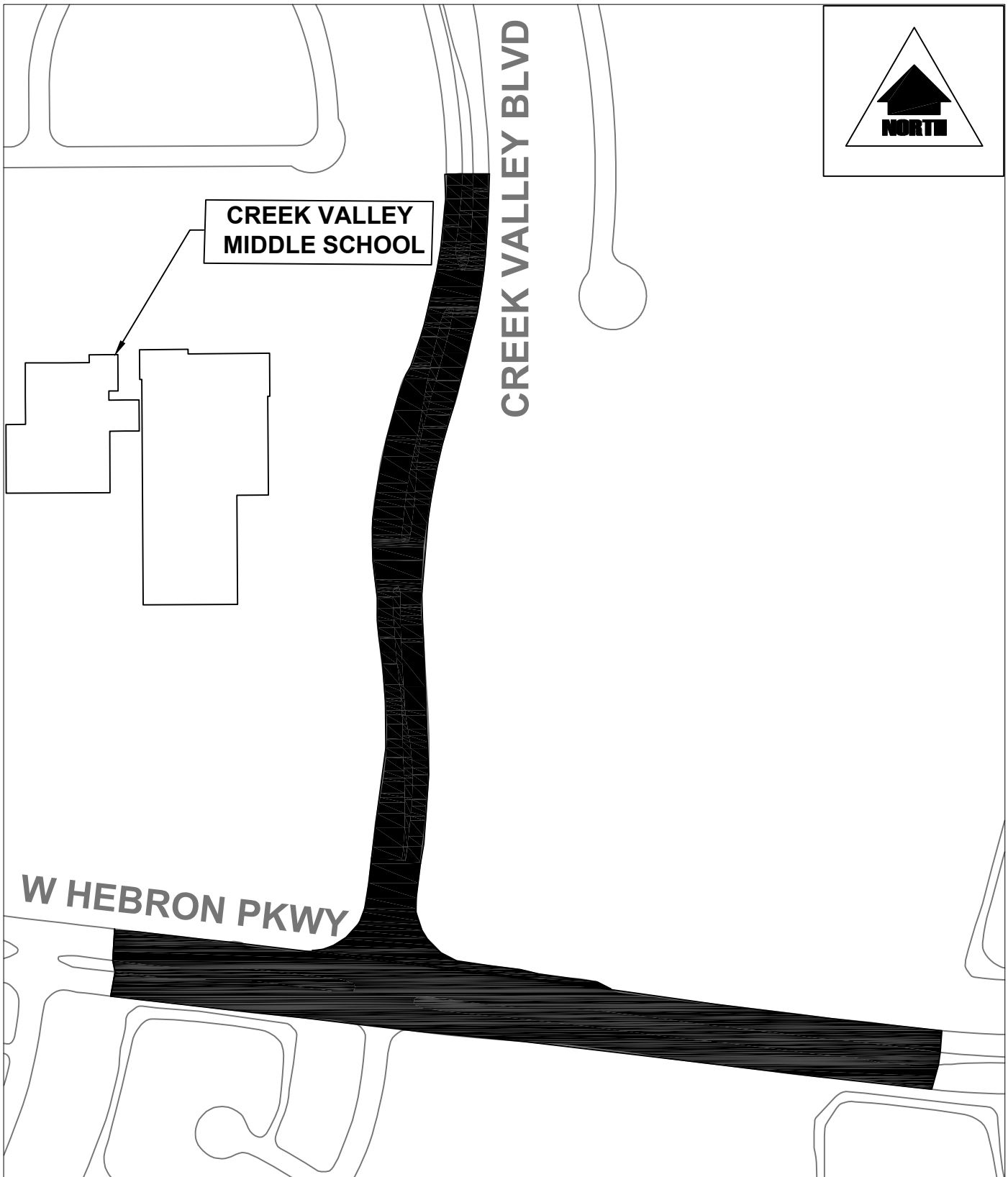


EXHIBIT 2
CREEK VALLEY MIDDLE SCHOOL
SCHOOL ZONES

SCALE: NTS
DATE: 07/26

ENGINEERING
DEPARTMENT

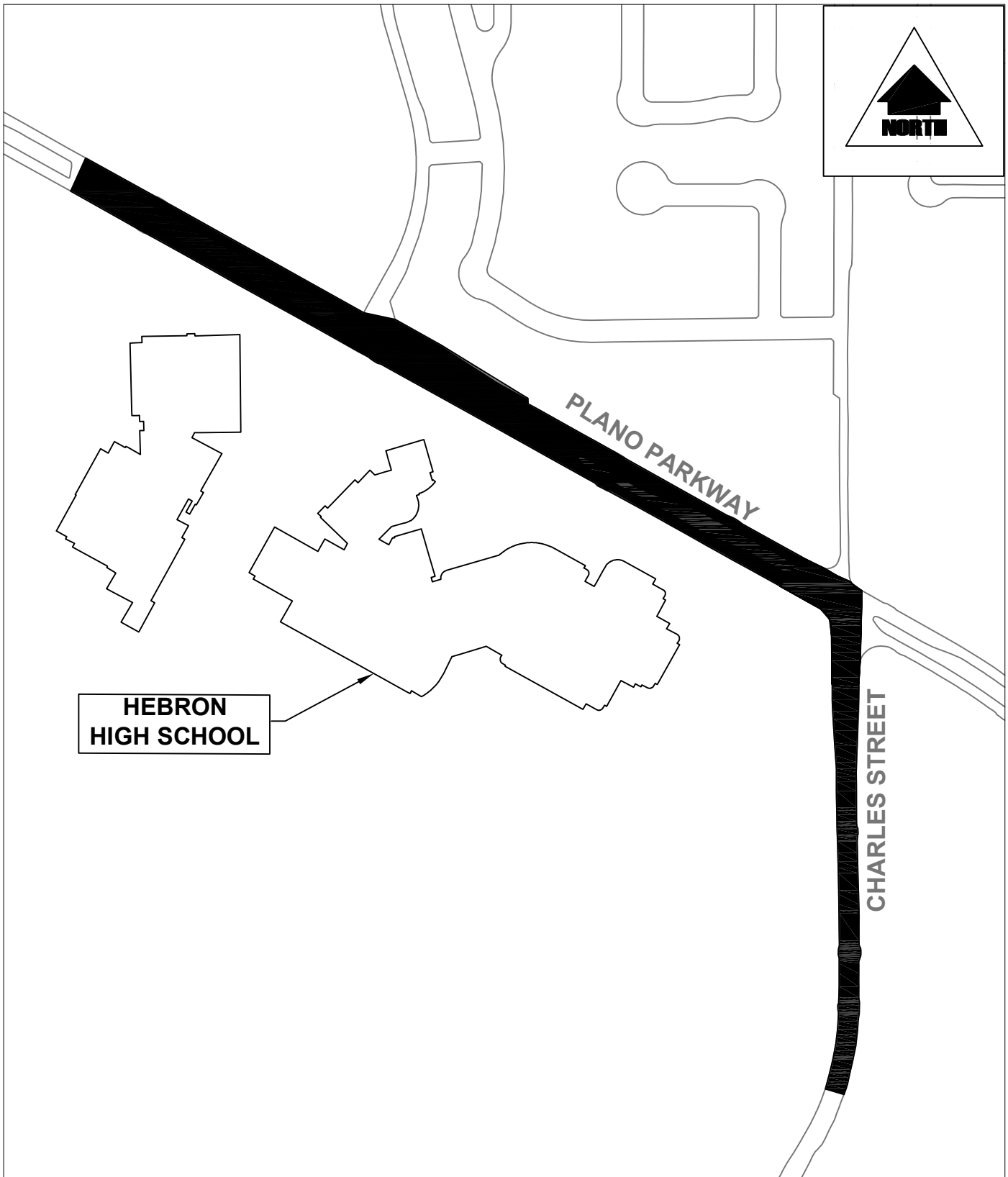


EXHIBIT 3 HEBRON HIGH SCHOOL SCHOOL ZONES

SCALE: NTS
DATE: 07/26

ENGINEERING
DEPARTMENT



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7711

Agenda Date: 8/11/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Ordinances

Agenda Number: *12.

City Council Meeting Date: August 11, 2026

Date: July 27, 2026

To: Erin Rinehart, City Manager

From: Melissa Everett, Finance Director
Chrystal Davis, Assistant City Manager

Consider An **Ordinance Acknowledging Receipt Of The Carrollton Castle Hills Public Improvement District No. 1 Annual Service Plan Update**

BACKGROUND:

The Carrollton Castle Hills Public Improvement District No. 1 (the "PID") was created on January 5, 2016, by Resolution No. 3890 in accordance with the Public Improvement District Act (the "PID Act") to reimburse the costs of certain public improvements (the "Public Improvement Project") for the benefit of the property in the PID. A Service and Assessment plan was subsequently prepared identifying the Public Improvement Project and its estimated costs and the manner of assessing the property in the PID for the costs of the Public Improvement Project. Following a public hearing held on February 2, 2016, the City accepted and approved the Service and Assessment Plan and levied assessments (the "Assessments") with the adoption of City of Carrollton Ordinance No. 3742 (the "Assessment Ordinance").

Pursuant to the PID Act, the Service and Assessment Plan is to be reviewed and updated annually and is to include an Assessment Plan. The attached Annual Service Plan Update was prepared by DTA, the vendor contracted to administer the PID. Staff has reviewed this update and tied key assessment figures back to the Service Assessment Plan adopted by council resolution.

FINANCIAL IMPLICATIONS:

The tenth assessment for this PID will be for the tax year 2026 and will be due in January 2027.

RECOMMENDATION/ACTION DESIRED:

Approve the attached ordinance acknowledging receipt of the annual service plan update.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, ACKNOWLEDGING RECEIPT OF THE CARROLLTON CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas, has received the Annual Service Plan Update to the Service Assessment Plan for the Carrollton Castle Hills Public Improvement District No. 1 of 2026 from the District Administrator, DTA; and

WHEREAS, this update has been reviewed and found to be in compliance with Resolution No. 3890 authoring the creation of Carrollton Castle Hills Public Improvement District No. 1.

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

SECTION 1

All the above premises are found to be true and correct legislative 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

The City Council of the City of Carrollton hereby acknowledges receipt of the Carrollton Castle Hills Public Improvement District No. 1 Annual Service Plan Update to the Service and Assessment Plan.

SECTION 3

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

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas, this 11th day of August, 2026.

CITY OF CARROLLTON, TEXAS:

Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

Meredith Ladd, City Attorney

APPROVED AS TO CONTENT:

Melissa Everett, Finance Director



www.FinanceDTA.com

ANNUAL SERVICE AND ASSESSMENT PLAN (SAP) UPDATE (2026)

CITY OF CARROLLTON

CASTLE HILLS

PUBLIC IMPROVEMENT DISTRICT #1

Report Date: July 1, 2026

Public Finance
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CITY OF CARROLLTON



CARROLLTON

T E X A S

ANNUAL SERVICE AND ASSESSMENT PLAN (SAP) UPDATE (2026)

CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT #1

Prepared for:

City of Carrollton

1945 East Jackson Road

Carrollton, TX 75006

Attention: Melissa Everett, Finance Director

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I INTRODUCTION

The Carrollton Castle Hills Public Improvement District No. 1 (the "PID") was created on January 5, 2016, by City of Carrollton (the "City") Resolution No. 3890 in accordance with the Public Improvement District Act, being Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the costs of certain public improvements (the "Public Improvement Project") for the benefit of the property in the PID. A Service and Assessment Plan (the "Service and Assessment Plan" or "SAP") was subsequently prepared at the direction of the City identifying the Public Improvement Project and its estimated costs, the manner of assessing the property in the PID for the costs of the Public Improvement Project, and any indebtedness to be incurred. Following a public hearing held on February 2, 2016, the City accepted and approved the Service and Assessment Plan and levied assessments (the "Assessments") with the adoption of City of Carrollton Ordinance No. 3742 (the "Assessment Ordinance").

Pursuant to Sections 372.013 and 372.014 of the PID Act, the Service and Assessment Plan is to be reviewed and updated annually and is to include an Assessment Plan. This Annual Service Plan Update to the Service and Assessment Plan (the "Annual Service Plan Update") for 2026 is comprised of the following five parts:

- Introduction;
- Annual Service Plan Update;
- Annual Assessment Plan Update;
- Buyer Disclosure Form; and
- Assessment Roll.

II ANNUAL SERVICE PLAN UPDATE

Section 372.013 of the PID Act requires the Annual Service Plan Update to (i) define the annual indebtedness and the projected costs of the Projects and (ii) cover a period of at least 5 years. Please refer to the following tables for the aforementioned information.

A Estimated Costs of Public Improvements

The estimated costs of the Public Improvement Project are summarized in Table II-1.

Table II-1: Public Improvement Project Cost Summary

Description	Revised Estimated Cost	Public Improvements	Private Improvements
Construction			
Wet Utilities			
Storm Drainage Facilities	\$1,766,870	\$1,766,870	\$0
Sanitary Sewer Facilities	\$1,281,604	\$1,281,604	\$0
Water Facilities	\$1,231,554	\$1,231,554	\$0
Road Improvements	\$3,087,940	\$3,087,940	\$0
Earthwork and Retaining Walls	\$4,145,190	\$4,145,190	\$0
Dry Utilities	\$504,353	\$0	\$504,353
Landscaping/Parks	\$1,205,000	\$1,205,000	\$0
Subtotal - Construction	\$13,222,511	\$12,718,158	\$504,353
Soft Costs			
Engineering, Design, and City Fees	\$1,185,000	\$1,185,000	\$0
Property and Roll Taxes and HOA	\$132,600	\$0	\$132,600
Construction Period Interest	\$913,000	\$0	\$913,000
Development/Management Fees	\$894,000	\$0	\$894,000
Development Financing Expenses	\$406,200	\$0	\$406,200
Subtotal - Soft Costs	\$3,530,800	\$1,185,000	\$2,345,800
Grand Total	\$16,753,311	\$13,903,158	\$2,850,153
PID Principal Assessed	\$6,370,434	\$6,370,434	\$0
Interest on Principal Assessed	\$4,731,436	\$4,731,436	\$0
PID Funded Principal and Interest	\$11,101,870	\$11,101,870	\$0

*Note: May not sum due to rounding.

B Five Year PID Cash Flow Projections

Projected annual assessment installment revenue, PID expenditures, and indebtedness, in the form of the obligation to reimburse the Developer, CH PH 12, LLC and its successors and assigns, are shown in Table II-2 below. The District is not anticipated to incur any bonded indebtedness.

Table II-2: 5-Year Cash Flow Projections (Tax Years 2026-2030)

Description	Total	2026	2027	2028	2029	2030
Revenues						
Assessment Installments	\$2,858,039	\$571,608	\$571,608	\$571,608	\$571,608	\$571,608
Total Revenues	\$2,858,039	\$571,608	\$571,608	\$571,608	\$571,608	\$571,608
Expenditures						
Reimbursement Interest	\$1,125,422	\$262,376	\$244,806	\$226,192	\$206,471	\$185,577
Reimbursement Principal	\$1,648,933	\$292,827	\$310,232	\$328,681	\$348,234	\$368,959
Collection Expenses	\$83,683	\$16,405	\$16,569	\$16,735	\$16,902	\$17,071
Total Expenditures	\$2,858,039	\$571,608	\$571,608	\$571,608	\$571,608	\$571,608

*Note: May not sum due to rounding.

C Description of Public Improvement Project

A description of the Public Improvement Projects follows below.

- Storm drainage improvements, including but not limited to, storm drains, junction boxes, curb inlets, and headwalls;
- Sanitary sewer facilities, including, but not limited to, sewer mains and laterals, manholes, and all other works, and equipment for the collection and transportation of wastewater;
- Water facilities, including but not limited to, water mains and laterals, valves, fittings, and fire hydrants;
- Road improvements, including, but not limited to, on-site street base and paving, ramps, and sidewalks and off-site base and paving, ramps, and sidewalks associated with new turn lanes;
- Earthwork/grading and retaining walls; and
- City, professional, and other fees, including, but not limited to, engineering, materials/soils testing, plan check and inspection fees, construction staking, and construction management.

III ANNUAL ASSESSMENT PLAN UPDATE

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned on the basis of the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefitted. Furthermore, Section 372.015 of the PID Act provides that the Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements.

The Assessment Plan describes the special benefit received by each classification of property from the Public Improvement Project. It also provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the Council apportions costs in a manner that results in equal shares allocated to parcels similarly benefitted. The determination by the Council of the assessment methodology set forth herein is the result of the discretionary exercise by the Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners of assessed parcels. This PID is created to provide for reimbursement or payment of improvement costs for the PID; no alternate financing is approved through the approval of this SAP. The City shall not be liable for payment of any costs from general funds or other municipal revenues. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any portion or phase of the development projects within the PID.

A Allocation of Cost of the Public Improvement Projects to PID

All costs of the Public Improvement Projects are allocated to the residential lots within the PID (the "Assessment Parcels"). The Public Improvement Project is comprised of local public improvements that are a condition for developing and designed specifically to serve the residential lots within the PID. Therefore, the Assessment Parcels will receive a direct and special benefit from the Public Improvement Projects, and this benefit will be equal to or greater than the amount of the Assessment.

B Assessment Methodology

The Council has decided to allocate the costs of the Public Improvement Projects to the residential lots within the PID in proportion to the estimated average build-out value (i.e., estimated completed home values), and that creating assessment classifications based on the two (2) anticipated lot types will result in imposing equal shares of costs on properties similarly benefitted. Average build-out values for each lot type are shown in **Table III-1** below, and the allocation of the costs of the Public Improvement Projects, the

portion of such allocated costs to be funded by the PID, and the estimated total Installment Payment applicable to each lot type is shown in Table III-2 below.

Table III-1: Average Build-Out Values

Lot Classification	Minimum Lot Width	Average Build-Out Value	Lots	Total Build-Out Value	Percent (%) of Total
1	41 Feet	\$426,000	81	\$34,506,000	22.17%
2	50 Feet	\$520,000	233	\$121,160,000	77.83%
Total			314	\$155,666,000	100.00%

Table III-2: Cost Allocation, Assessments, and Average Installments

Lot Classification	Percent (%) of Total	Allocated Costs	PID Principal	Assessment Per Lot	Average Installment Payment
1	22.17%	\$4,015,563	\$1,413,146	\$17,446	\$1,565.42
2	77.83%	\$14,086,513	\$4,957,288	\$21,276	\$1,909.05
Total	100.00%	\$18,102,076	\$6,370,434	N/A	N/A

*Note: May not sum due to rounding.

C Terms of the Assessments

A lien has been established against the property assessed effective as of the date of the Assessment Ordinance, privileged above all other liens, except for liens for State, county, school district or municipality *ad valorem* taxes, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. The Assessments shall be imposed and may be collected in annual installments from real property within the PID through the application of the procedures described below. The Assessments shall terminate on the date the Assessments are paid in full, including unpaid assessment installment payments, if any.

C.1 Assessment Roll

The Assessment for each Assessment Parcel within the District shall be shown on the Assessment Roll attached hereto as **Appendix B**. Note, the final Plat for Castle Hills #1 (Phase 11) was recorded on September 11, 2017.

No Assessment shall be charged hereafter except pursuant to the provisions provided for herein or as permitted under the PID Act. The Assessment Roll shall be updated following the payment of any Assessment in lump sum and each year to reflect any subdivision and/or consolidation of Assessment Parcels within the District.

The Administrator shall prepare for Council approval updates to the Assessment Roll

each year to reflect (i) the identification of each Assessment Parcel by Tax Parcel number, if available, (ii) the Assessments and/or any supplemental Assessments pursuant to Section 372.019 of the PID Act, including any adjustments as provided in this Annual Service Plan Update, (iii) the Collection Expenses allocable to each parcel, and (iv) any other changes permitted by law.

C.2 Apportionment of Assessment Upon Subdivision

Upon the subdivision of an Assessment Parcel, including a replat, the Assessment for each of the resulting Tax Parcels shall be equal to the Assessment corresponding to the lot classification for such Tax Parcel as determined by reference to the Preliminary Plat Castle Hills – Singer Tract. However, the Assessment for any Tax Parcel that is not located in a recorded final residential plat shall be equal to the sum of the Assessments for the anticipated number and classification of lots as determined by reference to the Preliminary Plat Castle Hills – Singer Tract.

C.3 Apportionment of Assessment Upon Consolidation

Upon the consolidation of one or more Assessment Parcels, the Assessment for the resulting new Assessment Parcel shall be equal to the sum of the Assessments for the Assessment Parcels which were consolidated.

C.4 Payment and Collection of Assessments

The PID Act provides that an Assessment may be paid in full at any time, without penalty, which amount includes the remaining unpaid principal balance along with interest that has accrued on the Assessment to the date of prepayment. If the Assessments are not paid in full, the PID Act authorizes the District to collect interest and Collection Expenses on the outstanding Assessments. An Assessment that is not paid in full will be collected in annual installments each year in the amounts shown on the Assessment Roll, which include interest on the outstanding balance of such Assessment and Collection Expenses.

C.4.i Payment in Annual Installments

The Public Improvement Project will be financed from the payment of the Assessments in periodic installments (the "Installment Payments") which, pursuant to Sections 372.017 and 372.018 of the PID Act, may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the Council and will (i) be in amounts necessary to meet the annual costs for the improvements and (ii) continue for the period approved by the Council for the payment of the installments. The Council has determined that the Assessments shall be payable as shown in the Assessment Roll in twenty (20) annual installments commencing with the 2017 Installment. Payments made after January 31 in a given year shall be subject to delinquency and interest penalties. The City or County Tax Assessor/Collector will invoice each owner of an Assessment Parcel for the Installment Payment at the same time as the County's annual property tax bill,

and the installments shall be due and payable in the same manner as provided for the County's property taxes. Thereafter, subsequent installments shall be due in the same manner in each succeeding calendar year until the assessment together with interest and Collection Expenses as provided herein has been paid in full. Failure of an owner to receive an Installment Payment on the property tax bill shall not relieve the owner of the responsibility for the Assessment or the Installment Payment. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Project, the City has no financial obligations under the Reimbursement Agreement other than the enforcement of the collection of the Assessments.

The Assessments are personal obligations of the person owning an Assessment Parcel in the year an Installment Payment becomes due. Any sale of property for nonpayment of the Installment Payments shall be subject to the lien established for the remaining unpaid Installment Payments against such Assessment Parcel, and such Assessment Parcel may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Installment Payments against such Assessment Parcel as they become due and payable.

A schedule of the Installment Payments for each Assessment Parcel is included in **Appendix B**.

C.4.ii Collection Expenses

Collection expenses for the District are estimated at \$15,000 initially and may escalate annually, as set forth in **Appendix B**, and are allocated in proportion to the Assessments.

C.4.iii Delinquencies and Penalties

Pursuant to 372.018(f) of the Act, delinquent installments of the assessment shall incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes.

C.4.iv Payment in Full

The Assessment for any Assessment Parcel may be paid in full, without penalty, by paying to the City the remaining unpaid principal balance along with interest that has accrued on the assessment to the date of prepayment. Unpaid but billed Installment Payments shall remain due and payable notwithstanding any Assessment payoff; any such amounts shall be refunded following their receipt by the fiscal agent and/or trustee.

C.4.v Payment in Part

The Assessment for any Assessment Parcel may be paid in part by paying to the City a portion of the remaining unpaid principal balance along with interest that has accrued on such unpaid principal balance to the date of prepayment.

C.4.vi Application of Assessment Payoff Amount

The Assessment payoff amount calculated above shall be paid to the City and applied toward the payment or reimbursement of costs of the Public Improvement Project in accordance with the Reimbursement Agreement. Upon the payment of the Assessment either in full or in part to the City, the Assessment Roll shall be amended accordingly and in the event the Assessment has been paid in full the appropriate party shall cause an Assessment lien release for the applicable Assessment Parcel to be recorded.

C.4.vii Reduction of Assessments from Excess Improvement Funds

If the actual cost of the Public Improvement Project is less than the cost used to calculate the Assessments, then the Assessment for each Assessment Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments for all Assessment Parcels equals the actual costs of the Public Improvement Project.

APPENDIX A

City of Carrollton

Annual Service and Assessment Plan (SAP) Update (2026)

Castle Hills Public Improvement District #1



**BUYER DISCLOSURE
FORM**

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This Notice requirement does not apply to a transfer:

- 1) Under a court order or foreclosure;
- 2) By a trustee in bankruptcy;
- 3) To a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) By a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) By a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) From one co-owner to another co-owner of an undivided interest in the real property;
- 7) To or from a government entity; or,
- 8) Of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to the prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchases, subject to certain exception, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchase and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CARROLLTON, TEXAS
CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Carrollton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Castle Hills Public Improvement District No. 1** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from Carrollton. The exact amount of each annual installment will be approved each year by Carrollton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Carrollton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Buyer (Print Name)	Signature	Date
--------------------	-----------	------

Buyer (Print Name)	Signature	
--------------------	-----------	--

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CARROLLTON, TEXAS
CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Carrollton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Castle Hills Public Improvement District No. 1** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from Carrollton. The exact amount of each annual installment will be approved each year by Carrollton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Carrollton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

Buyer (Print Name)	Signature	Date
--------------------	-----------	------

Buyer (Print Name)	Signature	
--------------------	-----------	--

STATE OF TEXAS §
 §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__

Notary Public, State of Texas

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	
---------------------	-----------	--

STATE OF TEXAS §
 §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__

Notary Public, State of Texas

APPENDIX B

City of Carrollton

Annual Service and Assessment Plan (SAP) Update (2026)

Castle Hills Public Improvement District #1



ASSESSMENT ROLL

41' Lot Type

Table B-1: Assessment Roll of 41' Lot Type

Parcel ID						
716080	716081	716082	716083	716084	716085	716086
716087	716088	716089	716090	716091	716092	716093
716094	716095	716096	716097	716098	716128	716129
716130	716131	716132	716133	716134	716135	716136
716137	716251	716252	716253	716254	716255	716256
716257	716258	716260	716261	716262	716263	716264
716265	716266	716267	716268	716269	716270	716271
716284	716285	716286	716287	716288	716289	716290
716291	716292	716293	716294	716295	716296	716297
716298	716299	716300	716301	716302	716303	716579
716580	716581	716582	716583	716584	716585	716586
716587	716588	716589	716590			

Appendix B
Annual Installments by Parcel ID

Lot Classification: 41'

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance (b)
	Interest	Principal	Administrative Expenses	Annual Installment	
2026	\$718.55	\$801.94	\$44.93	\$1,565.42	\$11,975.79
2027	\$670.43	\$849.61	\$45.38	\$1,565.42	\$11,173.85
2028	\$619.46	\$900.13	\$45.83	\$1,565.42	\$10,324.24
2029	\$565.45	\$953.68	\$46.29	\$1,565.42	\$9,424.11
2030	\$508.23	\$1,010.44	\$46.75	\$1,565.42	\$8,470.43
2031	\$447.60	\$1,070.60	\$47.22	\$1,565.42	\$7,459.99
2032	\$383.36	\$1,134.36	\$47.69	\$1,565.41	\$6,389.39
2033	\$315.30	\$1,201.95	\$48.17	\$1,565.42	\$5,255.03
2034	\$243.19	\$1,273.58	\$48.65	\$1,565.42	\$4,053.08
2035	\$166.77	\$1,349.51	\$49.14	\$1,565.42	\$2,779.50
2036	\$85.80	\$1,429.99	\$49.63	\$1,565.42	\$1,429.99
Total	\$4,724.14	\$11,975.79	\$519.68	\$17,219.61	

(a) Tax Year 2026 corresponds to Bond Year 2027. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

50' Lot Type

Table B-2: Assessment Roll of 50' Lot Type

Parcel ID						
716015	716016	716017	716018	716019	716020	716021
716022	716023	716024	716025	716026	716027	716028
716029	716030	716031	716032	716033	716034	716035
716036	716037	716038	716039	716040	716041	716042
716043	716044	716046	716047	716071	716072	716073
716074	716075	716076	716077	716078	716139	716140
716141	716142	716143	716144	716145	716146	716147
716148	716149	716150	716151	716152	716153	716154
716155	716156	716180	716181	716182	716183	716184
716185	716186	716187	716188	716189	716190	716191
716192	716193	716194	716195	716196	716197	716198
716199	716200	716201	716202	716203	716204	716356
716357	716358	716359	716360	716361	716362	716363
716364	716365	716366	716367	716368	716369	716370
716371	716372	716373	716374	716375	716389	716390
716391	716392	716393	716394	716395	716396	716397
716398	716399	716400	716401	716402	716403	716404
716405	716406	716407	716408	716416	716417	716418
716419	716420	716421	716422	716423	716424	716425
716426	716427	716428	716429	716430	716431	716432
716433	716434	716468	716469	716470	716471	716472
716473	716474	716475	716476	716477	716478	716479
716480	716481	716482	716483	716484	716485	716486
716517	716518	716519	716521	716523	716524	716525
716526	716527	716528	716529	716530	716531	716538
716539	716540	716541	716542	716543	716544	716545
716546	716547	716548	716549	716550	716551	716552
716591	716592	716593	716594	716595	716596	716597
716598	716599	716600	716601	716602	716603	716604
716605	716606	716607	716608	716609	716610	716611
716612	716613	716614	716615	716616	716617	716618
716619	716620	716621	716622	716623	716624	716625
716626	716627	716628	716635	716636	716637	716638
716639	716640					

Appendix B
Annual Installments by Parcel ID

Lot Classification: 50'

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance (b)
	Interest	Principal	Administrative Expenses	Annual Installment	
2026	\$876.28	\$977.98	\$54.79	\$1,909.05	\$14,604.65
2027	\$817.60	\$1,036.11	\$55.34	\$1,909.05	\$13,626.67
2028	\$755.43	\$1,097.72	\$55.89	\$1,909.04	\$12,590.56
2029	\$689.57	\$1,163.03	\$56.45	\$1,909.05	\$11,492.84
2030	\$619.79	\$1,232.25	\$57.01	\$1,909.05	\$10,329.81
2031	\$545.85	\$1,305.61	\$57.59	\$1,909.05	\$9,097.56
2032	\$467.52	\$1,383.37	\$58.16	\$1,909.05	\$7,791.95
2033	\$384.52	\$1,465.79	\$58.74	\$1,909.05	\$6,408.58
2034	\$296.57	\$1,553.15	\$59.33	\$1,909.05	\$4,942.79
2035	\$203.38	\$1,645.75	\$59.92	\$1,909.05	\$3,389.64
2036	\$104.63	\$1,743.89	\$60.52	\$1,909.04	\$1,743.89
Total	\$5,761.14	\$14,604.65	\$633.74	\$20,999.53	

(a) Tax Year 2026 corresponds to Bond Year 2027. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

APPENDIX C

City of Carrollton

Annual Service and Assessment Plan (SAP) Update (2026)

Castle Hills Public Improvement District #1



**TOTAL ASSESSMENT
ROLL**

Appendix C
Annual Installments by Parcel ID

Lot Classification: Total

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance (b)
	Interest	Principal	Administrative Expenses	Annual Installment	
2026	\$262,375.64	\$292,826.83	\$16,405.29	\$571,607.76	\$4,372,927.32
2027	\$244,806.03	\$310,232.39	\$16,569.34	\$571,607.76	\$4,080,100.49
2028	\$226,192.09	\$328,680.64	\$16,735.03	\$571,607.76	\$3,769,868.10
2029	\$206,471.25	\$348,234.13	\$16,902.38	\$571,607.76	\$3,441,187.46
2030	\$185,577.20	\$368,959.15	\$17,071.40	\$571,607.75	\$3,092,953.33
2031	\$163,439.65	\$390,925.99	\$17,242.11	\$571,607.75	\$2,723,994.18
2032	\$139,984.09	\$414,209.12	\$17,414.53	\$571,607.74	\$2,333,068.19
2033	\$115,131.54	\$438,887.53	\$17,588.68	\$571,607.75	\$1,918,859.07
2034	\$88,798.29	\$465,044.89	\$17,764.57	\$571,607.75	\$1,479,971.54
2035	\$60,895.60	\$492,769.94	\$17,942.22	\$571,607.76	\$1,014,926.65
2036	\$31,329.40	\$522,156.71	\$18,121.64	\$571,607.75	\$522,156.71
Total	\$1,725,000.78	\$4,372,927.32	\$189,757.19	\$6,287,685.29	

(a) Tax Year 2026 corresponds to Bond Year 2027. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.



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DALLAS, TX 75205
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7712

Agenda Date: 8/11/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Ordinances

Agenda Number: *13.

City Council Meeting Date: August 11, 2026

Date: July 27, 2026

To: Erin Rinehart, City Manager

From: Melissa Everett, Finance Director
Chrystal Davis, Assistant City Manger

Consider An **Ordinance Acknowledging Receipt Of The Carrollton Castle Hills Public Improvement District No. 2 Annual Service Plan Update.**

BACKGROUND:

The Carrollton Castle Hills Public Improvement District No. 2 (the "PID") was created on February 28, 2017, by Resolution No. 4043 in accordance with the Public Improvement District Act (the "PID Act") to reimburse the costs of certain public improvements (the "Public Improvement Project") for the benefit of the property in the PID. A Service and Assessment plan was subsequently prepared identifying the Public Improvement Project and its estimated costs and the manner of assessing the property in the PID for the costs of the Public Improvement Project. Following a public hearing held on April 4, 2017, the City accepted and approved the Service and Assessment Plan and levied assessments (the "Assessments") with the adoption of City of Carrollton Ordinance No. 3803 (the "Assessment Ordinance").

Pursuant to the PID Act, the Service and Assessment Plan is to be reviewed and updated annually and is to include an Assessment Plan. The attached Annual Service Plan Update was prepared by DTA, the vendor contracted to administer the PID. Staff has reviewed this update and tied key assessment figures back to the Service Assessment Plan adopted by council resolution.

FINANCIAL IMPLICATIONS:

The ninth assessment for this PID will be for the tax year 2026 and will be due in January 2027.

RECOMMENDATION/ACTION DESIRED:

Approve the attached ordinance acknowledging receipt of the annual service plan update.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, ACKNOWLEDGING RECEIPT OF THE CARROLLTON CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 2 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas, has received the Annual Service Plan Update to the Service Assessment Plan for the Carrollton Castle Hills Public Improvement District No. 2 of 2026 from the District Administrator, DTA; and

WHEREAS, this update has been reviewed and found to be in compliance with Resolution No. 4043 authoring the creation of Carrollton Castle Hills Public Improvement District No. 2.

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

SECTION 1

All the above premises are found to be true and correct legislative 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

The City Council of the City of Carrollton hereby acknowledges receipt of the Carrollton Castle Hills Public Improvement District No. 2 Annual Service Plan Update to the Service and Assessment Plan.

SECTION 3

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

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas, this 11th day of August, 2026.

CITY OF CARROLLTON, TEXAS:

Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

Meredith Ladd, City Attorney

APPROVED AS TO CONTENT:

Melissa Everett, Finance Director



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ANNUAL SERVICE AND ASSESSMENT PLAN (SAP) UPDATE (2026)

CITY OF CARROLLTON

CASTLE HILLS

PUBLIC IMPROVEMENT DISTRICT #2

Report Date: July 1, 2026

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CITY OF CARROLLTON



CARROLLTON
T E X A S

ANNUAL SERVICE AND ASSESSMENT PLAN (SAP) UPDATE (2026)

CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT #2

City of Carrollton

1945 East Jackson Road

Carrollton, TX 75006

Attention: Melissa Everett, Finance Director

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I INTRODUCTION

The Carrollton Castle Hills Public Improvement District No. 2 (the "PID") was created on February 28, 2017, by City of Carrollton (the "City") Resolution No. 4043 in accordance with the Public Improvement District Act, being Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the costs of certain public improvements (the "Public Improvement Project") for the benefit of the property in the PID. A Service and Assessment Plan (the "Service and Assessment Plan" or "SAP") was subsequently prepared at the direction of the City identifying the Public Improvement Project and its estimated costs, the manner of assessing the property in the PID for the costs of the Public Improvement Project, and any indebtedness to be incurred. Following a public hearing held on April 4, 2017, the City accepted and approved the Service and Assessment Plan and levied assessments (the "Assessments") with the adoption of City of Carrollton Ordinance No. 3803 (the "Assessment Ordinance").

Pursuant to Sections 372.013 and 372.014 of the PID Act, the Service and Assessment Plan is to be reviewed and updated annually and is to include an Assessment Plan. This Annual Service Plan Update to the Service and Assessment Plan (the "Annual Service Plan Update") for 2026 is comprised of the following four parts:

- Introduction;
- Annual Service Plan Update;
- Annual Assessment Plan Update;
- Buyer Disclosure Form; and
- Assessment Roll.

II ANNUAL SERVICE PLAN UPDATE

Section 372.013 of the PID Act requires the Annual Service Plan Update to (i) define the annual indebtedness and the projected costs of the Projects and (ii) cover a period of at least 5 years. Please refer to the following tables for the aforementioned information.

A Estimated Costs of Public Improvements

The estimated costs of the Public Improvement Project are summarized in Table II-1.

Table II-1: Public Improvement Project Cost Summary

Description	Total	Public Improvements	Private Improvements
Hard Costs			
Storm Drainage Facilities	\$1,208,038	\$1,208,038	\$0
Sanitary Sewer Facilities	\$3,072,014	\$3,072,014	\$0
Water Facilities	\$1,957,754	\$1,957,754	\$0
Road Improvements	\$2,940,480	\$2,940,480	\$0
Earthwork/Grading and Retaining Walls	\$6,637,616	\$6,637,616	\$0
Utilities	\$930,000	\$0	\$930,000
Landscaping/Parks	\$1,147,826	\$1,147,826	\$0
Contingency	\$2,502,446	\$2,372,385	\$130,061
Subtotal - Neighborhood Improvements	\$20,396,174	\$19,336,113	\$1,060,061
Soft Costs			
Engineering, Design, and City Fees	\$1,468,356	\$1,468,356	\$0
Property and Roll Taxes and HOA	\$300,000	\$0	\$300,000
Construction Period Interest	\$825,000	\$0	\$825,000
Development/Management Fees	\$805,740	\$0	\$805,740
Development Financing Expenses	\$366,100	\$0	\$366,100
Subtotal - Soft Costs	\$3,765,196	\$1,468,356	\$2,296,840
Grand Total	\$24,161,370	\$20,804,469	\$3,356,901
PID Principal Assessed	\$8,446,180	\$8,446,180	\$0
Interest on Principal Assessed	\$8,751,012	\$8,751,012	\$0
PID Funded Principal and Interest	\$17,197,192	\$17,197,192	\$0

*Note: May not sum due to rounding.

B Five Year PID Cash Flow Projections

Projected annual assessment installment revenue, PID expenditures, and indebtedness, in the form of the obligation to reimburse the Developer, CH PH 12, LLC and its successors and assigns, are shown in Table II-2 below. The District is not anticipated to incur any bonded indebtedness.

Table II-2: 5-Year Cash Flow Projections (Tax Years 2026-2030)

Description	Total	2026	2027	2028	2029	2030
Revenues						
Assessments Installments	\$3,099,624	\$619,925	\$619,925	\$619,925	\$619,925	\$619,925
Total Revenues	\$3,099,624	\$619,925	\$619,925	\$619,925	\$619,925	\$619,925
Expenditures						
Reimbursement Interest	\$1,622,868	\$366,489	\$347,133	\$326,237	\$303,681	\$279,328
Reimbursement Principal	\$1,418,144	\$241,946	\$261,187	\$281,966	\$304,406	\$328,640
Collection Expenses	\$58,612	\$11,489	\$11,605	\$11,722	\$11,838	\$11,957
Total Expenditures	\$3,099,624	\$619,925	\$619,925	\$619,925	\$619,925	\$619,925

Notes: May not sum due to rounding. Revenues and Expenditures have been reduced from original amounts following prepayments of principal.

C Description of Public Improvement Project

A description of the Public Improvement Projects follows below.

- Storm drainage improvements, including but not limited to, storm drains, junction boxes, curb inlets, and headwalls;
- Sanitary sewer facilities, including but not limited to, on and off-site sewer mains and laterals, including force mains, manholes, a lift station, and all other works, and equipment for the collection and transportation of wastewater;
- Water facilities, including but not limited to, on and off-site water mains and laterals, valves, fittings, and fire hydrants;
- Road improvements, including but not limited to, on-site street base and paving, ramps, sidewalks, and brick pavers/median noses and off-site subgrade, base and paving, ramps, and sidewalks associated with new turn lanes;
- Earthwork/grading and retaining walls; and
- City, professional, and other fees, including but not limited to, engineering, materials/soils testing, plan check and inspection fees, construction staking, and construction management.

III ANNUAL ASSESSMENT PLAN UPDATE

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned on the basis of the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefitted. Furthermore, Section 372.015 of the PID Act provides that the Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements.

The Assessment Plan describes the special benefit received by each classification of property from the Public Improvement Project. It also provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the Council apportions costs in a manner that results in equal shares allocated to parcels similarly benefitted. The determination by the Council of the assessment methodology set forth herein is the result of the discretionary exercise by the Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners of assessed parcels. This PID is created to provide for reimbursement or payment of improvement costs for the PID; no alternate financing is approved through the approval of this SAP. The City shall not be liable for payment of any costs from general funds or other municipal revenues. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any portion or phase of the development projects within the PID.

A Allocation of Cost of the Public Improvement Projects to PID

All costs of the Public Improvement Projects are allocated to the residential lots within the PID (the "Assessment Parcels"). The Public Improvement Project is comprised of local public improvements that are a condition for developing and designed specifically to serve the residential lots within the PID. Therefore, the Assessment Parcels will receive a direct and special benefit from the Public Improvement Projects, and this benefit will be equal to or greater than the amount of the Assessment.

B Assessment Methodology

The Council has determined to allocate the costs of the Public Improvement Project to the residential lots within the PID in proportion to estimated average build-out value (i.e., estimated completed home values), and that creating assessment classifications based on the five (5) anticipated lot types will result in imposing equal shares of cost on properties similarly benefitted. Average build-out values for each lot type are shown in **Table III-1**, and the allocation of the cost of the Public Improvement Project, the portion of such

allocated costs to be funded by the PID, and the estimate total Installment Payment applicable to each lot type is shown in Table III-2.

Table III-1: Average Build-Out Values

Lot Classification	Minimum Lot Width	Average Build-Out Value	Lots	Dwelling Units	Total Build-Out Value	Percent (%) of Total
1	Multi-Family	\$150,000	N/A	430	\$64,500,000	29.17%
2	41 Feet	\$426,000	84	84	\$35,784,000	16.18%
3	50 Feet	\$520,000	114	114	\$59,280,000	26.81%
4	65 Feet	\$675,000	57	57	\$38,475,000	17.40%
5	80 Feet	\$825,000	28	28	\$23,100,000	10.45%
Total			283	713	\$221,139,000	100.00%

*Note: May not sum due to rounding.

Table III-2: Cost Allocation, Assessments, and Average Installments

Lot Classification	Percent (%) of Total	Allocated Costs	PID Principal	Assessment per Lot/Unit	Average Installment Payment
1	29.17%	\$7,047,189	\$2,463,512	\$5,729.10	\$594.45
2	16.18%	\$3,909,715	\$1,366,734	\$16,270.64	\$1,688.24
3	26.81%	\$6,476,859	\$2,264,140	\$19,860.87	\$2,060.76
4	17.40%	\$4,203,730	\$1,469,514	\$25,780.94	\$2,675.03
5	10.45%	\$2,523,877	\$882,281	\$31,510.04	\$3,269.48
Total	100.00%	\$24,161,370	\$8,446,180	N/A	N/A

*Note: May not sum due to rounding.

C Terms of the Assessments

A lien has been established against the property assessed effective as of the date of the Assessment Ordinance, privileged above all other liens, except for liens for State, county, school district or municipality ad valorem taxes, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. The Assessments shall be imposed and may be collected in annual installments from real property within the PID through the application of the procedures described below. The Assessments shall terminate on the date the Assessments are paid in full, including unpaid assessment installment payments, if any.

C.1 Assessment Roll

The Assessment for each Assessment Parcel within the District shall be shown on the Assessment Roll attached hereto as **Appendix B**. Note, no plats were recorded as of January 1, 2018.

No Assessment shall be charged hereafter except pursuant to the provisions

provided for herein or as permitted under the PID Act. The Assessment Roll shall be updated following the payment of any Assessment in lump sum and each year to reflect any subdivision and/or consolidation of Assessment Parcels within the District.

The Administrator shall prepare for Council approval updates to the Assessment Roll each year to reflect (i) the identification of each Assessment Parcel by Tax Parcel number, if available, (ii) the Assessments and/or any supplemental Assessments pursuant to Section 372.019 of the PID Act, including any adjustments as provided in this Annual Service Plan Update, (iii) the Collection Expenses allocable to each parcel, and (iv) any other changes permitted by law.

C.2 Apportionment of Assessment Upon Subdivision

Upon the subdivision of an Assessment Parcel, including a replat, the Assessment for each of the resulting Tax Parcels shall be equal to the Assessment corresponding to the lot classification for such Tax Parcel as determined by reference to the Preliminary Castle Hills Phase 10 Plat for the single-family property or Technical Site Plan for the multi-family property. However, the Assessment for any Tax Parcel that is not located in a recorded final residential plat shall be equal to the sum of the Assessments for the anticipated number and classification of lots as determined by reference to the Preliminary Castle Hills Phase 10 Concept Plan or the Preliminary Castle Hills Phase 10 Plat, as applicable.

C.3 Apportionment of Assessment Upon Consolidation

Upon the consolidation of one or more Assessment Parcels, the Assessment for the resulting new Assessment Parcel shall be equal to the sum of the Assessments for the Assessment Parcels which were consolidated.

C.4 Payment and Collection of Assessments

The PID Act provides that an Assessment may be paid in full at any time, without penalty, which amount includes the remaining unpaid principal balance along with interest that has accrued on the Assessment to the date of prepayment. If the Assessments are not paid in full, the PID Act authorizes the District to collect interest and Collection Expenses on the outstanding Assessments. An Assessment that is not paid in full will be collected in annual installments each year in the amounts shown on the Assessment Roll, which include interest on the outstanding balance of such Assessment and Collection Expenses.

C.4.i Payment in Annual Installments

The Public Improvement Project will be financed from the payment of the Assessments in periodic installments (the "Installment Payments") which, pursuant to Sections 372.017 and 372.018 of the PID Act, may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the Council and will (i) be in amounts necessary to meet the annual costs for the improvements and (ii) continue for the period approved by the Council for the payment of the installments. The Council has determined that the Assessments shall be payable as shown in the Assessment Roll in twenty (20) annual installments commencing with the 2018 Installment Payments payable no later than January 31, 2019, at an interest rate of 8.00%.

The City or County Tax Assessor/Collector will invoice each owner of an Assessment Parcel for the Installment Payment at the same time as the County's annual property tax bill, and the installments shall be due and payable in the same manner as provided for the County's property taxes. Thereafter, subsequent installments shall be due in the same manner in each succeeding calendar year until the assessment together with interest and Collection Expenses as provided herein has been paid in full. Failure of an owner to receive an Installment Payment on the property tax bill shall not relieve the owner of the responsibility for the Assessment or the Installment Payment. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Project, the City has no financial obligations under the Reimbursement Agreement other than the enforcement of the collection of the Assessments.

The Assessments are personal obligations of the person owning an Assessment Parcel in the year an Installment Payment becomes due. Any sale of property for nonpayment of the Installment Payments shall be subject to the lien established for the remaining unpaid Installment Payments against such Assessment Parcel, and such Assessment Parcel may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Installment Payments against such Assessment Parcel as they become due and payable.

A schedule of the Installment Payments for each Assessment Parcel is included in **Appendix B**.

C.4.ii Collection Expenses

Collection expenses for the District are estimated at \$15,000 initially and may escalate annually, as set forth in **Appendix B**, and are allocated in proportion to the Assessments.

C.4.iii Delinquencies and Penalties

Pursuant to 372.018(f) of the Act, delinquent installments of the assessment shall incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes.

C.4.iv Payment in Full

The Assessment for any Assessment Parcel may be paid in full, without penalty, by paying to the City the remaining unpaid principal balance along with interest that has accrued on the assessment to the date of prepayment. Unpaid but billed Installment Payments shall remain due and payable notwithstanding any Assessment payoff; any such amounts shall be refunded following their receipt by the fiscal agent and/or trustee.

C.4.v Payment in Part

The Assessment for any Assessment Parcel may be paid in part by paying to the City a portion of the remaining unpaid principal balance along with interest that has accrued on such unpaid principal balance to the date of prepayment.

C.4.vi Application of Assessment Payoff Amount

The Assessment payoff amount calculated above shall be paid to the City and applied toward the payment or reimbursement of costs of the Public Improvement Project in accordance with the Reimbursement Agreement. Upon the payment of the Assessment either in full or in part to the City, the Assessment Roll shall be amended accordingly and in the event the Assessment has been paid in full the appropriate party shall cause an Assessment lien release for the applicable Assessment Parcel to be recorded.

C.4.vii Reduction of Assessments from Excess Improvement Funds

If the actual cost of the Public Improvement Project is less than the cost used to calculate the Assessments, then the Assessment for each Assessment Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments for all Assessment Parcels equals the actual costs of the Public Improvement Project.

APPENDIX A

City of Carrollton
Annual Service and Assessment Plan (SAP) Update (2026)
Castle Hills Public Improvement District #2



**BUYER DISCLOSURE
FORM**

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This Notice requirement does not apply to a transfer:

- 1) Under a court order or foreclosure;
- 2) By a trustee in bankruptcy;
- 3) To a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) By a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) By a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) From one co-owner to another co-owner of an undivided interest in the real property;
- 7) To or from a government entity; or,
- 8) Of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to the prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exception, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchase and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CARROLLTON, TEXAS
CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 2

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Carrollton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Castle Hills Public Improvement District No. 2** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from Carrollton. The exact amount of each annual installment will be approved each year by Carrollton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Carrollton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Buyer (Print Name)	Signature	Date
--------------------	-----------	------

Buyer (Print Name)	Signature	
--------------------	-----------	--

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CARROLLTON, TEXAS
CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 2

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Carrollton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Castle Hills Public Improvement District No. 2** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from Carrollton. The exact amount of each annual installment will be approved each year by Carrollton City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Carrollton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

Buyer (Print Name)	Signature	Date
--------------------	-----------	------

Buyer (Print Name)	Signature	
--------------------	-----------	--

STATE OF TEXAS §
 §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__

Notary Public, State of Texas

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	
---------------------	-----------	--

STATE OF TEXAS §
 §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__

Notary Public, State of Texas

APPENDIX B

City of Carrollton
Annual Service and Assessment Plan (SAP) Update (2026)
Castle Hills Public Improvement District #2



ASSESSMENT ROLL

41' Lot Type

Table B-1: Assessment Roll of 41' Lot Type

Parcel ID					
965796	965797	965798	965799	965800	965801
965802	965803	965804	965806	965807	965808
965809	965810	965811	965812	965839	965840
965841	965842	965843	965844	965845	965846
965847	965848	965849	965850	965851	965852
965853	965854	965855	965856	965857	965858
965859	965860	965861	965862	965863	965864
965865	965866	965867	965868	965872	965873
965874	965875	965876	965877	965878	965879
965880	965881	965882	965883	965884	965885
965886	965889	965890	965891	965892	965893
965894	965895	965896	965897	965898	965899
965900	965901	965903	965904	965905	965906
965907	965908	965909	965910	965911	

Appendix B
Annual Installments by Parcel ID

Lot Classification: 41

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2026	\$998.06	\$658.89	\$31.29	\$1,688.24	\$12,475.72
2027	\$945.35	\$711.29	\$31.60	\$1,688.24	\$11,816.83
2028	\$888.44	\$767.88	\$31.92	\$1,688.24	\$11,105.54
2029	\$827.01	\$828.99	\$32.24	\$1,688.24	\$10,337.66
2030	\$760.69	\$894.98	\$32.57	\$1,688.24	\$9,508.67
2031	\$689.10	\$966.26	\$32.88	\$1,688.24	\$8,613.69
2032	\$611.79	\$1,043.23	\$33.22	\$1,688.24	\$7,647.43
2033	\$528.34	\$1,126.35	\$33.55	\$1,688.24	\$6,604.20
2034	\$438.23	\$1,216.13	\$33.88	\$1,688.24	\$5,477.85
2035	\$340.94	\$1,313.08	\$34.22	\$1,688.24	\$4,261.72
2036	\$235.89	\$1,417.78	\$34.57	\$1,688.24	\$2,948.64
2037	\$122.47	\$1,530.86	\$34.91	\$1,688.24	\$1,530.86
Total	\$7,386.31	\$12,475.72	\$396.85	\$20,258.88	

(a) Tax Year 2026 corresponds to Bond Year 2027. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

50' Lot Type

Table B-2: Assessment Roll of 50' Lot Type

Parcel ID					
965814	965815	965816	965817	965818	965819
965820	965821	965822	965823	965824	965825
965827	965828	965829	965830	965831	965832
965833	965834	965835	965836	965837	965838
965944	965945	965946	965947	965948	965949
965950	965951	965952	965953	965954	965955
965956	965991	965992	965993	965994	965995
965996	965997	965998	965999	966000	966001
966002	966003	966004	966005	966006	966007
966008	966009	966010	966034	966035	966036
966037	966038	966039	966040	966041	966042
966043	966044	966045	966046	966047	966048
966049	966050	966051	966052	966053	966054
966055	966056	966057	966058	966059	966060
966061	966062	966063	966064	966065	966066
966067	966068	966069	966073	966074	966075
966076	966077	966078	966079	966080	966081
966082	966083	966084	966085	966086	966087
966088	966089	966090	966091	966092	966093
966094	966095				

Appendix B
Annual Installments by Parcel ID

Lot Classification: 50

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2026	\$1,218.29	\$804.28	\$38.19	\$2,060.76	\$15,228.57
2027	\$1,153.94	\$868.24	\$38.58	\$2,060.76	\$14,424.29
2028	\$1,084.48	\$937.31	\$38.97	\$2,060.76	\$13,556.05
2029	\$1,009.50	\$1,011.91	\$39.35	\$2,060.76	\$12,618.74
2030	\$928.55	\$1,092.47	\$39.74	\$2,060.76	\$11,606.83
2031	\$841.15	\$1,179.47	\$40.14	\$2,060.76	\$10,514.36
2032	\$746.79	\$1,273.42	\$40.55	\$2,060.76	\$9,334.89
2033	\$644.92	\$1,374.89	\$40.95	\$2,060.76	\$8,061.47
2034	\$534.93	\$1,484.47	\$41.36	\$2,060.76	\$6,686.58
2035	\$416.17	\$1,602.82	\$41.77	\$2,060.76	\$5,202.11
2036	\$287.94	\$1,730.63	\$42.19	\$2,060.76	\$3,599.29
2037	\$149.49	\$1,868.66	\$42.61	\$2,060.76	\$1,868.66
Total	\$9,016.15	\$15,228.57	\$484.40	\$24,729.12	

(a) Tax Year 2026 corresponds to Bond Year 2027. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

65' Lot Type

Table B-3: Assessment Roll of 65' Lot Type

Parcel ID					
965957	965958	965959	965960	965961	965962
965963	965964	965965	965966	965967	965968
965969	965970	965971	965972	965973	965974
965975	965976	965978	965979	965980	965981
965982	965983	965984	965985	965986	965987
965988	965989	965990	966011	966012	966013
966014	966015	966016	966017	966018	966019
966020	966021	966023	966024	966025	966026
966027	966028	966029	966030	966031	966032
966033	966070	966071			

Appendix B
Annual Installments by Parcel ID

Lot Classification: 65

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2026	\$1,581.43	\$1,044.02	\$49.58	\$2,675.03	\$19,767.87
2027	\$1,497.91	\$1,127.04	\$50.08	\$2,675.03	\$18,723.85
2028	\$1,407.74	\$1,216.71	\$50.58	\$2,675.03	\$17,596.81
2029	\$1,310.41	\$1,313.54	\$51.08	\$2,675.03	\$16,380.10
2030	\$1,205.32	\$1,418.11	\$51.60	\$2,675.03	\$15,066.56
2031	\$1,091.88	\$1,531.04	\$52.11	\$2,675.03	\$13,648.45
2032	\$969.39	\$1,653.00	\$52.64	\$2,675.03	\$12,117.41
2033	\$837.15	\$1,784.72	\$53.16	\$2,675.03	\$10,464.41
2034	\$694.38	\$1,926.96	\$53.69	\$2,675.03	\$8,679.69
2035	\$540.22	\$2,080.58	\$54.23	\$2,675.03	\$6,752.73
2036	\$373.77	\$2,246.49	\$54.77	\$2,675.03	\$4,672.15
2037	\$194.05	\$2,425.66	\$55.32	\$2,675.03	\$2,425.66
Total	\$11,703.65	\$19,767.87	\$628.84	\$32,100.36	

(a) Tax Year 2026 corresponds to Bond Year 2027. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

80' Lot Type

Table B-4: Assessment Roll of 80' Lot Type

Parcel ID					
965914	965915	965916	965917	965918	965920
965921	965922	965923	965925	965926	965927
965928	965929	965930	965931	965932	965933
965934	965935	965936	965937	965939	965940
965941	965942	965943	965919		

Appendix B
Annual Installments by Parcel ID

Lot Classification: 80

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2026	\$1,932.86	\$1,276.02	\$60.60	\$3,269.48	\$24,160.71
2027	\$1,830.78	\$1,377.50	\$61.20	\$3,269.48	\$22,884.69
2028	\$1,720.58	\$1,487.08	\$61.82	\$3,269.48	\$21,507.19
2029	\$1,601.61	\$1,605.43	\$62.44	\$3,269.48	\$20,020.11
2030	\$1,473.17	\$1,733.24	\$63.07	\$3,269.48	\$18,414.68
2031	\$1,334.52	\$1,871.27	\$63.69	\$3,269.48	\$16,681.44
2032	\$1,184.81	\$2,020.34	\$64.33	\$3,269.48	\$14,810.17
2033	\$1,023.19	\$2,181.32	\$64.97	\$3,269.48	\$12,789.83
2034	\$848.68	\$2,355.18	\$65.62	\$3,269.48	\$10,608.51
2035	\$660.27	\$2,542.93	\$66.28	\$3,269.48	\$8,253.33
2036	\$456.83	\$2,745.71	\$66.94	\$3,269.48	\$5,710.40
2037	\$237.18	\$2,964.69	\$67.61	\$3,269.48	\$2,964.69
Total	\$14,304.48	\$24,160.71	\$768.57	\$39,233.76	

(a) Tax Year 2026 corresponds to Bond Year 2027. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.

APPENDIX C

City of Carrollton
Annual Service and Assessment Plan (SAP) Update (2026)
Castle Hills Public Improvement District #2



**TOTAL ASSESSMENT
ROLL**

Appendix C
Annual Installments by Parcel ID

Lot Classification: Total (Amended)

Tax Year (a)	PID Reimbursement Agreement				Assessment Balance
	Interest	Principal	Administrative Expenses	Annual Installment	
2026	\$366,489.35	\$241,946.03	\$11,489.37	\$619,924.75	\$4,581,106.64
2027	\$347,133.02	\$261,186.69	\$11,605.04	\$619,924.75	\$4,339,160.61
2028	\$326,237.04	\$281,965.63	\$11,722.08	\$619,924.75	\$4,077,973.92
2029	\$303,680.67	\$304,406.12	\$11,837.96	\$619,924.75	\$3,796,008.29
2030	\$279,327.90	\$328,639.61	\$11,957.24	\$619,924.75	\$3,491,602.17
2031	\$253,037.90	\$354,811.67	\$12,075.18	\$619,924.75	\$3,162,962.56
2032	\$224,651.31	\$383,074.99	\$12,198.45	\$619,924.75	\$2,808,150.89
2033	\$194,006.62	\$413,598.97	\$12,319.16	\$619,924.75	\$2,425,075.90
2034	\$160,918.99	\$446,563.89	\$12,441.87	\$619,924.75	\$2,011,476.93
2035	\$125,193.57	\$482,164.93	\$12,566.25	\$619,924.75	\$1,564,913.04
2036	\$86,619.21	\$520,612.92	\$12,692.62	\$619,924.75	\$1,082,748.11
2037	\$44,970.56	\$562,135.19	\$12,819.00	\$619,924.75	\$562,135.19
Total	\$2,712,266.14	\$4,581,106.64	\$145,724.22	\$7,439,097.00	

(a) Tax Year 2026 corresponds to Bond Year 2027. Assessments are due January 31 of Bond Year.

(b) Assumes Annual Installment has not been paid for the Year.



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City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7714

Agenda Date: 8/11/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *14.

City Council Meeting Date: **August 11, 2026**

Date: July 29, 2026

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. 3 To The Engineering Design Services Contract With Walter P. Moore & Associates, Inc. For The Carrollton Heights Street Reconstruction Project, In An Amount Not To Exceed \$28,200.00.**

Summary:

The purpose of this item is to complete the design of a hammerhead turnaround to allow for better fire response and movement in the Carrollton Heights neighborhood.

Background:

The City enlisted Walter P. Moore & Associates, Inc. for the design of the Carrollton Heights Subdivision. Reconstruction of this neighborhood was included in the potential project list for the 2018 Bond Election. Carrollton Heights is included in the City's NOTICE program. The original council-approved contract was executed on May 4, 2021, in the amount of \$1,170,610.00.

At the start of design, it was determined that the City needed to provide adequate fire access to the north end of Jackson Street. Originally the plan was to construct a cul-de-sac as a turnaround. This design requires the acquisition of additional right-of-way from two separate properties. Additional analysis of existing right-of-way will allow the City to use the unimproved section of existing right-of-way to construct a hammerhead turnaround that will satisfy the need for a fire turnaround. This contract amendment is for this change in design.

Financial Implications:

Walter P. Moore has submitted a proposal to the City of Carrollton to perform additional engineering services for the project in an amount not to exceed \$28,200.00. The revised contract amount would

be \$1,438,380.00 (Contract Amendment 1: \$234,070 and Contract Amendment 2: \$5,500). Funding for this contract amendment is available in the Streets Consolidated Fund.

Impact on Community Sustainability:

Being part of the City's NOTICE Program, this project will contribute to community sustainability by:

- Improving emergency response access and strengthening neighborhood safety through the addition of a hammerhead turnaround (Hospitality, Healthy).
- Supporting efficient project delivery by selecting a design alternative that avoids right of way acquisition and accelerates construction timelines (Optimize, Economical).
- Reinforcing reinvestment in an established neighborhood as part of the City's NOTICE Program improvements (Revitalized).

Staff Recommendation/Action Desired:

Staff recommends Council adopt a resolution authorizing the City Manager to negotiate and execute Contract Amendment No. 3 to the engineering design services contract with Walter P. Moore, Inc. for the Carrollton Heights Street Reconstruction project in an of \$28,200.00, for a revised total amount not to exceed \$1,438,380.00.

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. 3 TO THE ENGINEERING DESIGN SERVICES CONTRACT WITH WALTER P. MOORE & ASSOCIATES, INC. FOR THE CARROLLTON HEIGHTS STREET RECONSTRUCTION PROJECT; 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 Walter P. Moore & Associates, Inc. for additional engineering services in an amount not to exceed \$28,200.00 for a revised contract amount not to exceed \$1,438,380.00.

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 11th day of August 2026.

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

Location Map





City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7716

Agenda Date: 8/11/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *15.

City Council Meeting Date: August 11, 2026

Date: August 3, 2026

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 All Necessary Documents On Behalf Of The City As May Be Necessary For The City To Acquire An Interest In Certain Real Property For The Public Use For Improvements To Carrollton Heights; Authorizing The City Manager To Take All Steps Necessary To Effectuate The Intent Of This Resolution; And Establishing An Effective Date.

Summary:

The purpose of this item is to approve the acquisition of any necessary right-of-way (ROW) to construct the Carrollton Heights NOTICE project.

Background:

This resolution will provide authorization to purchase any necessary right-of-way and easement to construct the planned improvements to Carrollton Heights. To facilitate the construction of the project, it may be necessary for the City to acquire several parcels of right-of-way. The specific parcels will be determined during design of the project. Examples of items that may require additional right-of-way or easements include utility relocation and reconstruction, sidewalk improvements, and increased turning radius at driveways and cross-streets.

The reconstruction of Carrollton Heights was included as a potential project for the 2018 Bond Election. The project was also included as part of the City's NOTICE program.

Financial Implications:

While final costs will be determined during any necessary property acquisitions, the initial budget will be set at \$150,000.00. Funding for the City to acquire any necessary properties is available in the Streets Account (854460).

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:

Strengthening infrastructure reliability through the acquisition of right of way needed to reconstruct the Carrollton Heights neighborhood, ensuring long term safety and mobility for residents. (Optimize, Accessible)

Supporting fiscal stewardship by securing property rights needed to deliver a voter-approved bond project and reducing ongoing maintenance costs associated with substandard pavement. (Economical, Revitalized)

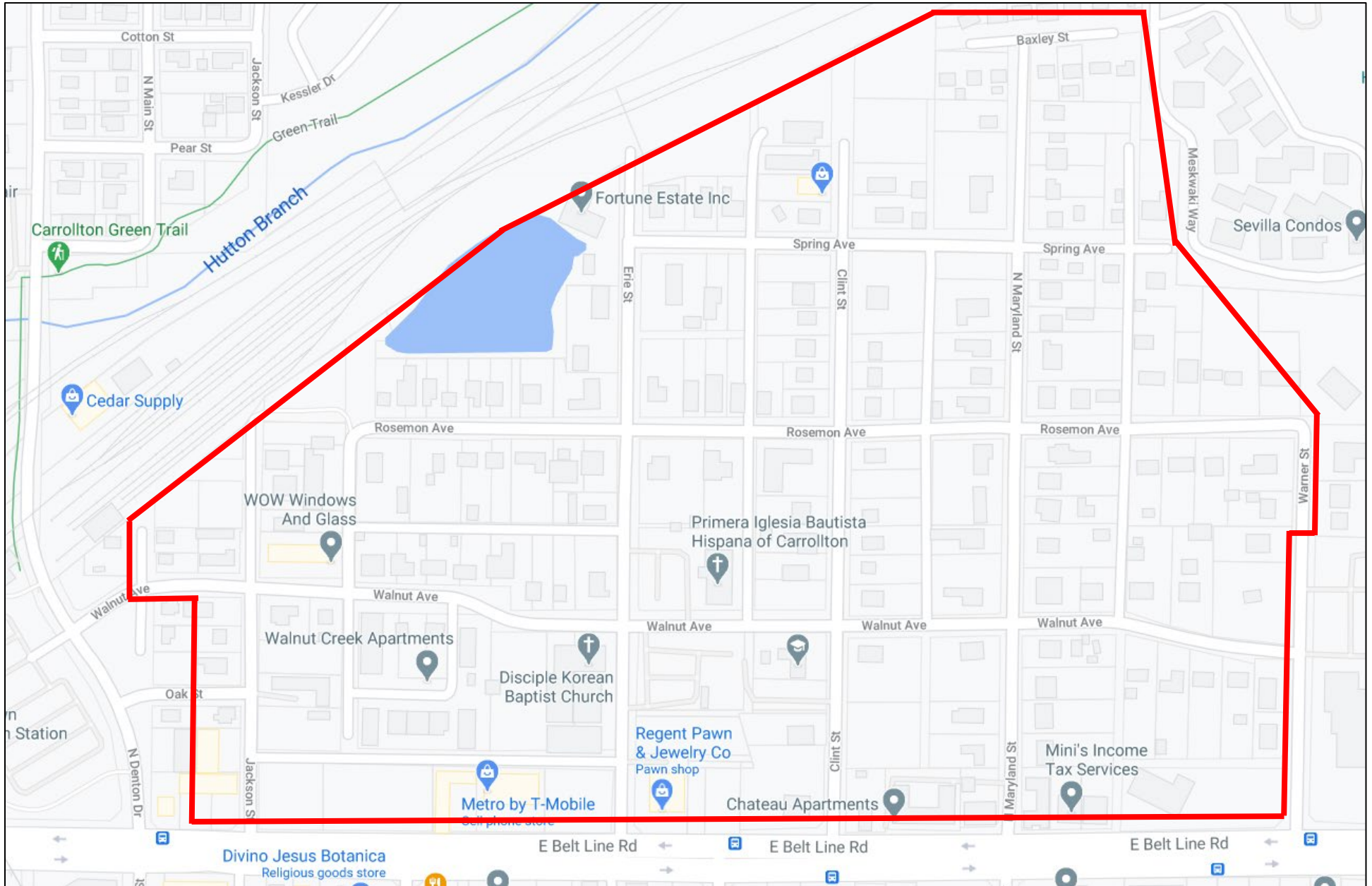
Enhancing the corridor and overall quality of life by enabling roadway reconstruction that will improve the visual character of the corridor. (Hospitality, Revitalized)

Improving operational efficiency by reducing the need for unscheduled or emergency street repairs once the roadway has been reconstructed to current standards. (Optimize, Economical)

Staff Recommendation/Action Desired:

Staff recommends Council adopt a resolution authorizing the City Manager to negotiate and execute all necessary documents on behalf of the City as may be necessary for the City to acquire an interest in certain real property for the public use for improvements to Carrollton Heights; authorizing the City Manager to take all steps necessary to effectuate the intent of this resolution.

ATTACHMENT A: LOCATION MAP



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS ON BEHALF OF THE CITY AS MAY BE NECESSARY FOR THE CITY TO ACQUIRE AN INTEREST IN CERTAIN REAL PROPERTY FOR THE PUBLIC USE FOR IMPROVEMENTS TO CARROLLTON HEIGHTS; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”), has authority to purchase and sell real property to promote economic development and construct public infrastructure in the City of Carrollton, Texas (“City”); and

WHEREAS, the City desires to improve Carrollton Heights infrastructure by, among other things, causing the reconstruction of the roadway, including the installation of utilities, making the public sidewalks more pedestrian friendly, and enhancing the streetscape (the “Project”), and the process to do so has been initiated and is underway; and

WHEREAS, while most of the reconstruction activities will occur within existing right-of-way, a portion the public improvements may occur outside of the right-of-way and will require the City to obtain from the owner of real property that abuts or lies adjacent to the Project to use a portion of the property for one or more public uses; and

WHEREAS, the acquisition of any such portions may require the expenditure of public funds, the amount of which may be determined by a written appraisal, prepared in accordance with state laws, and if any such acquisition is mutually agreeable to the property owner and the City, the City Council desires to authorize the City Manager to expend the public funds necessary to complete such acquisition.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution as if copied in their entirety.

SECTION 2:

The City Manager, or designee, is hereby authorized to acquire easements and other real property interests necessary to allow completion of the Project on terms which the City Manager determines, in her discretion, are advantageous to the City, which agreements may include payment by the City for the portion acquire and amount related thereto. The City Manager is

hereby authorized to negotiate and execute all such documents as may be necessary or required to document and to consummate any agreement, and to cause the expenditure of City funds for such acquisition and related costs.

SECTION 3:

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

SECTION 4:

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

PASSED and APPROVED on this 11th day of August 2026.

CITY OF CARROLLTON, TEXAS

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



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7717

Agenda Date: 8/11/2026

Version: 1

Status: ATS Review

In Control: City Council

File Type: Resolution

Agenda Number: *16.

City Council Meeting Date: August 11, 2026

Date: August 3, 2026

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 All Necessary Documents On Behalf Of The City As May Be Necessary For The City To Acquire An Interest In Certain Real Property For The Public Use For Improvements To Frankford Road; Authorizing The City Manager To Take All Steps Necessary To Effectuate The Intent Of This Resolution; And Establishing An Effective Date.

Summary:

The purpose of this item is to approve the acquisition of any necessary right-of-way (ROW) to construct the Frankford Road project.

Background:

This resolution will provide authorization to purchase any necessary right-of-way and easements to construct the planned improvements to Frankford Road. To facilitate the construction of the project, it may be necessary for the City to acquire several parcels of right-of-way. The specific parcels will be determined during design of the project. Examples of items that may require additional right-of-way or easements include utility relocation and reconstruction, sidewalk improvements, and increased turning radius at driveways and cross-streets.

The reconstruction of Frankford Road from Interstate Highway 35 to Standridge Drive was included as a potential project for the 2022 Bond Election. The project was also included as part of Denton County's 2022 Transportation Improvements Bond.

Financial Implications:

While final costs will be determined during any necessary property acquisitions, the initial budget will be set at \$400,000.00. Funding for the City to acquire any necessary properties is available in the

Streets Account (854460).

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:

Strengthening infrastructure reliability through the acquisition of right of way needed to reconstruct Frankford Road, ensuring long term safety and mobility for residents. (Optimize, Accessible)

Supporting fiscal stewardship by securing property rights needed to deliver a voter-approved bond project and reducing ongoing maintenance costs associated with substandard pavement. (Economical, Revitalized)

Enhancing the corridor and overall quality of life by enabling roadway reconstruction that will improve the visual character of the corridor. (Hospitality, Revitalized)

Improving operational efficiency by reducing the need for unscheduled or emergency street repairs once the roadway has been reconstructed to current standards. (Optimize, Economical)

Staff Recommendation/Action Desired:

Staff recommends Council adopt a resolution authorizing the City Manager to negotiate and execute all necessary documents on behalf of the City as may be necessary for the City to acquire an interest in certain real property for the public use for improvements to Frankford Road; authorizing the City Manager to take all steps necessary to effectuate the intent of this resolution.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS ON BEHALF OF THE CITY AS MAY BE NECESSARY FOR THE CITY TO ACQUIRE AN INTEREST IN CERTAIN REAL PROPERTY FOR THE PUBLIC USE FOR IMPROVEMENTS TO FRANKFORD ROAD; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”), has authority to purchase and sell real property to promote economic development and construct public infrastructure in the City of Carrollton, Texas (“City”); and

WHEREAS, the City desires to improve Frankford Road from Interstate Highway 35 East to Standridge Drive by, among other things, causing the reconstruction of the roadway, including the installation of utilities, making the public sidewalks more pedestrian friendly, and enhancing the streetscape (the “Project”), and the process to do so has been initiated and is underway; and

WHEREAS, while most of the reconstruction activities will occur within existing right-of-way, a portion the public improvements may occur outside of the right-of-way and will require the City to obtain from the owner of real property that abuts or lies adjacent to the Project to use a portion of the property for one or more public uses; and

WHEREAS, the acquisition of any such portions may require the expenditure of public funds, the amount of which may be determined by a written appraisal, prepared in accordance with state laws, and if any such acquisition is mutually agreeable to the property owner and the City, the City Council desires to authorize the City Manager to expend the public funds necessary to complete such acquisition.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution as if copied in their entirety.

SECTION 2:

The City Manager, or designee, is hereby authorized to acquire easements and other real property interests necessary to allow completion of the Project on terms which the City Manager determines, in her discretion, are advantageous to the City, which agreements may include payment by the City for the portion acquire and amount related thereto. The City Manager is hereby authorized to negotiate and execute all such documents as may be necessary or required

to document and to consummate any agreement, and to cause the expenditure of City funds for such acquisition and related costs.

SECTION 3:

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

SECTION 4:

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

PASSED and APPROVED on this 11th day of August 2026.

CITY OF CARROLLTON, TEXAS

Steve Babick,
Mayor

ATTEST:

Chloe Sawatzky,
City Secretary

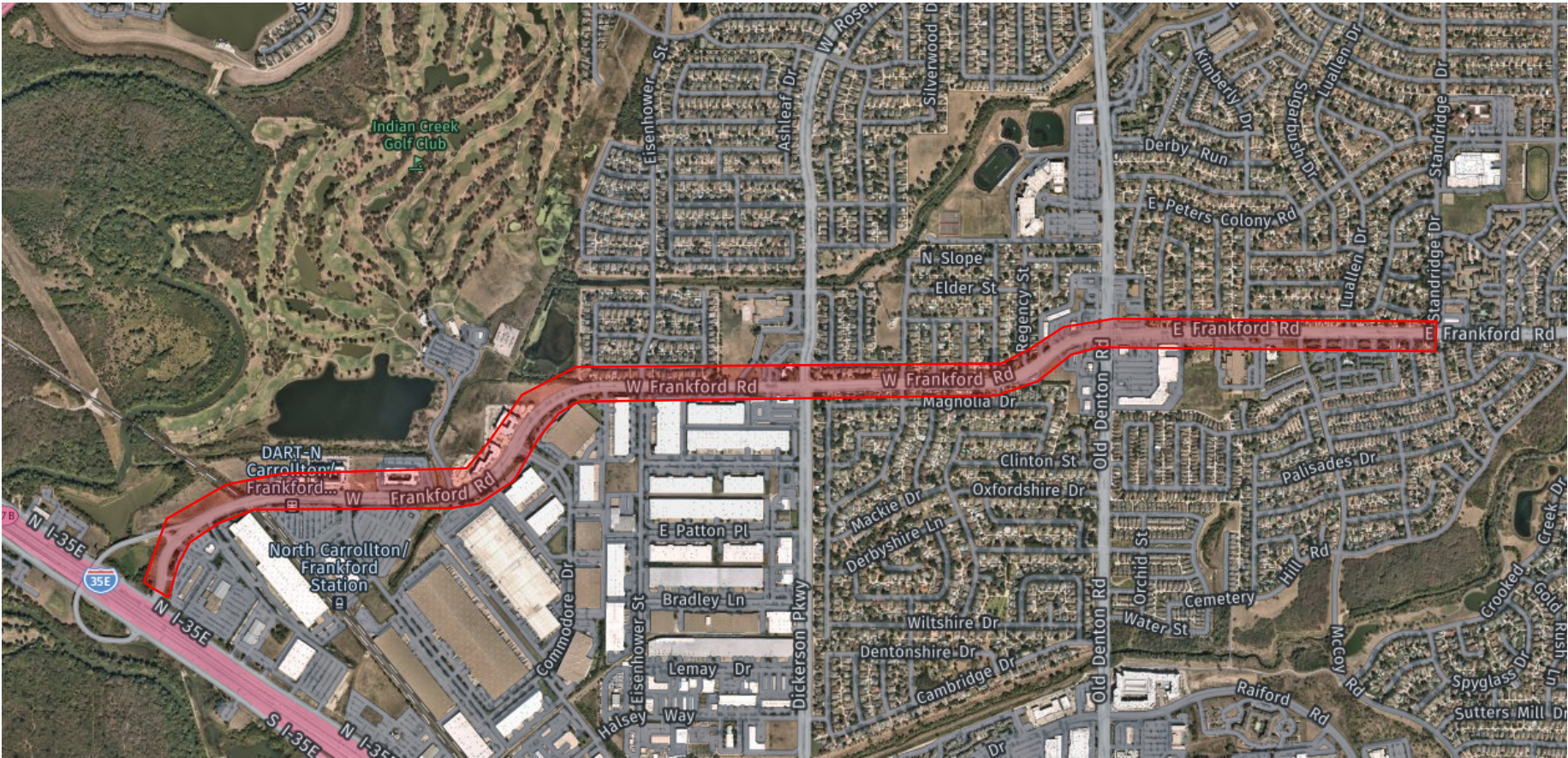
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith A. Ladd,
City Attorney

Jonathan Wheat, P.E.,
Director of Engineering

Location Map





City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7715

Agenda Date: 8/11/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *17.

City Council Meeting Date: August 11, 2026

Date: July 29, 2026

To: Erin Rinehart, City Manager

From: Ravi Shah, Executive Director of Development
Shannon Hicks, Assistant City Manager

Consider A **Resolution Authorizing The City Manager To Execute A Memorandum Of Understanding (MOU) With Alpine X For The Master Development Of The City-Owned Property At The Southwest Corner of President George Bush Turnpike and IH-35E - District 35E (Former NTTA Site).**

Background:

In 2020, The City of Carrollton purchased approximately 121 acres of the former NTTA site at the southwest corner of President George Bush Turnpike and IH-35E.

In January 2023, the TOD Committee directed staff to conduct an Engineering Study of the site. The Study was completed in October of 2024, and the preliminary study was presented to the TOD Committee and the City Council in November 2024. Based on City Council's direction, a Request for Qualifications (RFQ) was published in February 2025.

The Committee outlined the development objectives for the site and concluded that the development should create a sustainable, vibrant destination district, to promote high-quality development, enhance the value of the subject property and have a coordinated planning of land uses. The vision was for a variety of development including but not limited to a one-of-a kind entertainment venue, a full-service hotel, conference center, retail and high-density residential and/or office.

A Request for Proposals (RFP) was published on August 2025 and on January 12, 2026, the District 35E Committee received a presentation from Alpine X. The Committee directed staff to gather additional information on the development and on June 15, 2026, the District 35E Committee met with Alpine X and recommended that a presentation to full Council be scheduled. During the July 21 City Council work session, Alpine X presented their development plan.

To facilitate the project's advancement, Alpine X requested a Memorandum of Understanding (MOU) to establish a formal, non-binding framework for planning, due diligence and coordination, enabling the City and Alpine X to align on the project's vision, expectations, and roles while evaluating the proposed development before negotiating a definitive development agreement.

Financial Implications:

There are no costs related to the execution of a Memorandum of Understanding between the City and Alpine X.

Staff Recommendation/Action Desired:

Staff recommends approval of the attached resolution authorizing the City Manager to execute a MOU with Alpine X for the planning, due diligence, and coordination of terms and conditions in order to facilitate development at the southwest corner of President George Bush Turnpike and IH-35E - District 35E (Former NTTA Site).

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ALPINE X FOR THE MASTER DEVELOPMENT OF THE CITY-OWNED PROPERTY AT THE SOUTHWEST CORNER OF PRESIDENT GEORGE BUSH TURNPIKE AND IH-35E - DISTRICT 35E (FORMER NTTA SITE); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas (the “City”) owns the property at the southwest corner of President George Bush Turnpike and IH-35E totaling approximately 121 acres; and

WHEREAS, the City intends for development on this site that would create a sustainable, vibrant, destination district that promotes high-quality development, enhances the value of the subject property, and has a coordinated planning of land uses; and

WHEREAS, the City envisions a variety of development including but not limited to a one-of-a kind entertainment venue, full-service hotel, conference center, retail, and high-density residential and/or office; and

WHEREAS, a Request for Proposals (“RFP”) was published in August 2025 and on January 12, 2026, the District 35E Council Committee received a presentation from Alpine X and selected Alpine X as the final RFP respondent; and

WHEREAS, Alpine X presented its development plan to the City Council (the “City Council”) on July 21, 2026, and requested that the City enter into a Memorandum of Understanding (“MOU”) to facilitate the project’s advancement and establish a formal, non-binding framework for planning, due diligence, and coordination, enabling the City and Alpine X to align on the project’s vision, expectations, and roles while evaluating the proposed development before negotiating a definitive development agreement; and

WHEREAS, the City Council is of the opinion that an MOU is warranted for a path forward and, that the City Manager shall be authorized to execute a MOU on behalf of the City of Carrollton;

NOW, THEREFORE, BE IT RESOLVED 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 Resolution as if copied in their entirety.

Section 2

The City Manager is hereby authorized to execute a MOU with Alpine X for the planning, due diligence, and coordination of terms and conditions in order to facilitate development at the southwest corner of President George Bush Turnpike and IH-35E.

Section 3

This Resolution shall take effect upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas
this 11th day of August 2026.

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

Ravi Shah, Executive Director of Development



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7707

Agenda Date: 8/11/2026

Version: 1

Status: Public Hearing/Individual
Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 18.

City Council Meeting Date: August 11, 2026

Date: July 28, 2026

To: Erin Rinehart, City Manager

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

Hold A Public Hearing To Consider A Resolution Amending The Comprehensive Plan And The Future Land Use Map To Change An Approximately 8.36-Acre Site Located At 2415 East Trinity Mills Road From Low Intensity Office To Single-Family Residential. Case No. PLMA 2026-078 Kelly Cove (Comp Plan).

Background:

This is a request for an amendment to the Comprehensive Plan and Future Land Use Map (FLUM) to change the land use designation for an approximately 8.36-acre site from “Low Intensity Office” to “Single-Family Residential.”

A companion request to amend the zoning on this same tract is on this agenda (Case No. PLZ 2026-079 Kelly Cove - Zoning) and both requests are conditional on each other.

Staff Recommendation/Action Desired:

On July 2, 2026, the Planning and Zoning Commission recommended **APPROVAL** of the request.

Staff recommends **APPROVAL** and adoption of the attached resolution.

The attached resolution reflects the action of the Commission.

RESULTS SHEET

Date: 08/11/26

Case No./Name: PLMA 2026-078 Kelly Cove (Comp Plan)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to amend the Future Land Use Map changing the land use designation from “Low Intensity Office” to “Single-Family Residential.”

B. P&Z ACTION from P&Z meeting: 07/02/26:

Result: **APPROVED** /Vote: 9-0

C. CC PUBLIC HEARING / RESOLUTION ACTION from CC meeting: 08/11/26:

Result: /Vote:

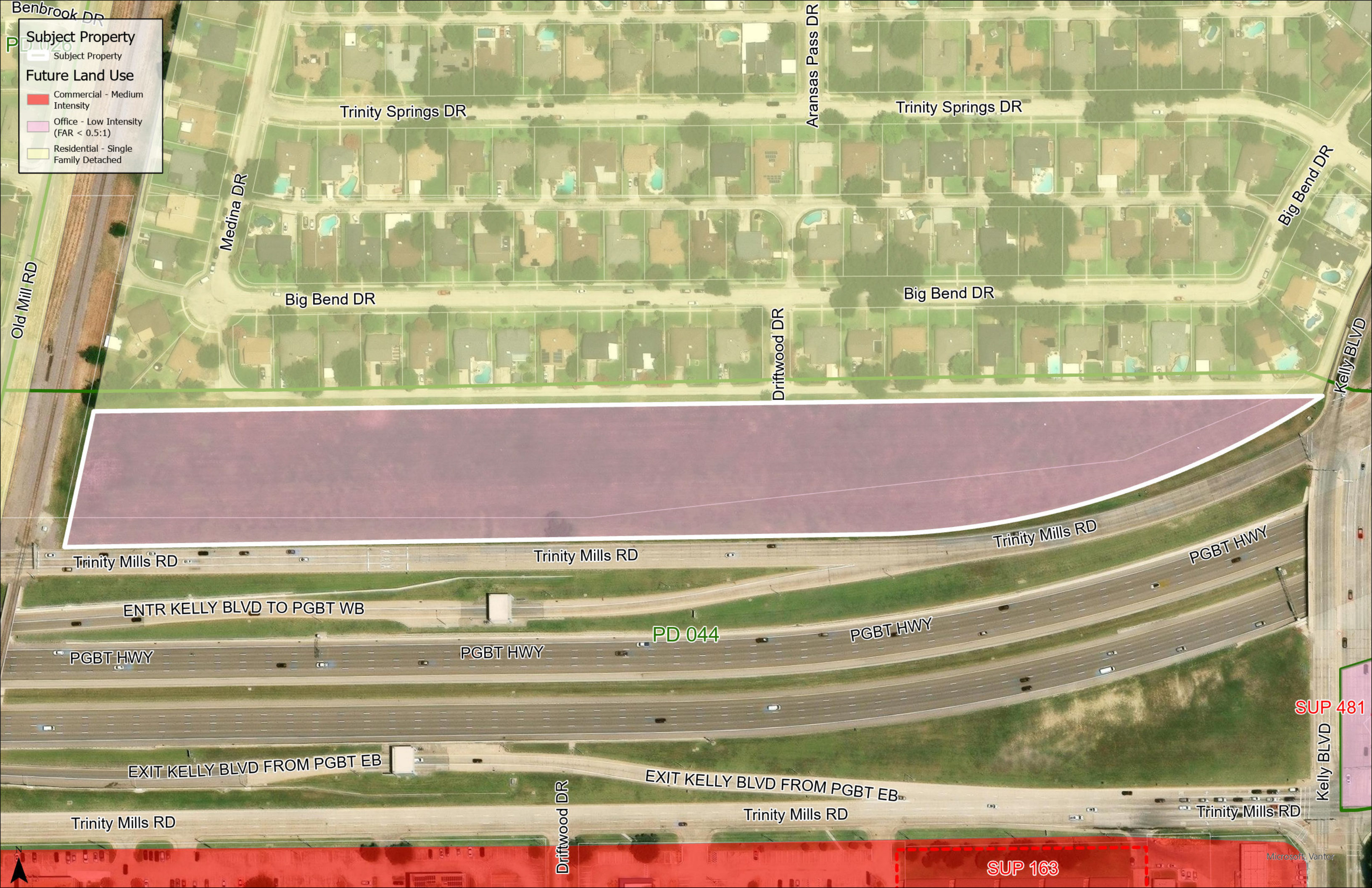
Benbrook DR

Subject Property

Subject Property

Future Land Use

- Commercial - Medium Intensity
- Office - Low Intensity (FAR < 0.5:1)
- Residential - Single Family Detached



PD 044

SUP 481

SUP 163

2415 E Trinity Mills Rd

200 FT Buffer



**COMPREHENSIVE PLAN
FUTURE LAND USE AMENDMENT**

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-44 for the (HC) Heavy Commercial District.

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential District	Single-Family Residential Subdivision
SOUTH	PD-44 for the (HC) Heavy Commercial District	President George Bush Turnpike (PGBT)
EAST	PD-44 for the (HC) Heavy Commercial District	PGBT and Kelly Boulevard
WEST	PD-44 for the (HC) Heavy Commercial District	Burlington Northern Santa Fe Railroad
REQUEST:	Request an amendment to the Comprehensive Plan's Future Land Use Map (FLUM) changing the land use designation from "Low Intensity Office" to "Single-Family Residential".	
PROPOSED USE:	Single-family residential subdivision	
ACRES/LOTS:	Approximately 8.36 acres / 1 tract (61 residential lots proposed)	
LOCATION:	2415 E. Trinity Mills Road (Northwest corner of PGBT and Kelly Boulevard)	
HISTORY:	PD-44 was adopted in 1975 and amended in 1978 for this tract. The property is a remnant tract created when the President George Bush Turnpike (PGBT) right of way and toll road was constructed separating it from a larger tract to the south.	
COMPREHENSIVE PLAN:	Proposed "Single-Family Residential" land use designation	
TRANSPORTATION PLAN:	President George Bush Turnpike (PGBT) is designated as an Arterial – Controlled Access Highway.	
OWNER:	Harlan Properties, Inc.	
REPRESENTED BY:	Tom Dayton / Johnson Volk Consulting, Inc.	

STAFF ANALYSIS

PROPOSAL

The applicant requests approval to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change the land use designation from "Low Intensity Office" to "Single-Family Residential". A companion rezoning request, Case No. 2026-079 Kelly Cove – rezoning, proposes an amendment to PD-44 to allow single-family residential.

ELEMENTS TO CONSIDER

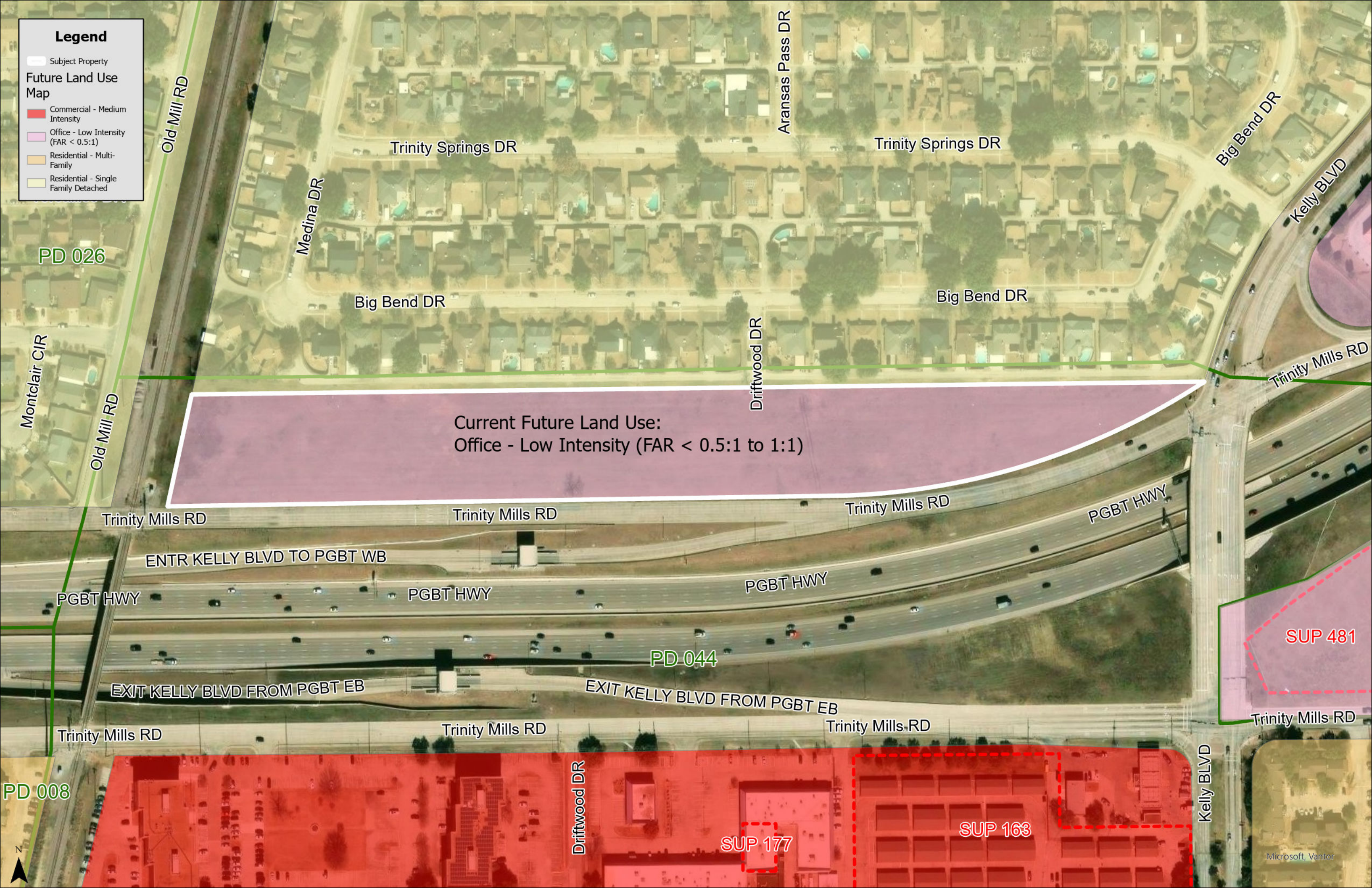
1. The property is a remnant tract that was cut off when the President George Bush Turnpike (PGBT) was constructed. The subject property is challenging to develop due to its shallow north to south depth along westbound Trinity Mills Road.
2. The FLUM should be amended when proposed development requires a zoning change that conflicts with the current land use map, or when community-wide conditions change.
3. City Council must approve the Future Land Use Map amendment for the companion single-family rezoning request to align with the Comprehensive Plan. The proposed land use designation would also be consistent with the adjoining Morningside single family subdivision to the north.
4. A public comment card was received and one person spoke at the Planning and Zoning Commission meeting.

CONCLUSION

The requested FLUM amendment aligns with the adjacent single-family land use and the pending zoning request for this uniquely shaped property. Staff believes the change in land use designation should not adversely impact surrounding properties.

Legend

- Subject Property
- Future Land Use Map
 - Commercial - Medium Intensity
 - Office - Low Intensity (FAR < 0.5:1)
 - Residential - Multi-Family
 - Residential - Single Family Detached



Current Future Land Use:
Office - Low Intensity (FAR < 0.5:1 to 1:1)

SUP 481

SUP 163

SUP 177

PD 044

PD 026

PD 008

Legend

Subject Property

Future Land Use Map

Commercial - Medium Intensity

Office - Low Intensity (FAR < 0.5:1)

Residential - Multi-Family

Residential - Single Family Detached



Proposed Future Land Use:
Residential - Single Family Detached

SUP 481

SUP 163

SUP 177

PD 026

PD 044

PD 008

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of July 2, 2026**

Hold A Public Hearing To Consider A **Resolution Amending The Comprehensive Plan And The Future Land Use Map** To Change An Approximately 8.36-Acre Site Located At 2415 East Trinity Mills Road From Office – Low Intensity To Single-Family Detached Residential. **Case No. PLMA 2026-078 Kelly Cove (Comp Plan)**. Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He said this item is a companion case to the next item on the agenda. He explained that this item is to amend the land use designation. A map of the site was provided. Mr. McCauley stated that because of the unique shape and location of the site, it makes it harder to develop, making it more conducive to residential development than for heavy commercial uses. He added that there were no public comment cards received and staff is recommending approval.

Commissioner Doyle inquired as to why staff believes this is a difficult property to develop. Mr. McCauley responded that it is narrow and long and this was a remnant piece of property when the President George Bush Tollway was being constructed. He also stated that even though it is zoned heavy commercial it is not suited for that type of use since there is residential immediately to the north of this property.

The applicant Shaivali Desai, 5430 LBJ #1050 Dallas, was available for questions.

Chair Windrow opened the public hearing.

Jacob Bowen, 2232 Big Bend Dr., Carrollton, stated that his home backs up to this property. He said that two-story homes would be too close to his backyard and an invasion of privacy for his family and others. He is opposed to two-story homes in the development as shown and believes single-story would be more appropriate. He stated parkland would be appropriate as well.

Seeing no other speakers come forward, Chair Windrow asked the Commissioner if there were any additional comments, questions or a motion on this case.

- * ***Commissioner Pendleton moved to close the public hearing and approve Case No. PLMA 2026-078 Kelly Cove (Comp Plan); second by Commissioner Foster. The motion was approved with a unanimous vote of 9-0.***

PUBLIC COMMENTS

 CARROLLTON
TEXAS **PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Jacob Bowen Phone 972 821 3638 Date 7/2/26
Address 2232 Big Bend Dr City Carrollton Zip 75007

Public Hearing Agenda Item # 85

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

**Please read and comply with the
“Guidelines for Speaking at City Government Public Meetings.”**

 CARROLLTON
TEXAS **PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Shaivali Desai Phone _____ Date 7/2
Address 5430 LBS #1050, Datto City Dallas Zip 75240

Public Hearing Agenda Item # 546

☒ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

**Please read and comply with the
“Guidelines for Speaking at City Government Public Meetings.”**

PLANNING DEPARTMENT
City of Carrollton
Date: 08/11/2026

DEVELOPMENT NAME:
Kelly Cove (Comp Plan)

RESOLUTION NUMBER _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING THE COMPREHENSIVE PLAN ADOPTED BY RESOLUTION NUMBER 2672 ON FEBRUARY 18, 2003, TO CHANGE THE LAND USE DESIGNATION FOR AN APPROXIMATELY 8.36-ACRE TRACT OF LAND LOCATED AT 2415 EAST TRINITY MILLS ROAD FROM LOW INTENSITY OFFICE TO SINGLE-FAMILY RESIDENTIAL; AMENDING ACCORDINGLY THE FUTURE LAND USE MAP; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION.

WHEREAS, the Planning & Zoning Commission reviewed and studied an amendment to the Comprehensive Plan (Case No. PLMA 2026-078) adopted by the City of Carrollton (“City”); and

WHEREAS, the Planning & Zoning Commission conducted a public hearing on the Second day of July 2026, and after all persons were given an opportunity to present testimony, considered and recommended the following change regarding an appropriate future land use; and

WHEREAS, the City Council conducted a public hearing on the Eleventh day of August 2026, at which all persons were given an opportunity to present testimony; and

WHEREAS, the amendment is in accordance with the goals, objectives and policies of the Comprehensive Plan, adopted by Resolution Number 2672 on February 18, 2003, as amended; and

WHEREAS, the City Council has concluded that the amendment to the Plan is in the best interest of the city and is for the purpose of protecting the health, safety, and general welfare of the city and its citizens.

NOW, THEREFORE, BE IT RESOLVED 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 and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

Section 2.

The 2003 Comprehensive Plan is hereby amended for an approximately 8.36-acre tract of land located at 2415 E. Trinity Mills Road, previously designated Low Intensity Office, on the attached Exhibit A, and thereby changing the land use designation of said tract to Single-Family Residential, as identified on Exhibit B. This amendment, collectively with all other existing Comprehensive Plan provisions, will constitute the Comprehensive Plan for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction and growth management on such property.

Section 3.

An amendment to the Future Land Use Map of the City's Comprehensive Plan for said tract, which amendment is attached hereto as Exhibit B and incorporated herein for all purposes, is hereby adopted by the City Council.

Section 4.

Save and except as amended herein, the Comprehensive Plan adopted on February 18, 2003, by Resolution Number 2672, as amended, shall remain in full force and effect.

Section 5.

The provisions of this Resolution are severable. If any section, sub-section, paragraph, clause, phrase or provision of this Resolution or its application to any person or circumstance shall be adjudged or held invalid, that invalidity shall not affect the provisions that can be given effect without the invalid provision or application.

Section 6.

This Resolution shall become and be effective on and after its adoption.

PASSED AND APPROVED this the Eleventh day of August 2026.

CITY OF CARROLLTON

ATTEST:

By: _____
Steve Babick, Mayor

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Joseph Haefner
Assistant City Attorney III

Michael McCauley
Senior Planner

EXHIBIT A

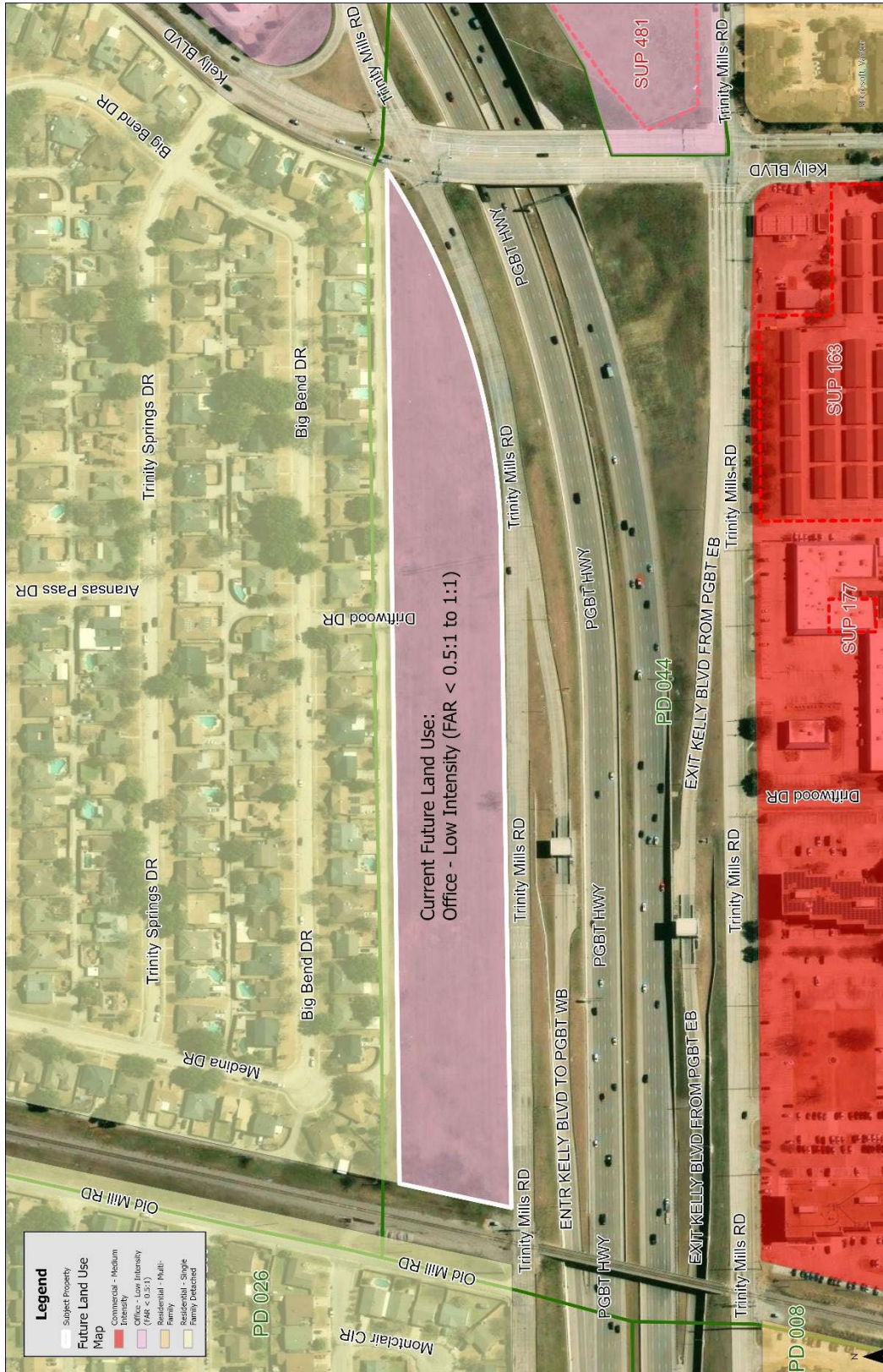
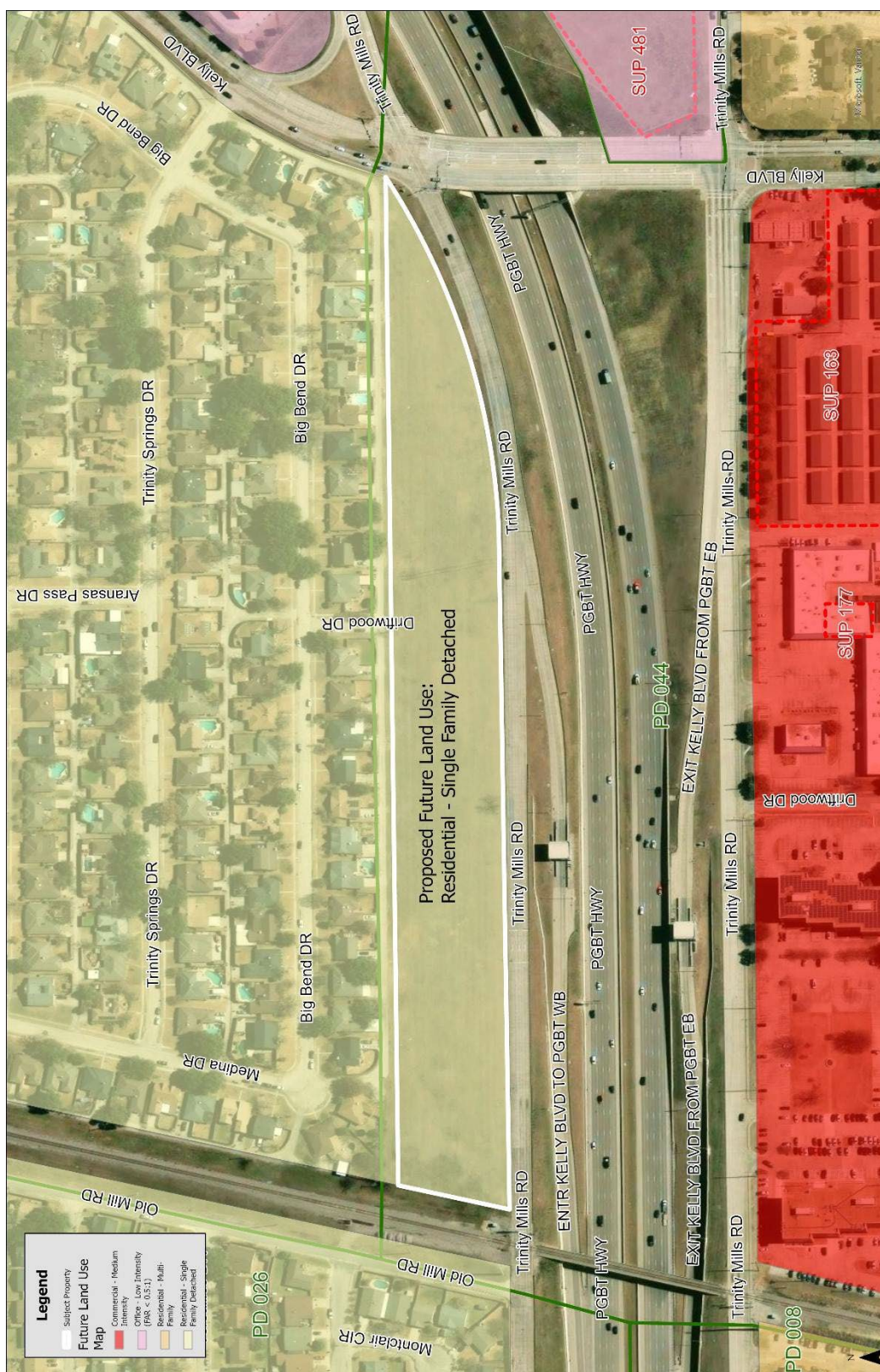


EXHIBIT B





City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7708

Agenda Date: 8/11/2026

Version: 1

Status: Public Hearing/Individual
Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 19.

City Council Meeting Date: August 11, 2026

Date: July 28, 2026

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 On An Approximately 8.36-Acre Tract Zoned PD-44 For The (HC) Heavy Commercial District And Located At 2415 East Trinity Mills Road, To Amend Planned Development 44 To Change The Base Zoning To The (SF-5/12) Single-Family Residential District To Establish Conceptual Plans And Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2026-079 Kelly Cove (Zoning).

Background:

This is a request for approval of an amendment to Planned Development No. 44 (PD-44) and rezoning from (HC) Heavy Commercial District to (SF-5/12) Single-Family Residential District.

A separate case related to this request, PLMA 2026-078 Kelly Cove (Comp Plan), is on this agenda and proposes to change the land use designation from Office - Low Intensity to Single Family Residential.

Staff Recommendation/Action Desired:

On July 2, 2026, the Planning and Zoning Commission recommended **APPROVAL** of the request with stipulations.

Staff recommends **APPROVAL** with stipulations and adoption of the attached ordinance.

The attached ordinance reflects the action of the Commission.

RESULTS SHEET

Date: 08/11/26

Case No./Name: PLZ 2026-079 Kelly Cove (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to amend PD-44 to establish conceptual plans and development standards with the following stipulations:

1. Approval of the Future Land Use Map amendment, changing the land use designation from Office – Low Intensity to Single Family Residential, is required before allowing the proposed zoning in order to be consistent with the Comprehensive Plan.

2. Subsection I

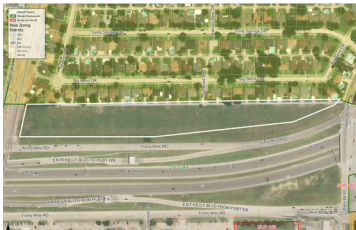
Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single-Family Residential District, in accordance with Article 5 of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single-Family Residential District, in accordance with Article 5 of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit shall be subject to the conditions established in Articles 21 and 32 of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

3. Subsection II

- a. Development shall be in accordance with the attached Conceptual Landscape Plans, Site Plans and Home Elevations.
- b. No two identical homes shall be permitted side by side and directly across the street.
- c. Minimum lot area shall be 3,285 square feet.
- d. Minimum floor area of dwelling area shall be 1,800 square feet.
- e. Minimum lot width shall be 45 feet.
- f. Minimum lot depth shall be 55 feet for 83-foot-wide lots and 73 feet for 45-foot-wide lots.
- g. Minimum depth of front setback shall be 10 feet.
- h. Minimum distance of garage from public right-of-way shall be 20 feet.
- i. Homes on Lots 2 and 3 shall have a wrap-around porch as shown on the Transitional Style 83-foot-wide lots exhibited on the conceptual home elevations.
- j. The following architectural features shall be required for every home:

- The front façade contains two types of complementary finishing materials.
 - The front facade contains a minimum of two coach lights.
 - A minimum of one offset in the front façade measuring at least five feet.
- k. Every home shall have a minimum of four architectural features from the following list:
- Garage doors have decorative hardware or glass.
 - Awning/roof/ header board /masonry soldier course over garage door.
 - A Covered Entry Porch.
 - Architectural shutters/louvers around windows.
 - Front façade to have articulation at maximum 20 feet.
 - A base course/plinth course, banding, molding as part of street facing façade.
 - A bay window.
- l. The development shall have a maximum of 61 single-family residential lots.
- m. Alleys are not required and alley access to a lot is prohibited.
- n. Carports shall be prohibited.
- o. The required deceleration lane on Trinity Mills Road is subject to TxDOT approval of street connection.
- p. 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: 07/02/26:
Result: **APPROVED** /Vote: 8-1 (Kramer opposed)
- C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 08/11/26:
Result: /Vote:



2415 E Trinity Mills Rd

200 FT Buffer



APPLICANT'S NARRATIVE

Development and Design Standards for New Development. The New Development shall follow the standards set forth in the SF-5/12 zoning district except as differentiated below:

		EXISTING	PROPOSED	
ZONING		PD-44	PD (BASE: SF-5/12)	
USE		VACANT	SINGLE-FAMILY	
GROSS SITE AREA, AC (SF)		8.36 ACRES (364,360 SF)		
LOTS	RESIDENTIAL	-	61	
	COMMON AREA	-	4	
	TOTAL	-	65	
PARKING SPACES	RESIDENTIAL	-	2 / DU	
	COMMON AREA	-	5	
	TOTAL	-	127	
AREA REGULATIONS		BASE: SF-5/12	PD (45' LOT)	PD (83' LOT)
	MINIMUM LOT AREA (SF)	5000	3,285	4,565
	FLOOR AREA (SF)	1,200	1,800	1,800
	MAX DWELLING HEIGHT	36'	36'	
	MAX BLDG COVERAGE	55%	55%	55%
	MINIMUM DEPTH TO GARAGE FROM R.O.W.	18'	20'	
	*MINIMUM LOT FRONTAGE	50'	45'	83'
	**MINIMUM LOT DEPTH	90'	73'	55'
	MINIMUM FRONT YARD	20'	10'	
	MINIMUM SIDE YARD	5'	5'	
	MINIMUM REAR YARD	10'	10'	
LANDSCAPE AREA	REQUIRED	10%	10%	10%
	PROVIDED	10%	35%	35%
COMMON AREA / OPEN SPACE, SF		64,538 (17.7%)		

* MINIMUM LOT WIDTH MAY BE REDUCED BY 5' FOR LOTS LOCATED ALONG ELBOWS, CUL-DE-SACS, OR ALONG A CURVE PROVIDED ALL OTHER AREA REGULATIONS ARE MET

** MINIMUM LOT DEPTH MAY BE REDUCED BY 10' FOR LOTS LOCATED ALONG ELBOWS, CUL-DE-SACS, OR ALONG A CURVE PROVIDED ALL OTHER AREA REGULATIONS ARE MET

STREET ROW WIDTH WILL BE 45' FOR 31' B-B SECTION

Architectural Standards:

Three styles of architecture shall be used for this development: Transitional, Modern Prairie, and French Country. The elevations provided with these Planned Development Standards are conceptual image renderings and shall allow for color variations and building articulation, however overall style shall remain similar and to be in general conformance with the building elevations.

1. The following architectural features shall be required for every home:
 - a. The front façade contains two types of complementary finishing materials.
 - b. The front facade contains a minimum of two coach lights.
 - c. A minimum of one offset in the front façade measuring at least five feet.
2. Every home shall have a minimum of four architectural features from the following list:
 - a. Garage doors have decorative hardware or glass.
 - b. Awning/roof/ header board /masonry soldier course over garage door.
 - c. A Covered Entry Porch.
 - d. Architectural shutters/louvers around windows.
 - e. Front façade to have articulation at maximum 20 feet.
 - f. A base course/plinth course, banding, molding as part of street facing façade.
 - g. A bay window.

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-44 for the (HC) Heavy Commercial District.

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential District	Single-Family Residential Subdivision
SOUTH	PD-44 for the (HC) Heavy Commercial District	President George Bush Turnpike (PGBT)
EAST	PD-44 for the (HC) Heavy Commercial District	PGBT and Kelly Boulevard
WEST	PD-44 for the (HC) Heavy Commercial District	Burlington Northern Santa Fe Railroad

REQUEST: Approval to amend PD-44 and rezone from (HC) Heavy Commercial District to (SF-5/12) Single-Family Residential District, to provide conceptual plans and development standards for a 61-lot single-family residential subdivision.

PROPOSED USE: Single-family residential subdivision

ACRES/LOTS: Approximately 8.36 acres / 1 tract (61 residential lots proposed)

LOCATION: 2415 East Trinity Mills Road (Northwest Corner of PGBT and Kelly Boulevard)

HISTORY: PD-44 was adopted in 1975 and amended in 1978 for this tract. The property is a remnant tract created when the President George Bush Turnpike (PGBT) right of way and toll road was constructed separating it from a larger tract to the south.

COMPREHENSIVE PLAN: Office – Low Intensity. A companion case (PLMA 2026-078) proposes changing the land use designation to Single-Family Residential.

TRANSPORTATION PLAN: President George Bush Turnpike (PGBT) is designated as an Arterial – Controlled Access Highway.

OWNER: Harlan Properties, Inc.

REPRESENTED BY: Tom Dayton / Johnson Volk Consulting, Inc.

STAFF ANALYSIS

PROPOSAL AND ZONING

This is a request to amend PD-44 and rezone from (HC) Heavy Commercial District to (SF-5/12) Single-Family Residential District, to provide conceptual plans and development standards for a 61-lot single-family residential subdivision.

A companion application, Case No. PLMA 2026-078 Kelly Cove (Comp Plan), amends the Future Land Use Map (FLUM) changing the designation from “Low Intensity Office” to “Single-Family Residential”.

ELEMENTS TO CONSIDER

1. The property and assigned PD-44 (HC) Heavy Commercial District zoning is a remnant tract that was cut off when the President George Bush Turnpike (PGBT) was constructed. The subject property, as a result, is challenging to develop due to its shallow north to south depth along westbound Trinity Mills Road.
2. The property is adjacent to the Morningside single family subdivision.
3. The proposed rezoning request amending PD-44 changing the zoning to single-family would align with the Comprehensive Plan upon City Council’s approval of the Future Land Use Map amendment.
4. To develop the property to single family, with the limitations of the property dimensions, a planned development zoning district was necessary establishing development regulations and providing concept plans.
5. Development regulations proposed provides customized standards to accommodate homes while providing quality enhancements.
 - a. Minimum lot area shall be 3,285 square feet in lieu of the required 5,000 square feet.
 - b. Minimum floor area of dwelling area shall be 1,800 square feet in lieu of the minimum 1,200 square feet.
 - c. Minimum lot width shall be 45 feet instead of the minimum 50 feet.
 - d. Minimum lot depth shall be 55 feet for 83-foot-wide lots and 73 feet for 45-foot-wide lots instead of the minimum 90 feet.
 - e. Minimum depth of front setback shall be 10 feet in lieu of 20 feet.
 - f. Minimum distance of garage from public right-of-way shall be 20 feet, in lieu of 18 feet.
 - g. The development shall have a maximum of 61 single-family residential lots.
 - h. The PD provides minimum architectural features for the home.

- i. All lots will be front-loaded and will not need alley access.
 - j. The PD proposes a prohibition of carports.
6. The proposal does not provide roadway access to and from the existing single-family neighborhood to the north. Vehicle access is solely from E. Trinity Mills Road.
 7. The Fire Department supports the two access points off E. Trinity Mills Road.
 8. A traffic study was submitted and approved by Transportation Engineering.
 9. A deceleration lane is provided at the eastern access point on East Trinity Mills Road in accordance with the City's storage and transition length requirements. The deceleration lane and roadway access is subject to TxDOT approval.
 10. Detention requirements will be addressed with a timing study submitted by the applicant when they submit a Preliminary Plat application.
 11. The applicant conducted a neighborhood meeting with the adjoining subdivision HOA to the north.
 12. A public comment card was received and one person spoke at the Planning and Zoning Commission meeting.

CONCLUSION:

Because of the site's size, shape and surrounding uses, businesses allowed in the (HC) Heavy Commercial District may adversely impact the residential properties to the north. Staff believes a PD is necessary to accommodate single family detached which would be most compatible with the existing residential neighborhood to the north. Therefore, staff believes the proposed zoning change is appropriate.

 PROPOSED ENTRY SIGN, TBD.

 8'-0" HT. MASONRY OR PRECAST WITH MASONRY FINISH WALL WITH ENHANCED MASONRY COLUMNS SPACED APPROX. 100' O.C.

 6'-0" HT. BOARD ON BOARD WOOD FENCE; BY DEVELOPER.

 6'-0" HT. BOARD ON BOARD WOOD FENCE; BY BUILDER.

 6'-0" HT. ORNAMENTAL METAL FENCE; BY BUILDER.

 PROPOSED FIRE HYDRANT

 PERMANENT PLANTED TURF GRASS OR OTHER LIVING PLANT MATERIAL, TYP.

SHRUB AND GROUNDCOVER BED.
(34) - 5 GALLON SHRUB PER 100 FEET OF FRONTAGE SHALL BE REQUIRED. EVERGREEN SHRUBS PLANTED ALONG THE PERIMETER WALL SHALL BE 24" IN HEIGHT AT TIME OF PLANTING.

3" CALIPER SHADE TREE; 10' MIN. HEIGHT.
(2) - 3" SHADE TREES PER 100 FEET OF FRONTAGE SHALL BE REQUIRED.

3" CALIPER ORNAMENTAL TREE; 6' MIN. HEIGHT.
(3) - 3" ORNAMENTAL TREES PER 100 FEET OF FRONTAGE SHALL BE REQUIRED.

3" CALIPER TREE SHADE TREE; 6' MIN. HEIGHT PROVIDED BY THE DEVELOPER WITHIN OPEN SPACE.

3" CALIPER TREE SHADE TREE; 6' MIN. HEIGHT PROVIDED BY THE BUILDER AT TIME OF HOME CONSTRUCTION.

GENERAL LANDSCAPE REQUIREMENTS

A MINIMUM TEN (10) PERCENT OF THE TOTAL AREA OF THE LOT OF RECORD UPON WHICH DEVELOPMENT, CONSTRUCTION OR RECONSTRUCTION OCCURS FOR ANY USE AFTER THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE DEVOTED TO LANDSCAPE AS REQUIRED IN SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

TOTAL SITE: 364,360 SF (8.36 ACRES)

REQUIRED	PROVIDED
36,436 SF (10%) PUBLIC OPEN SPACE	63,940.00 SF (17.50%) PUBLIC OPEN SPACE

LANDSCAPE BUFFER REQUIREMENTS

1. A LANDSCAPE BUFFER SHALL AVERAGE 15 FEET IN WIDTH, BUT NO LESS THAN TEN FEET MINIMUM WIDTH AT ANY POINT, ADJACENT TO ALL STREET RIGHTS-OF-WAY OR STREET EASEMENTS MEASURED FROM THE PROPERTY LINE INTO THE SUBJECT SITE AND SHALL BE MAINTAINED AS PERMANENT GREEN SPACE.

2. A MAXIMUM 50 PERCENT OF THE BUFFER AREA MAY BE PLANTED WITH TURF GRASS.
3. ALL FENCING AND SCREENING WALLS SHALL BE PLACED BEHIND THE REQUIRED LANDSCAPE BUFFER. SUCH LANDSCAPE BUFFER(S) SHALL BE COUNTED TOWARDS MEETING THE MINIMUM SQUARE FOOTAGE OF REQUIRED LANDSCAPE AREA FOR THE SITE.

REQUIRED	PROVIDED
PGBT FRONTAGE ROAD	

(2) 3" CAL. TREE / 100 LF = 1,883 LF / 100 LF = 18.83 x 2 = 38 - 3" CAL. TREES	38 - 3" CAL. TREES; TREES TO BE MINIMUM 10'-12" IN HEIGHT AT TIME OF PLANTING.
--	--

(3) 3" CAL. ORN. TREE / 100 LF = 1,883 LF / 100 LF = 18.83 x 3 = 56 - 3" CAL. ORN. TREES	56 - 3" CAL. TREES; TREES TO BE MINIMUM 6'-8" IN HEIGHT AT TIME OF PLANTING.
---	---

(34) 5 GAL. EVERGREEN SHRUB / 100 LF = 1,883 LF / 100 LF = 18.83 x 34 = 640 - 5 GAL. EVERGREEN SHRUBS	7,486 SF OF LANDSCAPE BEDS SHOWN TOTAL; BEDS WILL BE A MINIMUM 645 - 5 GAL. EVERGREEN SHRUBS 2 HT. AT PLANTING, GRASSES AND GROUND COVER.
---	---

SINGLE FAMILY RESIDENTIAL MINIMUM LANDSCAPE PERCENTAGE

MINIMUM LANDSCAPE AREA REQUIRED FOR SINGLE FAMILY RESIDENTIAL IS 10%

REQUIRED	PROVIDED
TYPICAL 45'x73' LOTS = 337.50 SF (10%) LANDSCAPE	≥675 SF (20%) OF LOT WILL BE A MIX OF LANDSCAPE

TYPICAL 83'x55' LOTS = 456.50 SF (10%) LANDSCAPE	≥913 SF (20%) OF LOT WILL BE A MIX OF LANDSCAPE AND TURF GRASS.
--	---

1410241.00225 13.15 = 13.20 in (10%) LANDSCAPE	AND TURF GRASS.
--	-----------------

- ANY ELEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLANTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF CARROLLTON ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF CARROLLTON AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF CARROLLTON STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT. A PORTION OF TREES FOR SCREENING PURPOSES MAY BE ELECTED TO BE PLANTED WITHIN INTERNAL HOA MAINTAINED COMMON AREAS IF UTILITY AND SITE VISIBILITY CONFLICTS EXISTING WITHIN THE PERIMETER BUFFER AREAS. FURTHERMORE, TREES SHALL NOT OBSTRUCT OR IMPEDE THE VIEW OF ANY STOP SIGN.
- ALL MASONRY SCREENING WALLS SHOWN ON THESE EXHIBITS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TREE SURVEY PLANS WILL BE SUBMITTED AT A LATER DATE.
- ALL OPEN SPACE AREAS SHALL RECEIVE 100% COVERAGE OF COMMON BERMUDA SOD.
- ALL LANDSCAPE AREAS WHETHER REQUIRED OR NOT MUST BE IRRIGATED WITH A FULLY AUTOMATIC LANDSCAPE IRRIGATION SYSTEM DESIGNED AND INSTALLED PER CURRENT TEXAS COMMISSION OF ENVIRONMENTAL QUALITY AND THE CITY OF CARROLLTON LANDSCAPE IRRIGATION STANDARDS.
- ORNAMENTAL TREES SHOWN ON PRIVATE LOTS AND R.O.W. ADJACENT TO PRIVATE LOTS SHALL BE INSTALLED BY THE BUILDING OF HOME CONSTRUCTION.
- TREES, REGARDLESS OF SPECIES, PLANTED BETWEEN THE BACK OF CURB AND THE SIDEWALK MUST HAVE A ROOT BARRIER INSTALLED.
- NO MORE THAN 34% OF A SINGLE TREE SPECIES MAY BE PLANTED IN THE NEIGHBORHOOD.



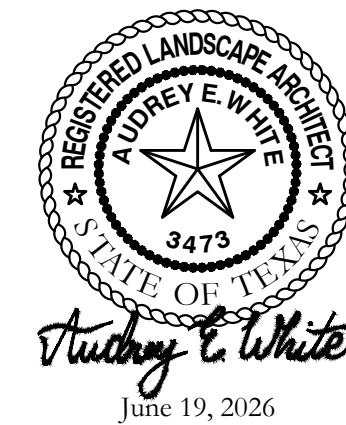
8'-0" HT. MASONRY OR PRECAST WITH MASONRY FINISH WALL
EXAMPLE IMAGE



6'-0" HT. BOARD ON BOARD WOOD FENCE
 EXAMPLE IMAGE NOT TO SCALE



PROPOSED PLAY AREA
EXAMPLE IMAGE



NOTE: ALL PLANT MATERIAL SHALL BE FROM THE CITY OF CARROLLTONS APPROVED PLANT LIST AND FOLLOW THE CITY OF CARROLLTONS GENERAL LANDSCAPING REQUIREMENTS AND STANDARDS.

City of Carrollton, Denton County, Texas

SHEET 1 OF 1
City Submittal 06-19-2026

Record of Submissions		
2	06/19/26	2nd Zoning Submittal
1	04/28/26	1st Zoning Submittal
No.	Date	Submission Description

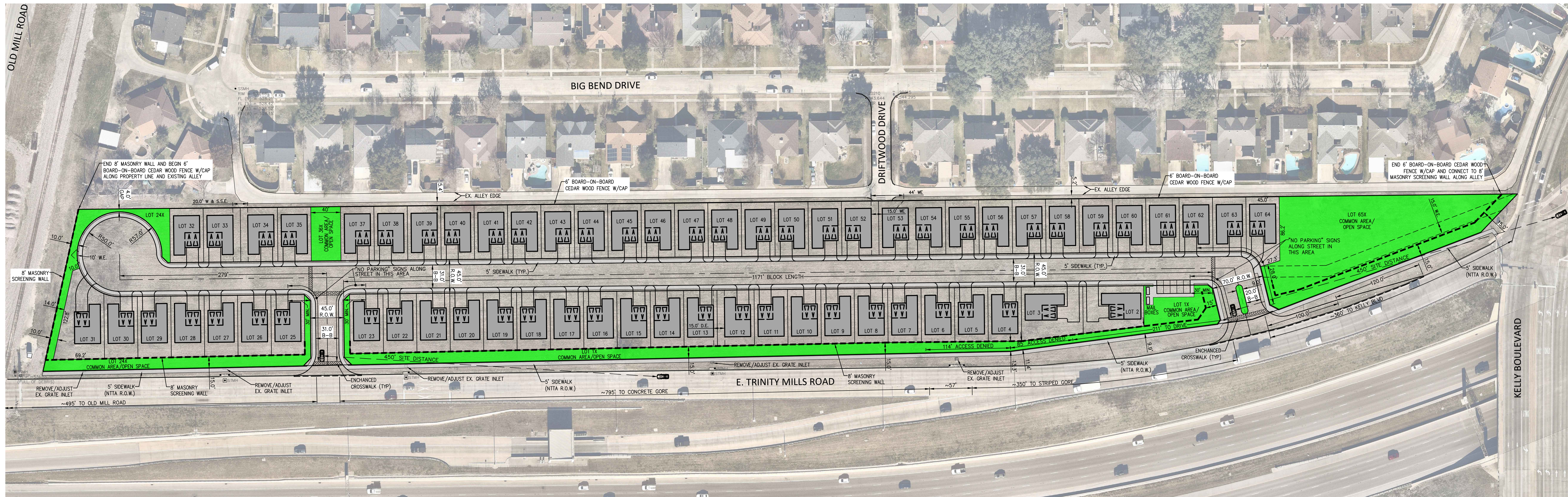
Owner/Developer:
BRIDGE TOWER GP
5430 IBJ Freeway, Suite 1050
Dallas, Texas 75240
Phone: 469-936-1695
Contact: Shaivali Desai

Landscape Architect:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Audrey White, RLA, LI

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

KELLY COVE
EXHIBIT D
CONCEPTUAL STREETSCAPE, FENCING,
AND PERIMETER LANDSCAPING
PLZ 2026-079

CITY OF CARROLLTON
DENTON COUNTY, TEXAS



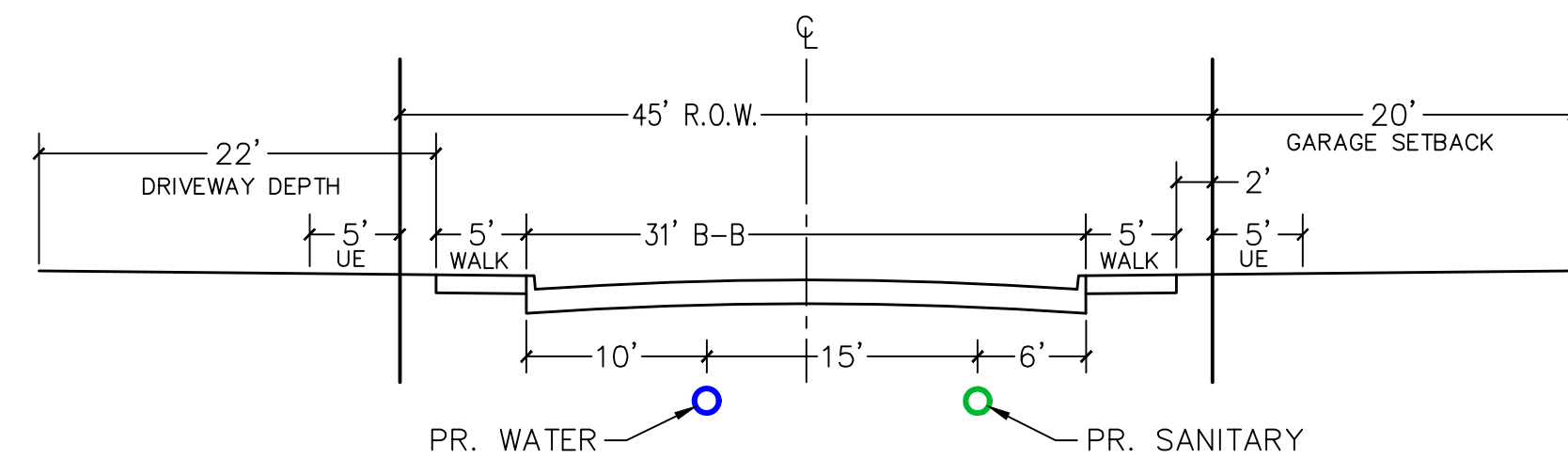
SITE DATA SUMMARY			
		EXISTING	PROPOSED
ZONING		PD-44	PD (BASE: SF-5/12)
USE		VACANT	SINGLE-FAMILY
GROSS SITE AREA, AC (SF)		8.36 ACRES (364,360 SF)	
LOTS	RESIDENTIAL	-	61
	COMMON AREA	-	4
	TOTAL	-	65
PARKING SPACES	RESIDENTIAL	-	2 (1 DU)
	COMMON AREA	-	5
	TOTAL	-	127
AREA REGULATIONS		BASE: SF-5/12	PD (45' LOT) PD (83' LOT)
	MINIMUM LOT AREA (SF)	5,000	3,285 4,565
	FLOOR AREA (SF)	1,200	1,800 1,800
	MAX DWELLING HEIGHT	36'	36'
	MAX BLDG COVERAGE	55%	55% 55%
	MINIMUM DEPTH TO GARAGE FROM R.O.W.	18'	20'
	*MINIMUM LOT FRONTAGE	50'	45' 83'
	*MINIMUM LOT DEPTH	90'	73' 55'
	MINIMUM FRONT YARD	20'	10'
	MINIMUM SIDE YARD	5'	5'
	MINIMUM REAR YARD	10'	10'
LANDSCAPE AREA	REQUIRED	10%	10%
	PROVIDED	-	35%
COMMON AREA / OPEN SPACE, SF		63,610 (17.5%)	

- * MINIMUM LOT WIDTH MAY BE REDUCED BY 5' FOR LOTS LOCATED ALONG ELBOWS, CUL-DE-SACS, OR ALONG A CURVE PROVIDED ALL OTHER AREA REGULATIONS ARE MET
- ** MINIMUM LOT DEPTH MAY BE REDUCED BY 10' FOR LOTS LOCATED ALONG ELBOWS, CUL-DE-SACS, OR ALONG A CURVE PROVIDED ALL OTHER AREA REGULATIONS ARE MET

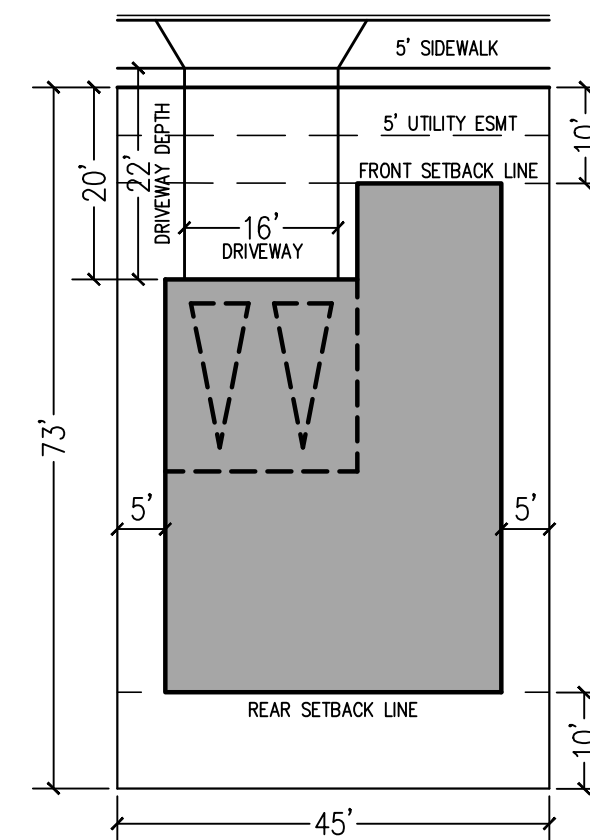
STREET ROW WIDTH WILL BE 45' FOR 31' B-B SECTION

CONCEPT PLAN GENERAL NOTES

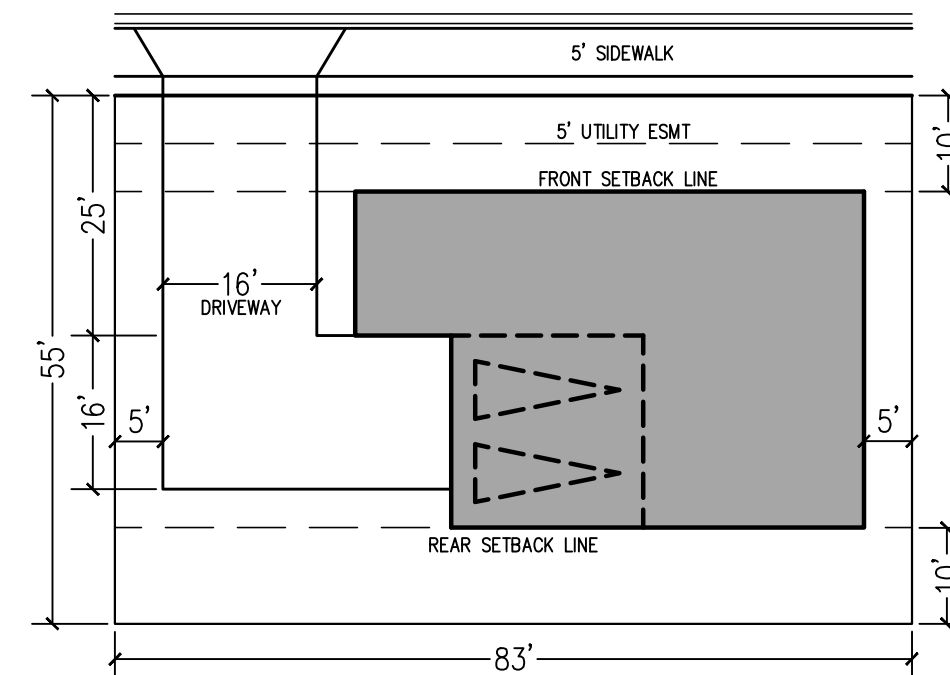
1. DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS AND REGULATIONS NOT SPECIFICALLY ADDRESSED AND LISTED FOR APPROVAL AS PART OF THE PLANNED DEVELOPMENT (PD) REGULATIONS MAY REQUIRE APPROVAL PROCESS BY P&Z COMMISSION AND/OR CITY COUNCIL.
2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PD REGULATIONS.
3. THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE, ALONG WITH DEVELOPMENT REGULATIONS. THE CONCEPT PLAN IS MEANT TO DESCRIBE THE TYPE OF PD AND POTENTIAL DEVIATIONS FROM THIS CONCEPT PLAN. AS DETERMINED BY THE PLANNING DIRECTOR, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS NECESSARY, THE PD REGULATIONS.
4. ACCORDING TO FEMA FIRM PANELS 48131C0160K & 48131C0180K (EFFECTIVE JULY 7, 2014) FLOODPLAIN DOES NOT EXIST ON THIS PROPERTY.
5. THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH THE CITY OF CARROLLTON DEVELOPMENT & DESIGN STANDARDS.



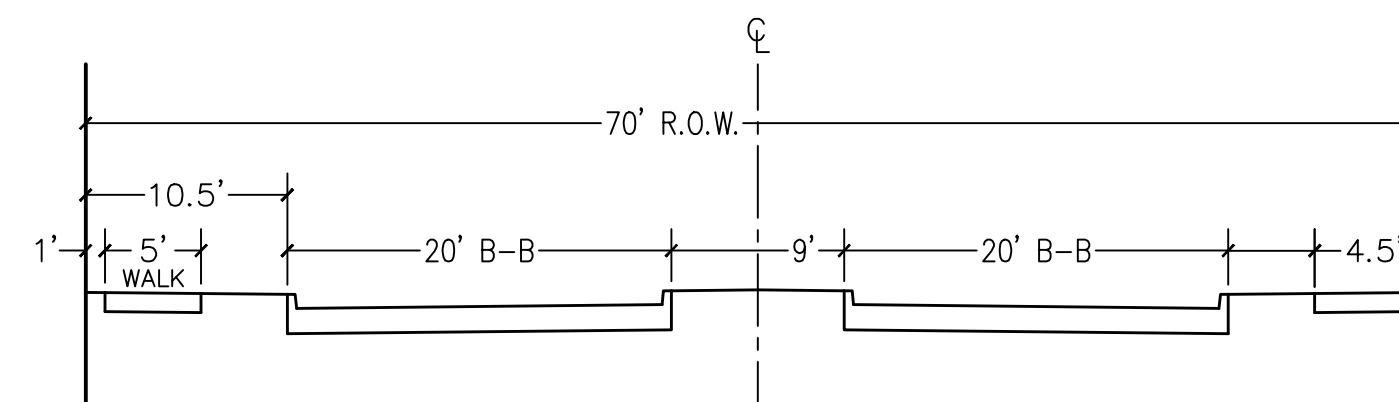
TYPICAL PAVEMENT & UTILITY SECTION



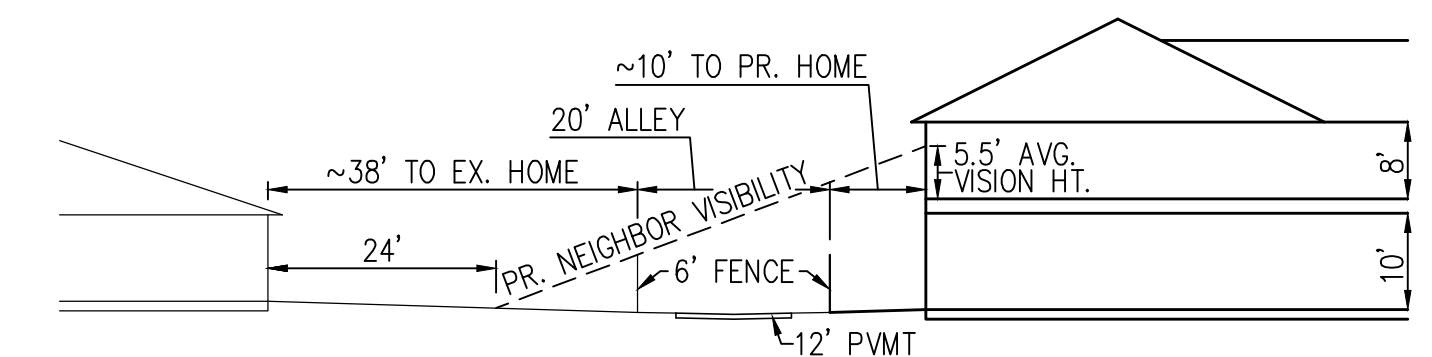
TYPICAL 45' LOT



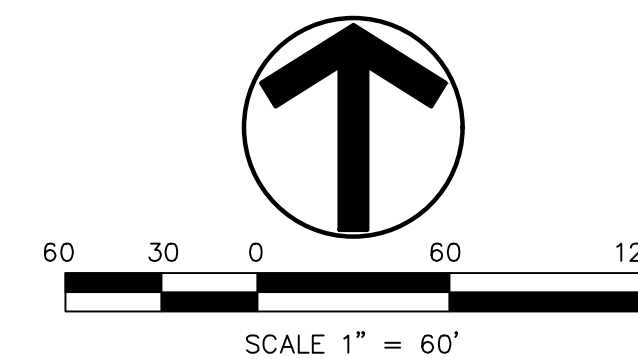
TYPICAL 83' LOT



ENTRY PAVEMENT SECTION



LINE OF SITE DETAIL



SCALE 1" = 60'

OWNER
HARLAN PROPERTIES INC
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

DEVELOPER
BRIDGE TOWER HOMES
5430 LBJ FREEWAY, SUITE 1500
DALLAS, TEXAS 75240
MS. SHAIVALI DESAI
(469) 936-1695

CONCEPT PLAN

KELLY COVE ADDITION

APPROX. 8.36 AC
CITY OF CARROLLTON
DALLAS COUNTY, TEXAS

JUNE 2026



TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



CONCEPTUAL IMAGERY OF 45' WIDE LOT (MODERN PRAIRE STYLE)

BRIDGE TOWER
[City], [State]

KELLY COVE
Carrollton, Texas



April 27, 2026

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2026 BSB Design, Inc.



LEFT ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)

BRIDGE TOWER

[City], [State]

KELLY COVE

Carrollton, Texas

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April 20, 2026





RIGHT ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)

BRIDGE TOWER
[City], [State]

KELLY COVE
Carrollton, Texas

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April 20, 2026





REAR ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)

BRIDGE TOWER
[City], [State]

KELLY COVE

Carrollton, Texas

April 20, 2026





CONCEPTUAL IMAGERY OF 45' WIDE LOT (TRANSITIONAL STYLE)

BRIDGE TOWER

[City], [State]

KELLY COVE

Carrollton, Texas

April 27, 2026



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LEFT ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)

BRIDGE TOWER
[City], [State]

KELLY COVE
Carrollton, Texas

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April 20, 2026





RIGHT ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)

BRIDGE TOWER

[City], [State]

KELLY COVE

Carrollton, Texas

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April 20, 2026





REAR ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)

BRIDGE TOWER

[City], [State]

KELLY COVE

Carrollton, Texas

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April 20, 2026





CONCEPTUAL IMAGERY OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)

BRIDGE TOWER

KELLY COVE
Carrollton, Texas

May 28, 2026

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2026 BSB Design, Inc.





FRONT ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)

BRIDGE TOWER

KELLY COVE
Carrollton, Texas

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of July 2, 2026**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 8.36-Acre Tract Zoned PD-44 For The (HC) Heavy Commercial District And Located At 2415 East Trinity Mills Road, To Amend Planned Development 44 To Change The Base Zoning To The (SF-5/12) Single-Family Residential District To Establish Conceptual Plans And Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2026-079 Kelly Cove (Zoning). Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised this request is to develop the tract of land previously considered in Item 5. A site location and zoning map were reviewed. Mr. McCauley said the applicant is proposing to develop 61 homes. A conceptual landscape plan was provided and Mr. McCauley explained that there are two points of ingress and egress off Trinity Mills, and there will be no access to or from the neighboring subdivision to the north, including the existing alley outside the northern perimeter of the subject property.

A conceptual site plan or zoning exhibit was reviewed. There will be a 45-foot right-of-way with 31 feet of improvements. There will be 5-foot sidewalks on both sides of the roadway. Mr. McCauley advised that the request includes a reduction in lot widths and depths, a 6-foot board-on-board fence on the north, and an 8-foot masonry wall around the remainder of the development. Conceptual home elevations were provided.

Mr. McCauley stated that the development should not negatively impact the neighboring properties and staff is recommending approval. No public comments were received.

The applicant Shaivali Desai, 5430 LBJ #1050 Dallas, was present for questions.

Chair Windrow opened the public hearing.

Jacob Bowen, 2232 Big Bend Dr., Carrollton, again voiced his concern over the homes being near his backyard, adding that changing the 6-foot wood fence to an 8-foot wood fence will make no difference regarding visibility.

Commissioner Foster confirmed with the applicant that the wood fence at the rear is 6 feet and the wall in the front is 8 feet. The applicant confirmed and stated that they have discussed the project with the neighbors, and they were pleased there will be residential use rather than heavy commercial. Commissioner Foster asked the applicant if she would consider an 8-foot-wood fence in the rear. The applicant responded they would be open to that suggestion.

Commissioner Sullivan spoke in favor of an 8-foot wood fence, saying that it would help with limiting visibility from the new homes. He noted that the back yards to the properties are small and some additional landscaping along the rear could possibly help to mitigate the visibility as well.

Commissioner Overholt asked staff whether TxDOT must approve the access points off Trinity Mills and whether the Transportation Department has any concerns. John Romberger, Transportation Engineer, stated that they did review the plans and discussed them with the developer. He said a short right turn bay into the site will be added. He also said that TxDOT must approve the access points and deceleration lane. He noted however that typically TxDOT approves whatever the City recommends.

Commissioner Kramer asked the applicant about the spacing between the homes. The applicant replied that there is 10 feet between with a fence in the center of that and it goes to the property line. She added that the fence is a shared fence, not individually owned.

Commissioner Pendleton voiced a concern over the location of the playground on the site plan. He asked the applicant if they would consider moving it back, away from the street in the event a vehicle might run through it. The applicant stated when the final design is considered they will discuss that.

*** Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2026-079 Kelly Cove (Zoning) with stipulations; second by Commissioner Overholt.**

Commissioner Doyle spoke in favor.

The motion was approved with a vote of 8-1. Commissioner Kramer voted in opposition.

PUBLIC COMMENTS

Applicant

 **CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Shaivali Desai Phone _____ Date 7/2

Address 5430 LBJ, #1050, ~~Dallas~~ City Dallas Zip 75240

Public Hearing Agenda Item # 546

☒ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

**Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."**

 **CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Jacob Bowen Phone 972 821 3638 Date 7/2/26

Address 2232 Big Bend Dr City Carrollton Zip 75007

Public Hearing Agenda Item # 55

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

**Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."**

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 08/11/26

PLANNED DEVELOPMENT NO. 044
KELLY COVE (ZONING)

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE NUMBER 819 TO REVISE THE PROVISIONS OF PLANNED DEVELOPMENT NUMBER 044 (PD-044) FOR AN APPROXIMATELY 8.36-ACRE TRACT LOCATED AT 2415 EAST TRINITY MILLS ROAD, ZONED PD-044 FOR THE (HC) HEAVY COMMERCIAL DISTRICT, AND TO CHANGE THE BASE ZONING FROM (HC) HEAVY COMMERCIAL DISTRICT TO (SF-5/12) SINGLE-FAMILY RESIDENTIAL DISTRICT, TO ESTABLISH CONCEPTUAL PLANS AND DEVELOPMENT STANDARDS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its regular meeting held on the Second day of July 2026, the Planning and Zoning Commission considered and made recommendations on a certain request to amend a Planned Development District (Case No. PLZ 2026-079); 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 Eleventh day of August 2026, at which all persons were given an opportunity to present testimony; and

WHEREAS, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 8.36-acre tract; 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.

Planned Development Number 044 is hereby amended for a certain approximately 8.36-acre tract of land located at 2415 E. Trinity Mills Road, which is described in Exhibit A and generally depicted on Exhibit B.

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single-Family Residential District, in accordance with Article 5 of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single-Family Residential District, in accordance with Article 5 of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles 21 and 32 of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

II. Special Development Standards

Development shall be in general conformance with the Conceptual Landscape Plan, Conceptual Site Plan, and Conceptual Home Elevations, shown on Exhibits C, D, and E, respectively, and shall comply with the following additional special conditions, restrictions, and regulations:

- a. Development shall be in accordance with the attached Conceptual Landscape Plan, Site Plan and Home Elevations.
- b. No two identical homes shall be permitted side by side and directly across the street.
- c. Minimum lot area shall be 3,285 square feet.
- d. Minimum floor area of dwelling area shall be 1,800 square feet.
- e. Minimum lot width shall be 45 feet.
- f. Minimum lot depth shall be 55 feet for 83-foot-wide lots and 73 feet for 45-foot-wide lots.
- g. Minimum depth of front setback shall be 10 feet.
- h. Minimum distance of garage from public right-of-way shall be 20 feet.
- i. Homes on Lots 2 and 3 shall have a wrap-around porch as shown on the Transitional Style 83-foot-wide lots exhibited on the conceptual home elevations.
- j. The following architectural features shall be required for every home:
 - The front façade contains two types of complementary finishing materials.

- The front facade contains a minimum of two coach lights.
 - A minimum of one offset in the front façade measuring at least five feet.
- k. Every home shall have a minimum of four architectural features from the following list:
- Garage doors have decorative hardware or glass.
 - Awning/roof/ header board /masonry soldier course over garage door.
 - A Covered Entry Porch.
 - Architectural shutters/louvers around windows.
 - Front façade to have articulation at maximum 20 feet.
 - A base course/plinth course, banding, molding as part of street facing façade.
 - A bay window.
- l. The development shall have a maximum of 61 single-family residential lots.
- m. Alleys are not required and alley access to a lot is prohibited.
- n. Carports shall be prohibited.
- o. The required deceleration lane on Trinity Mills Road is subject to TxDOT approval of street connection.
- p. 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.

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 7.

To the extent of any prior ordinance of the City of Carrollton, or any provision, clause, phrase, sentence or paragraph contained therein, conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 8.

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

PASSED AND APPROVED this the Eleventh day of August 2026.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Joseph Haefner
Assistant City Attorney III

Michael McCauley
Senior Planner

**EXHIBIT A
LEGAL DESCRIPTION**

BEING a tract of land situated in the LEVI NOBLES SURVEY, ABSTRACT NO. 1096, Dallas County, Texas and being all of that tract of land described in Deed to Harlan Properties, INC., as recorded in Document No. 202000047791, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the west line of Kelly Boulevard, a variable width right-of-way, for the common southeast corner of MORNINGSIDE, an Addition to the City of Carrollton, Denton and Dallas County, Texas, as recorded in Volume 16, Page 19, Map Records, Denton County, Texas and the northeast corner of said Harlan Properties, INC. tract;

THENCE Westerly, leaving said west line and with the common north line of that tract of land described in Deed to Texas Turnpike Authority, as recorded in Volume 96063, Page 775, Deed Records, Dallas County, Texas and south line of said Harlan Properties, INC. tract, the following four (4) courses and distances;

South 43 degrees 44 minutes 02 seconds West, a distance of 71.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 69 degrees 05 minutes 39 seconds West, a distance of 328.97 feet to a 1/2 inch iron rod found for corner;

South 82 degrees 31 minutes 03 seconds West, a distance of 328.97 feet to a 1/2 inch iron rod found for corner;

South 88 degrees 48 minutes 41 seconds West, a distance of 1,303.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner, from which point a Texas DPS Monument found bears North 06 degrees 43 minutes 52 seconds West, a distance of 3.01 feet;

THENCE North 12 degrees 18 minutes 35 seconds East, leaving said common line, a distance of 223.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of the above-mentioned MORNSIDE Addition and northeast corner of said Harlan Properties, INC. tract, from which point a 1/2 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found bears North 41 degrees 48 minutes 11 seconds West, a distance of 0.77 feet;

THENCE North 89 degrees 23 minutes 17 seconds East, with the common south line of said Addition and north line of said Harlan Properties, LLC. tract, a distance of 1,938.82 feet to the **POINT OF BEGINNING** and containing 8.365 acres of land, more or less.

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (1 OF 9)



CONCEPTUAL IMAGERY OF 45' WIDE LOT
(MODERN PRAIRE STYLE)



REAR ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (2 OF 9)



LEFT ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)



RIGHT ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (3 OF 9)



CONCEPTUAL IMAGERY OF 45' WIDE LOT
(TRANSITIONAL STYLE)

KELI'



REAR ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (4 OF 9)



LEFT ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)



RIGHT ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (5 OF 9)



CONCEPTUAL IMAGERY OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)



REAR ELEVATION OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (6 OF 9)



LEFT SIDE ELEVATION OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)



RIGHT SIDE ELEVATION OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (7 OF 9)



FRONT ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)



FRONT ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (8 OF 9)



LEFT SIDE ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)



RIGHT SIDE ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (9 OF 9)



FRONT ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7709

Agenda Date: 8/11/2026

Version: 1

Status: Public Hearing/Individual
Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 20.

City Council Meeting Date: **August 11, 2026**

Date: July 24, 2026

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 Repeal SUP-523, A Special Use Permit Allowing “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 2026-097 Coded Lounge Café Repeal.

Background:

This is a city-initiated request to revoke SUP-523, which allows “all other amusement and recreational uses and activities” at 2661 Midway Road, Suite 110.

City Council approved SUP-523 (adopted by Ordinance 4285) on November 4, 2025, after Planning and Zoning Commission recommendation on October 2, 2025.

There have been repeated violations to the City’s Code of Ordinances and Comprehensive Zoning Ordinance, including not abiding to stipulations within SUP-523, since SUP approval.

Financial Implications:

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

Staff Recommendation/Action Desired:

On July 2, 2026, Planning and Zoning Commission unanimously recommended **APPROVAL** to revoke SUP-523 for “all other amusement and recreation uses and activities” on the subject property. The attached ordinance reflects the action of the Commission.

Staff recommends **APPROVAL** to repeal Ordinance 4285, revoking SUP-523, and adoption of the

attached ordinance.

RESULTS SHEET

Date: 08/11/2026

Case No./Name: PLSUP 2026-097 Coded Lounge Café Reassessment And Repeal

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends the **APPROVAL** to repeal Ordinance 4285 and revoke SUP-523, which allows “all other amusement and recreation uses and activities” due to repeated and numerous violations to the City of Carrollton Code of Ordinances and Comprehensive Zoning Ordinance.

B. P&Z ACTION from P&Z meeting: 07/02/2026

Result: **APPROVAL** /Vote: 9-0

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 08/11/2026

Result: /Vote:

Subject Property

SUP-523

Carrollton City Limit

Base Zoning Districts

(LI)

DALLAS

Trinity Mills RD

Trinity Mills RD

Trinity Mills RD

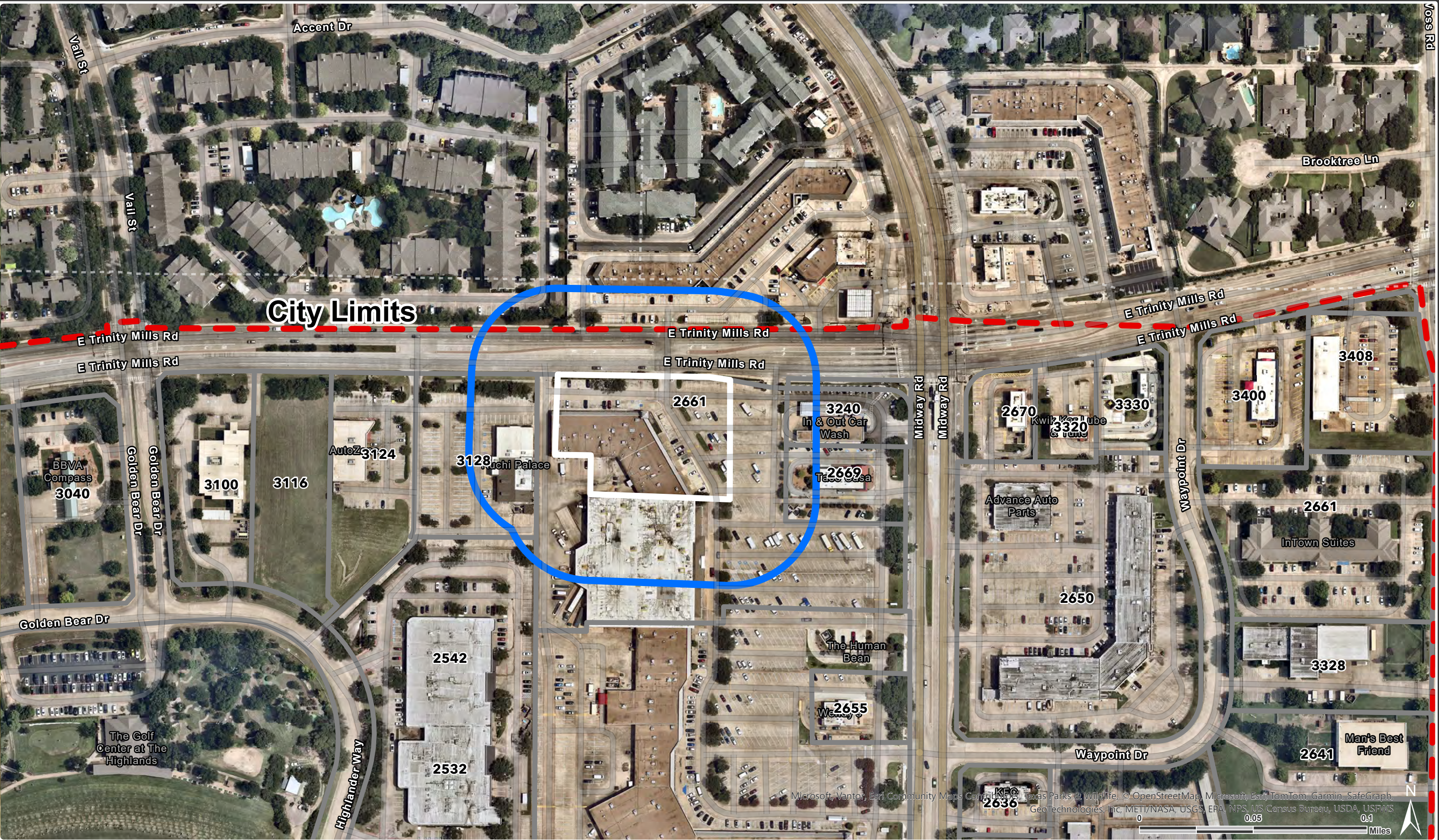
Midway RD

Midway RD

SUP 523

2661 Midway Rd, STE 110

200 FT Buffer



APPLICANT'S NARRATIVE FOR THE ORIGINAL SUP REQUEST

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 white a White Box permit.
- Additions to the Service area to include Suspended water heater, hand sink, dish compartment sink, and a mob 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.)

APPLICANT'S NARRATIVE FOR THE ORIGINAL SUP REQUEST

- 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.

APPLICANT’S NARRATIVE FOR THE ORIGINAL SUP REQUEST

- 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

APPLICANT'S NARRATIVE FOR THE ORIGINAL SUP REQUEST

- 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

APPLICANT’S NARRATIVE FOR THE ORIGINAL SUP REQUEST

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: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	City of Dallas	Commercial (Multi-Tenants Across East 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:	City-initiated request to repeal Ordinance No. 4285 revoking SUP-523 which allows “all other amusement and recreation uses and activities” due to numerous city codes’ violations.	
PROPOSED USE:	Revocation of SUP-523, which allows “all other amusement and recreation uses and activities”	
ACRES/LOTS:	Approximately 1.8 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. On November 4, 2025, City Council approved Special Use Permit (SUP-523) to allow “all other amusement and recreation uses and activities”, following recommendation to support the request by P&Z on October 2, 2025. There were repeated city code violations, including to stipulations approved with SUP-523 in February and March of 2026.	
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:	City of Carrollton	

STAFF ANALYSIS

REQUEST

This is a request to revoke Special Use Permit – 523, for the Coded Lounge, in Suite 110, due to repeated violations to the City Code of Ordinances and stipulations adopted for the SUP.

REQUIREMENTS

1. Article 5 Use of Land and Structures of Carrollton’s Comprehensive Zoning Ordinance (CZO), requires a SUP for “all other amusement and recreation uses”.
2. Article 21 Special Use Permits, within the CZO, states that any person, corporation, or group of persons having a proprietary interest in any property which proposes to use such property in a manner which requires a Special Use Permit shall comply with all ordinances, codes, regulations and conditions of the City of Carrollton.
3. On November 4, 2025, City Council approved SUP-523 allowing “all other amusement and recreational uses” for the Coded Lounge, in Suite 110, with the following stipulations:
 - a. Smoking shall be prohibited.
 - b. The business hours shall be limited to Monday to Thursday: 11:00 a.m. - 2:00 a.m.; Friday to Sunday: 11:00 a.m. - 4:00 a.m.
4. A business may not operate before a Certificate of Occupancy (CO) is issued by Building Inspection.
5. A business proposing patrons to BYOB (Bring Your Own Beer) must first apply for a permit with Environmental Services.
6. The sale of alcoholic beverages require a license from the Texas Alcoholic Beverage Commission (TABC).

ELEMENTS TO CONSIDER

1. The Coded Lounge Café operation is described in the narrative which was provided by the applicant on August 26, 2025 (see attached narrative).
2. The applicant’s narrative included the following language indicating knowledge of city regulations and willingness to follow city requirements:

“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.”

“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.”

“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.”

3. City staff inspections and violations found –
 - a. Building Inspection staff worked with the Coded Lounge owner/applicant Kenechi Nnamani on requirements for a Certificate of Occupancy (CO). During inspections, staff observed the business operating without a valid certificate and reported the suspected violation to Environmental Services.
 - b. On February 22, 2026, Environmental Services staff inspected Coded Lounge at 1:50 a.m. City staff observed patrons entering and leaving until 2:30 a.m. and documented this with photos, confirming the business was operating without a required Certificate of Occupancy. In response, Environmental Services asked the Carrollton Police Department to inspect Coded Lounge’s interior for possible violations.
 - c. On February 25th and again on March 15, 2026, officers conducted on-site inspections, documenting active operations including alcohol consumption and possible sales, and hookah use (smoking) on their body cameras. Police then provided this evidence to Environmental Services for further enforcement.
 - d. Coded Lounge was found operating without a Certificate of Occupancy.
 - e. Coded Lounge did not possess a license to sell alcohol from TABC, nor a BYOB permit issued from the city.
 - f. Coded Lounge was operating with patrons smoking on-premise, in violation of the SUP.
4. A Certificate of Occupancy was issued on March 5, 2025.
5. Municipal Court Action – On May 21, 2026, during the Prose Pretrial docket, Mr. Nnamani pled “No Contest” to the charges and was assessed fines for the violations. Upon making the plea staff from Environmental Services informed the Building Official and the Planning Manager of the pleadings and requested the Certificate of Occupancy and SUP-523 be revoked.
6. The Certificate of Occupancy was revoked on May 22, 2026, as the result of the convictions. The applicant did not appeal the CO revocation.
7. An SUP should be revoked when the property owner fails to comply with the permit’s specific operating conditions, violates local zoning ordinances or operates in a way that endangers public health and safety.
8. The Planning and Zoning Commission and City Council must hold a formal public hearing to revoke the SUP on findings of fact that show a lack of substantial compliance.
9. On July 2, 2026, Planning and Zoning Commission held a public hearing and heard findings and unanimously recommended to revoke SUP – 523.
10. There were no public comments received.

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.

1. 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.
2. 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.

CONCLUSION

Revocation of SUP-523 is sought due to the chronic nature of the violations – including operating without a valid CO, smoking on-premise, and alcoholic beverages present without licensing from the City or State. The applicant/owner knew the requirements for operating his business within City guidelines per the attached narrative. Additionally, the applicant indicated, at the November 4, 2025, City Council meeting, that there would be no consumption of alcohol on site, no hookah, nor smoking. The applicant made these stated goals with the intent of expanding his business work hours to 4 a.m. on three days (Friday to Sunday). City Council agreed to allow the expansion of business hours as requested.

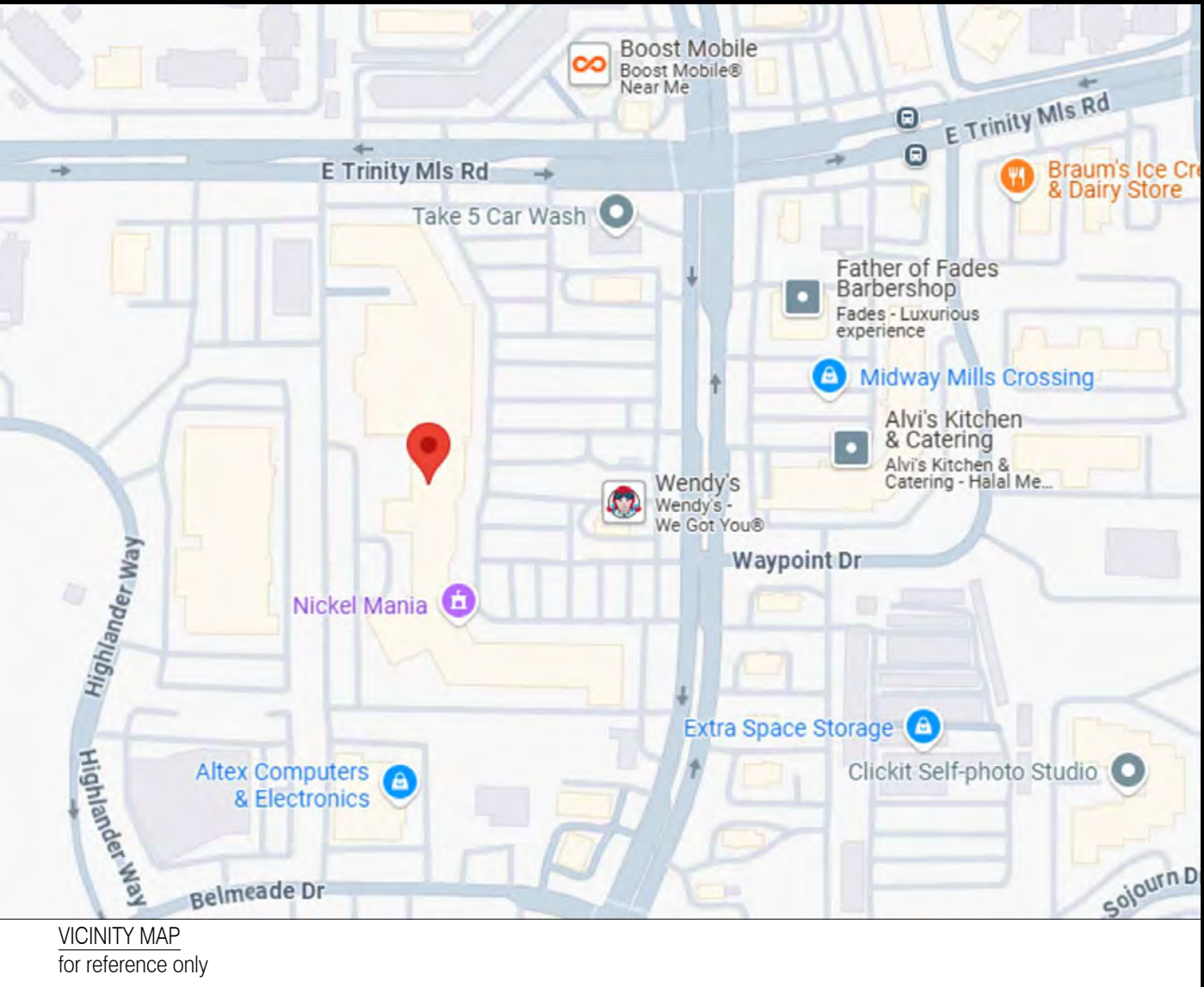
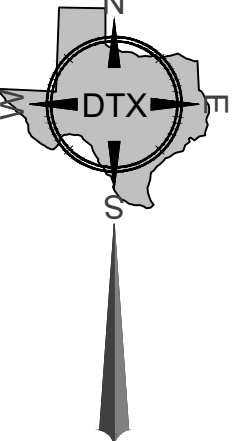
Based upon City staff inspections, violations observed and the convictions, in the Carrollton Municipal Court, Coded Lounge did not operate in accordance with City codes and therefore revocation of the SUP 523 is warranted in this case.

BENT TREE PLAZA CENTER

2661 MIDWAY ROAD
CARROLLTON, TX 75006



PROPERTY DATA		
2661 Midway Road		
Suite	Tenant	SF
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



INNOVA DESIGN GROUP

INNOVA DESIGN GROUP, LLC
JONATHAN ESTRADA
1111 W. WOODCHURCH DR. #470
DALLAS, TX 75247
PH: (214) 296-7930
EMAIL: JONATHAN@INNOVADTX.COM

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

DATE: 5.30.25
DESC: IST DRAFT

REVISIONS:

PROJECT DATA:
COMM. INTERIOR REMODEL,
NEW LOUNGE "CODED LOUNGE"
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. HOWEVER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION, BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. 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 GEOGRAPHIC LOCATIONS, THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNERS/BUILDERS 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.



THIS SITE PLAN IS PRESENTED SOLELY FOR THE PURPOSE OF SHOWING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDING FOOTPRINT CONTAINED BY THE OWNERS. BUILDING SIZES, SITE DIMENSIONS, ACCESS AND PARKING ARE NOT CREDITED TO ANY LOCATION, AND LOCATIONS ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, EXCEPT AS OTHERWISE EXPRESSLY RESTRICTED HEREIN.

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



SUITE 110

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. HOWEVER, THE BUILDER SHALL VERIFY THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. HOWEVER, THE BUILDER SHALL BE RESPONSIBLE FOR THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING INFORMATION FROM THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL BUILDING CODES SHALL BE STRICTLY ENFORCED. NO PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, THE BUILDER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE PLANS IN GEOGRAPHIC LOCATIONS. THE CREATOR OF THESE PLANS WILL NOT ASSUME LIABILITY FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH ALL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO ONE (1) COPY OF THE PLANS. ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED.

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of July 2, 2026**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, July 2, 2026 at 6:30 p.m. in the Council Chambers at City Hall, 1945 E. Jackson Rd., Carrollton, Texas.

Commission Members Present:

Scott Windrow, Chair
Rusty Pendleton, Vice Chair
Jim Doyle, 1st Vice Chair
Greg Kramer
Kathleen Foster
Al Overholt
Dave Hermon
Terry Sullivan
Lou Sartor

Commission Members Absent:

None

Alternate:

Neil Anson

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Shad Rhoten, Planner
Lydia Tormos, Planning Technician
Ed Green, Dir. of Development Services
Thomas Woods, Chief Plans Examiner
Joe Haefner, Assistant City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer

Guests Present:

Nancy Cline, Council Observer

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

8. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Repeal SUP-523, A Special Use Permit Allowing “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 2026-097 Coded Lounge Café Repeal.** Case Coordinator: Loren Shapiro.

Loren Shapiro, Planning Manager, reviewed that last year the Carrollton City Council approved a Special Use Permit for the Coded Lounge Café, which specifically prohibited smoking. Mr. Shapiro provided an overview of city regulations businesses must comply with

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of July 2, 2026**

including state and federal laws. He specified that a business shall only operate after a Certificate of Occupancy (CO) is issued. Further, he indicated businesses with alcohol consumption onsite requires a BYOB – Bring Your Own Beer from the city or a TABC license to sell alcoholic beverages.

Mr. Shapiro reviewed that when the applicant submitted the SUP application, the applicant included a narrative that indicated that there would be no smoking or alcohol on the premises. Mr. Shapiro pointed out that the applicant's narrative specified that should there be alcohol or smoking, contemplated in the future, on the premises, that alcoholic beverage licensing would be acquired along with an SUP to allow smoking. When the City Council approved SUP-523, it was stipulated that there would be no smoking and the business hours were extended to 4:00 a.m. Friday to Sunday. Following SUP-523 approval, Building Inspection staff worked with the Coded Lounge owner/applicant to meet requirements for a CO, before opening for business.

On February 22, 2026 city staff observed and documented patrons entering and leaving, confirming the business was in operation without the required CO. In response, Environmental Services asked the Carrollton Police Department to inspect the Coded Lounge interior for possible violations. On February 25, 2026 and again on March 15, 2026, police officers conducted on-site inspections with body cameras and found the following:

- Coded Lounge operated illegally as a business without a CO.
- Coded Lounge operated illegally with alcohol consumed with possible sales without a license from TABC, or a BYOB permit from the city.
- Coded Lounge violated SUP stipulations with patrons observed smoking on premises.

On May 21, 2026 the owner pled No Contest to the charges and was assessed fines for repeated violations at the Municipal Court hearing.

Mr. Shapiro stated that staff is now recommending revocation of the SUP due to the repeated violations.

Commissioner Foster asked whether the applicant ever obtained the CO. Staff responded that yes, they did, however it was then revoked by the city, following the Municipal Court hearing. The applicant did not appeal the revocation of the CO decision.

Commissioner Doyle asked if the owners are operating any other businesses in the city. Staff responded yes, a restaurant.

Chair Windrow stated this is a city-initiated case.

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

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of July 2, 2026**

- * *Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2026-097 Coded Lounge Café Repeal; seconded by Commissioner Doyle. Motion was approved with a unanimous 9-0 vote to revoke SUP-523.***

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 08/11/2026

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

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NUMBER 4285 WHICH ESTABLISHED SPECIAL USE PERMIT NUMBER 523 ON NOVEMBER 4, 2025 ALLOWING "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; 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 July 2026, the Planning & Zoning Commission considered and made recommendation to repeal Special Use Permit Number 523 (Case No. PLSUP 2026-097); 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 Eleventh day of August, 2026, 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 repeal Special Use Permit Number 523 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.

Ordinance Number 4285 establishing Special Use Permit Number 523 is hereby repealed for Suite 110, located at 2661 Midway Road and generally depicted on Exhibit A.

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 Eleventh day of August, 2026.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Joseph Haefner
Assistant City Attorney III

Loren Shapiro, AICP
Planning Manager

EXHIBIT A
GENERAL DEPICTION



SUITE 110



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7710

Agenda Date: 8/11/2026

Version: 1

Status: Public Hearing/Individual
Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 21.

City Council Meeting Date: **August 11, 2026**

Date: July 28, 2026

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 Amend, Restate, And Replace Special Use Permit 508 To Allow Other Motor Vehicle Sales (Heavy Load Trucks) And To Revise Development Standards On An Approximately 8.79-Acre Tract Zoned (LI) Light Industrial District And Located At 1519 West Belt Line Road; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2026-104 Romco.

Background:

Romco Equipment Company provides heavy construction equipment for sale, lease, and rental. On March 3, 2026, the City Council approved SUP-508 for "Other Motor Vehicle Sales" to permit the sale of volumetric concrete mixing units, which are classified as heavy load trucks pursuant to Article 35 of the Comprehensive Zoning Ordinance (CZO).

The applicant has submitted a request to amend the previously approved SUP-508 to expand the range of allowable heavy load trucks. The proposed amendment would add asphalt distributors and water trucks to the list of permitted vehicle types, in addition to the volumetric concrete mixing units already approved under SUP-508. The applicant's supporting exhibits illustrating the additional truck types are included for review.

Financial Implications:

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

Staff Recommendation/Action Desired:

On July 2, 2026, the Planning and Zoning Commission recommended approval of the request with stipulations.

The attached ordinance reflects the action of the Commission.

Staff recommends **APPROVAL** with stipulations and adoption of the ordinance.

RESULTS SHEET

Date: 08/11/26

Case No./Name: PLSUP 2026-104 Romco

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **Approval with the following stipulations**. The text in **red** are new conditions, ~~striketrough~~ text are being removed, and black text are existing stipulations from current SUP-508.

1. Permitted use: Other Motor Vehicle Sales
 - a) ~~Concrete Mixing Units Only~~ **Heavy load trucks** (in general conformance with the attached exhibits)
2. The number of ~~concrete mixing units~~ **heavy load trucks** on site shall not exceed 5
3. ~~Concrete Mixing Units~~ **Heavy load trucks** being stored on the property shall be screened from view from Belt Line Road and shall be located behind the buildings in general conformance with the attached conceptual site plan
4. ~~Concrete Mixing Units~~ **Heavy load trucks** displayed between the buildings and Belt Line Road shall only be located in the areas labeled "Display" as depicted on the attached conceptual site plan
5. The loading or unloading of vehicles shall occur on the property only
6. The ~~concrete mixing units~~ **heavy load trucks** on-site for the purpose of being sold/leased/rented cannot be parked on the street at any time
7. The ~~concrete mixing units~~ **heavy load trucks** shall not be located in any required customer/employee parking or any designated fire lane or maneuvering aisle

B. P&Z ACTION from P&Z meeting: 07/02/26

Result: **Approved** With Stipulations

/Vote: 9-0

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 08/11/26

Result:

/Vote:

Subject Property

Special Use Permit

Base Zoning

Districts

(LI)

(SF-12/20)



1519 W Belt Line Rd

200 FT Buffer

June 2026



Application Explanation and Description of Request or Project

ROMCO Equipment Co, LLC is an authorized dealer of heavy construction equipment and provides sales, rental, parts sales, service and product support at the Property and has done so since 2017. Equipment sold and rented by ROMCO includes articulated trucks, wheel loaders, excavators, road pavers and many other affiliated construction-related equipment types.

ROMCO respectfully requests an amendment to the Special Use Permit issued in March of 2026 to handle the sale of additional heavy on road units, including truck-mounted asphalt distributors and water trucks. ROMCO is an authorized dealer for those units and prior to the TXDMV requirement to secure a General Dealer License, could sell the units without issue.

Currently, sales of those units are processed through ROMCO's wholly-owned subsidiary in Lubbock, Texas. ROMCO has made the decision to wind down the subsidiary and merge its operations into ROMCO. Once that is complete, the subsidiary will cease to exist as a separate entity and its General Dealer Number will no longer be valid. ROMCO wishes to consolidate all sales activity for on-road heavy equipment into our Carrollton location.

ROMCO's request for an amendment to the SUP will require absolutely no alteration to the property and no additional storage or display space is needed beyond what has already been approved, as almost all purchases are special order from the manufacturer and ROMCO maintains an extremely limited inventory (5 units or fewer) at any given time.

ROMCO is open Monday through Friday, from 7:30am to 5:00pm. ROMCO is closed on Saturday and Sunday.

SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten

GENERAL PROJECT INFORMATION**SITE ZONING:** (LI) Light Industrial District with SUP-508

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Warehouse and Manufacturing
SOUTH	(LI) Light Industrial District / (SF - 12/20) Single-Family Residential District	Warehouse / Cemetery
EAST	(LI) Light Industrial District with SUP 393	Gas Station, Gas and Propane Storage Above Ground
WEST	(LI) Light Industrial District with SUP-159	Place of Worship and Child Day Care Services
REQUEST:	Amend SUP-508, Ordinance 4303 for “Other Motor Vehicle Sales” to allow the sale of alternate heavy load vehicles in addition to the approved Concrete Mixing Units	
PROPOSED USE:	Heavy load truck and equipment sales and rental business	
ACRES/LOTS:	Approximately 8.79-acres / 1 lot	
LOCATION:	1519 West Belt Line Road	
HISTORY:	The property was platted as Church on the Rock-North Third Addition, Block A, Lot 1 in 2011. Romco Equipment (current business/landowner) developed the property in 2017. SUP-508, Ordinance 4303 was approved in March 3, 2026 to allow for “Other Motor Vehicle Sales”, for Volumetric Concrete Mixing Units only.	
COMPREHENSIVE PLAN:	Industrial	
TRANSPORTATION PLAN:	Belt Line Road is classified as an Arterial Six-Lane Divided (A6D).	
OWNER:	Carrollton RGM LLC / ROMCO Equipment Co, LLC	
REPRESENTED BY:	Jerilyn Freeman / ROMCO Equipment Co, LLC	

STAFF ANALYSIS

REQUEST

This request is for an amendment to SUP-508, Ordinance No. 4303, to modify the permitted use and associated development standards. The applicant seeks to expand the scope of the existing Specific Use Permit to allow the sale of additional heavy load truck types, including asphalt distributors and water trucks, in addition to the volumetric concrete mixing units currently approved under SUP-508.

Ordinance Requirements

The property is zoned as (LI) Light Industrial District. A Special Use Permit is required for “Other Motor Vehicle Sales” within the (LI) Light Industrial District in conformance with Article 5 of the CZO.

The current Special Use Permit (SUP-508), approved March 3, 2026 allows “other motor vehicle sales” for volumetric concrete mixing units only.

ELEMENTS TO CONSIDER

1. The volumetric concrete mixing units, asphalt distributors and water trucks are defined by Article 35 of Carrollton’s Comprehensive Zoning Ordinance (CZO) as a Heavy Load Truck.
2. Romco Equipment has been operating at this location since 2017 and provides various commercial and industrial equipment for sale, rental and lease.
3. All storage and display of the heavy load trucks shall be in conformance with the conceptual site plan.
5. The applicant is not requesting to increase the total number of vehicles on site, approved under SUP-508 which will remain as no more than 5 heavy load trucks. Instead, ROMCO is requesting additional heavy load truck types, including asphalt distributors and water trucks, as SUP-508 only allows volumetric concrete mixing units.
6. No site modifications are proposed as part of this amendment. The request is limited solely to the expansion of permitted vehicle types.
7. No public comments have been received at the time of this writing.

PURPOSE OF THE SPECIAL USE PERMIT

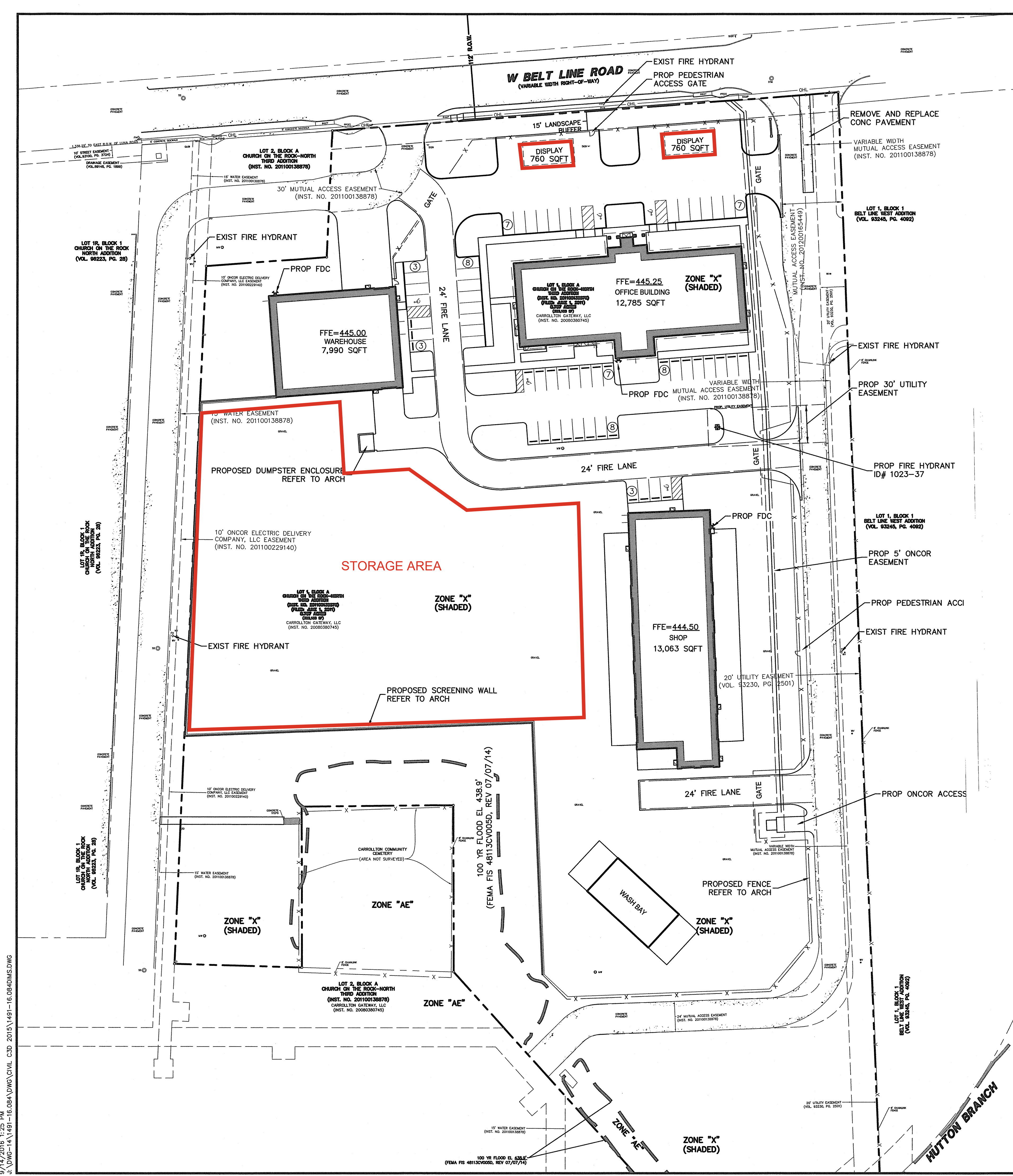
The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning

district in which such uses are located regarding conditions of operation, location, arrangement and construction.

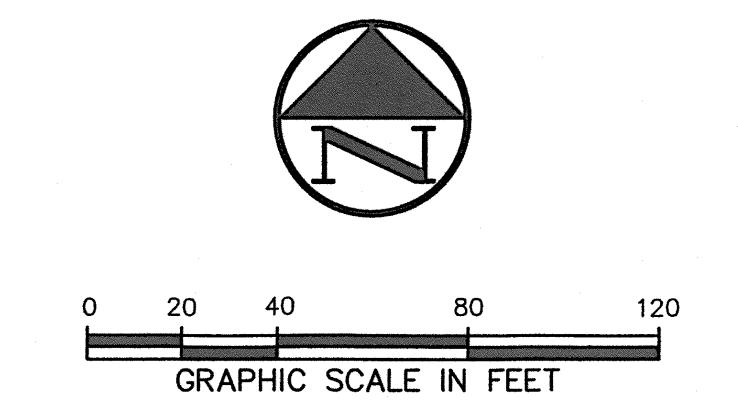
CONCLUSION

Staff believes the development proposal will not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district in which such uses are found, subject to stipulations.

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2/15/2016 1:25 PM P:\6.084\DWG\CIVIL CSD - 2015\1491-16.084\DWG.DWG



GENERAL SITE DATA:			
LOT SIZE:	383,188 SF / 8.797 AC		
PARKING:	SF	REQUIRED	PROPOSED
OFFICE: REQ. 1:400 SF	8,707	22	25
WAREHOUSE: REQ. 1:2,500 SF	8,000	4	4
SHOP: REQ. 1:500 SF	13,775	28	28
TOTAL PARKING:		54	57



LEGEND	
B.	BOLLARD
EM.	ELECTRIC METER
PP.	POWER POLE
LS.	LIGHT STANDARD
WM.	WATER METER
WV.	WATER VALVE
ICV.	IRRIGATION CONTROL VALVE
FH.	FIRE HYDRANT
CL.	CLEANOUT
MH.	MANHOLE
TSC.	TRAFFIC SIGNAL CONTROL
TSP.	TRAFFIC SIGNAL POLE
TELE.	TELEPHONE BOX
FL.	FLOOD LIGHT
FP.	FLAG POLE
SI.	TRAFFIC SIGN
IRS.	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
---	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
⊙	PARKING COUNT
---	PROPOSED FENCE

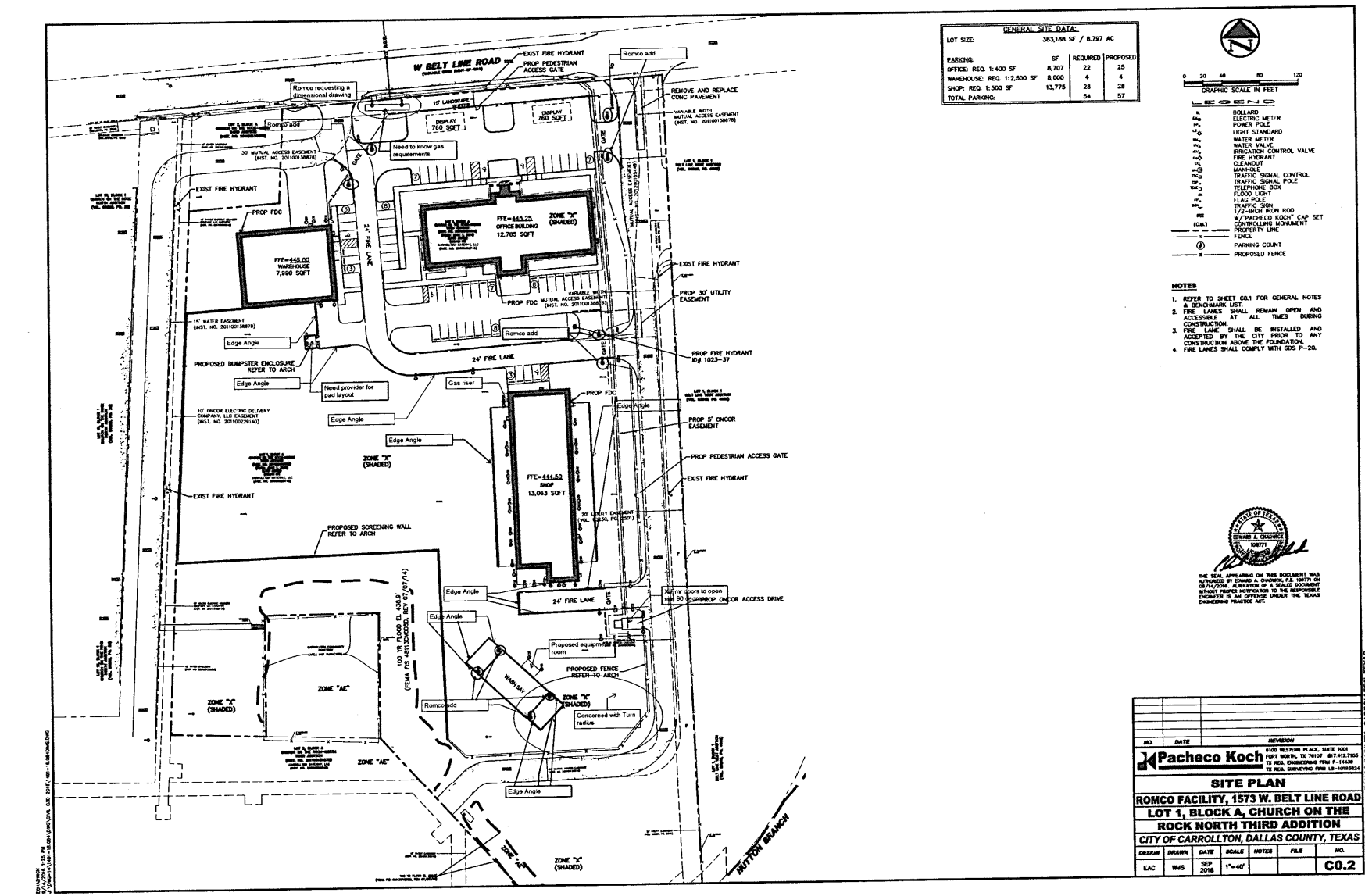
NOTES

REFER TO SHEET C0.1 FOR GENERAL NOTES & BENCHMARK LIST.

FIRE LANES SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.

FIRE LANE SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.

FIRE LANES SHALL COMPLY WITH GDS P-20.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY EDWARD A. CHADWICK, P.E. 109771 ON 09/14/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

City File No. PLSUP 2026-104
Date of Preparation: 5.27.26

NO.	DATE	REVISION
Pacheco Koch		
6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM E-144339 TX REG. SURVEYING FIRM LS-10193824		
SITE PLAN		
ROMCO FACILITY, 1519 W. BELT LINE ROAD		
LOT 1, BLOCK A, CHURCH ON THE ROCK NORTH THIRD ADDITION		
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS		
DESIGN	DRAWN	DATE
EAC	WMS	SEP 2016
SCALE	NOTES	FILE
1"=40'		
NO.	C0.2	

ROMCO FACILITY - CARROLLTON, TEXAS

ROMCO is an Authorized Dealer for the following:

Make: Cementech **Model:** Volumetric Mixers *(Previously approved SUP March 2026)*



Specs: The Cementech C60 is a high-production, trailer or truck-mounted volumetric concrete mixer designed to produce concrete on-demand

Make: LeeBoy **Model:** Maximizer III



Specs: The Rosco Maximizer 3 is a truck-mounted asphalt distributor designed for precise material application.

Make: Bearcat **Model:** BC502 Asphalt Distributor



Specs: The BearCat BC502 is a high-productivity truck-mounted asphalt distributor designed for precise asphalt and emulsion application.

Make: One Source **Model:** M1206 Water Trucks



Specs: The M1206 2,000-gallon water truck is designed for various construction and utility applications, featuring heavy-duty steel construction and comprehensive spray systems

Make: Etnyre **Model:** Blac Topper



Specs: The Etnyre Black-Topper is an asphalt distributor designed for precise, one-person operation in applying asphalt materials, featuring customizable tank sizes, computer-controlled application rates, and advanced heating system.

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
July 2, 2026**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, July 2, 2026 at 6:30 p.m. in the Council Chambers at City Hall, 1945 E. Jackson Rd., Carrollton, Texas.

Commission Members Present:

Scott Windrow, Chair
Rusty Pendleton, Vice Chair
Jim Doyle, 1st Vice Chair
Greg Kramer
Kathleen Foster
Al Overholt
Dave Hermon
Terry Sullivan
Lou Sartor

Commission Members Absent:

None

Alternate:

Neil Anson

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Shad Rhoten, Planner
Lydia Tormos, Planning Technician
Ed Green, Dir. of Development Services
Thomas Woods, Chief Plans Examiner
Joe Haefner, Assistant City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer

Guests Present:

Nancy Cline, Council Observer

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

7. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Amend, Restate, And Replace Special Use Permit 508** To Allow Other Motor Vehicle Sales (Heavy Load Trucks) And To Revise Development Standards On An Approximately 8.79-Acre Tract Zoned (LI) Light Industrial District And Located At 1519 West Belt Line Road; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2026-104 Romco.** Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item. He reviewed that on March 3, 2026 City Council approved Special Use Permit 508 and the applicant is now requesting to amend that SUP to allow additional/alternative vehicle types for sale. A pictorial representation of other types of vehicles, such as cement trucks and water trucks, was provided.

Mr. Rhoten reviewed the conceptual site plan. He stated that no public comments have been received. He said that this area is in an industrial area and staff is recommending approval with stipulations. He added that nothing else is changing; the display area is as previously approved and the number of vehicles on display (5) will not change.

Commissioner Doyle asked about the allowable vehicle weight. Mr. Rhoten said that the gross vehicle weight is 7,500 pounds.

Commissioner Sullivan asked about the screening wall height. Mr. Rhoten said that it already exists and no modification is requested.

Commissioner Overholt expressed concern regarding the maximum weight of the vehicles. The applicant responded that they are asking to expand the line of trucks they would like to sell and they would not be loaded, only empty.

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

- * ***Commissioner Hermon moved to close the public hearing and approve Case No. PLSUP 2026-104 Romco with stipulations; second by Commissioner Pendleton. The motion was approved with a unanimous 9-0 vote.***

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 08/11/2026

SPECIAL USE PERMIT NO. 508
DEVELOPMENT NAME: ROMCO SUP-508
AMENDMENT

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO AMEND, RESTATE AND REPLACE SPECIAL USE PERMIT NUMBER 508 AND THEREBY REPEAL AND REPLACE ORDINANCE NUMBER 4303 IN ITS ENTIRETY TO REVISE PROVISIONS FOR SPECIAL USE PERMIT 508 TO PROVIDE FOR OTHER MOTOR VEHICLE SALES WITH DEVELOPMENT STANDARDS ON AN APPROXIMATELY 8.79-ACRE TRACT ZONED FOR THE (LI) LIGHT INDUSTRIAL DISTRICT AND LOCATED AT 1519 WEST BELT LINE ROAD; 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 July 2026, the Planning & Zoning Commission considered and made recommendation on a certain request for amending a Special Use Permit (Case No. PLSUP 2026-104); 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 Eleventh day of August 2026, 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.

This Ordinance shall amend, restate and replace in its entirety Ordinance Number 4303 to amend Special Use Permit Number 508 established by City of Carrollton for a certain 8.79-acre tract located at 1519 West Belt Line Road and being generally depicted on the attached Exhibit A, providing for the following:

I. Permitted Use

Other Motor Vehicle Sales (Heavy Load Trucks) shall be in general conformance with Exhibit C.

II. Special Development Standards

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

1. The number of heavy load trucks on site shall not exceed 5.
2. Heavy load trucks being stored on the property shall be screened from view from Belt Line Road and shall be located behind the buildings in general conformance with Exhibit B.
3. Heavy load trucks displayed between the buildings and Belt Line Road shall be located only in the areas labeled "Display" in general conformance with Exhibit B.
4. The loading or unloading of vehicles shall occur on the property only.
5. The heavy load trucks on-site for the purpose of being sold/leased/rented cannot be parked on the street at any time.
6. The heavy load trucks shall not be located in any required customer/employee parking or any designated fire lane or maneuvering aisle.

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 Eleventh day of August 2026.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Joseph Haefner
Assistant City Attorney III

Shad Rhoten, AICP
Planner

EXHIBIT A GENERAL DEPICTION



GENERAL SITE DATA	
LOT SIZE:	303,298 sq. ft. / 6.97 AC
PARCELS:	27
OFFICE: 1,480 sq. ft.	1,480
WAREHOUSE: 1,200 sq. ft.	1,200
STORAGE: 1,200 sq. ft.	1,200
TOTAL: 3,880 sq. ft.	3,880

NOTES	
1.	ALL DIMENSIONS ARE IN FEET AND INCHES.
2.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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24.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
25.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
26.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
27.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

Pacheco Koch
 1519 W. BELT LINE ROAD
 LOT 1, BLOCK A, CHURCH ON THE ROCK NORTH THIRD ADDITION
 CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

SITE PLAN

DATE: 01/15/2026
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NOTES:
 1. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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EXHIBIT C
HEAVY LOAD TRUCKS (PAGE 1 OF 3)



EXHIBIT C
HEAVY LOAD TRUCKS (PAGE 2 OF 3)



EXHIBIT C

HEAVY LOAD TRUCKS (PAGE 3 OF 3)





City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7706

Agenda Date: 8/11/2026

Version: 1

Status: Other Business

In Control: City Council

File Type: Procedural Item

Agenda Number: 22.

City Council Meeting Date: **August 11, 2026**

Date: **July 27, 2026**

To: Erin Rinehart, City Manager

From: Melissa Everett, Finance Director

Diana Vaughn, Chief Financial Officer

Chrystal Davis, Assistant City Manager

Consider Setting The Proposed Property Tax Rate For Tax Year 2026, Setting The Public Hearings For The Proposed Tax Rate And The Proposed Fiscal Year 2027 Budget On The City Council Meeting Agendas For 7 p.m. On September 1, 2026, And Placing Consideration For Approval Of The Proposed Tax Rate And Budget On City Council Meeting Agenda For 7 p.m. On September 1, 2026.

Background:

Texas Property Tax and Local Government Codes require taxing units to comply with truth-in-taxation laws in adopting their tax rate. A unit must publish a notice and hold one public hearing before adopting a tax rate if the unit's proposed rate is higher than either the no-new-revenue or voter-approval tax rate. The date, time, and place of the public hearing for the proposed property tax rate must be announced.

Staff Recommendation/Action Desired:

Vote to:

- Set the City of Carrollton's proposed property tax rate for the Tax Year 2026
- Set the date of public hearings for the proposed tax rate to September 1, 2026
- Set the date of approval of the proposed Fiscal Year 2027 Budget to 7 p.m. September 1, 2026
- Adopt the proposed tax rate and budget at 7 p.m. on September 1, 2026

The Council should be aware that once legal advertising is complete the tax rate can always be lowered but increasing it beyond the amount advertised will require the tax rate adoption process to start over.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

Agenda Date:

Version: 1

Status: Public Forum

In Control: City Council

File Type: Public Forum

Agenda Number: 23.

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.