

City of Carrollton

1945 E. Jackson Road
Carrollton, TX 75006



REGULAR WORKSESSION & MEETING

Tuesday, June 9, 2026

5:45 PM

CITY HALL, 2nd Floor

City Council

Mayor Steve Babick
Mayor Pro Tem Christopher Axberg
Deputy Mayor Pro Tem Daisy Palomo
Councilmember Jason Carpenter
Councilmember Richard Fleming
Councilmember 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.
3. Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.

*****WORKSESSION*****

4. Receive **Update And Funding Request From The Children’s Advocacy Center For North Texas.**
5. **Mayor And Council Reports And Information Sharing.**

*****REGULAR MEETING 7:00 PM*******INVOCATION - Councilmember Jason Carpenter****PLEDGE OF ALLEGIANCE - Councilmember Lisa Sutter**

CITIZEN COMMENT

6. **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.**

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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 May 26, 2026 Regular City Council Meeting Minutes.

*7.

CONTRACTS & AGREEMENTS

- *8. Consider Authorizing The City Manager To Execute An Amendment To The Contract With Vertosoft LLC, Through The TIPS Purchasing Cooperative, For InvoiceCloud Payment Gateway And Payment Processing Services To Expand Payment Processing Options, Increasing The Contract By \$187,500, For A Revised Five-Year Total Contract Amount Not To Exceed \$937,500.00.

- *9. Consider Authorizing The City Manager To Enter Into An Agreement With Mart, Inc. Pursuant To RFP #26-023 For Recreation Center Projects In An Amount Not To Exceed \$177,430.00.

- *10.** Consider Authorizing The City Manager To Approve A Construction Contract With 3D Paving & Contracting, LLC For The Nob Hill Section II Street Reconstruction Project In An Amount Not To Exceed \$4,332,910.00.

ORDINANCES

- *11.** Consider An Ordinance Authorizing The Abandonment Of A Portion Of Fannidella Drive That Is Approximately 0.0732 Acres Of Right Of Way And Described And Depicted On Exhibit A; Retaining All Rights To And In The Remaining Portion Of Any Right Of Way Shown On The Administrative Plat; Providing For The Conveyance Of The Right Of Way Upon Dedication Of Right Of Way For A Hike-And-Bike Trail.

RESOLUTIONS

- *12.** Consider A Resolution Ratifying A Member To Serve On The Civil Service Commission.
- *13.** Consider A Resolution Authorizing The Mayor To Execute A Request For Waiver Of Compensation From Denton County For The Acquisition Of Property Held In Trust Between The City Of Carrollton, Denton County, And Lewisville ISD Relating To The Oak Creek Tennis Center (OCTC) Improvements Project.
- *14.** Consider A Resolution Authorizing The City Manager To Negotiate and Execute An Advance Funding Agreement (AFA) With The Texas Department of Transportation (TxDOT) To Fund Construction Of A Shared Use Trail In TC Rice Park.
- *15.** Consider A Resolution Authorizing The City Manager To Execute Contract Amendment No. 6 With Walter P. Moore And Associates, Inc., For The Citywide Flood Mapping Study By An Amount Of \$36,700.00, For An Adjusted Total Contract Amount Not To Exceed \$1,070,372.05.

OTHER BUSINESS

- *16.** Ratification Of Emergency Repairs By Lone Star Contractors LLC To The I-35 at Luna Rd Bridge Transmission Line In An Amount Not To Exceed \$263,500.00.

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

17. Hold A Public Hearing To Consider An Ordinance Amending The Zoning For An Approximately 5-Acre Tract Zoned Planned Development District 212 (PD-212) For The (LR-2) Local Retail District And Located At The Northwest Corner Of North Josey Lane And Parker Road; To Repeal And Replace Ordinance No. 4207, Reestablishing PD-212; To Allow “Automobile, Motor Vehicle, And Watercraft Parts Sales” For Building B (4815 North Josey Lane) Without A Special Use Permit, To Modify Conceptual Plans, And To Revise Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2026-061 AutoZone Auto Parts Store.
18. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Amend Special Use Permit-485 To Allow For A Child Day Care Facility On An Approximately 3.09-Acres Tract Zoned (O-2) Office District With Special Use Permit (SUP 485) And Located At 3918 Old Denton Road And Approximately 1,400 Feet South Of West Hebron Parkway; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2026-031 Sarang Mission Day Care. Case Coordinator: Shad Rhoten.
19. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Amend Special Use Permit-405 To Allow “Other Motor Vehicle Sales” On An Approximately 3.17-Acre Tract Zoned (LI) Light Industrial District And Located at 1010 Hutton Drive; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2026-063 Selective Auto.
20. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 21.08-Acre Tract Zoned Planned Development District 005 (PD-005) For The (LR-2) Local Retail District And Located At 1213 East Trinity Mills Road, To Amend PD-005 To Allow A Gasoline Station Without A Special Use Permit, To Modify Development Standards And Conceptual Plans; Amending The Official Zoning Map Accordingly. Case No. PLZ 2026-017 Walmart Gasoline Station.

PUBLIC FORUM

21. **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 3rd day of June 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.



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: 7651

Agenda Date: 6/9/2026

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 4.

City Council Meeting Date: June 9, 2026

Date: May 29, 2026

To: Erin Rinehart, City Manager

From: Chloe Sawatzky, City Secretary

Receive Update And Funding Request From The Children's Advocacy Center For North Texas.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo File Number: 5231

Agenda Date:

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 5.

Mayor And Council Reports And Information Sharing.



Agenda Memo

Agenda Date:

Version: 1

Status: Public Forum

In Control: City Council

File Type: Public Forum

Agenda Number: 6.

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City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7652

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: *7.

City Council Meeting Date: June 9, 2026

Date: May 29, 2026

To: Erin Rinehart, City Manager

From: Chloe Sawatzky, City Secretary

Consider **Approval Of The May 26, 2026 Regular City Council Meeting Minutes.**

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
MAY 26, 2026**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, May 26, 2026 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Nancy Cline, Jason Carpenter, Richard Fleming, Rowena Watters, and Lisa Sutter. Also present were City Manager Erin Rinchart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

5:45 P.M. – COUNCIL BRIEFING ROOM

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

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

1. Receive information and discuss Agenda.

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

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 Update From The Metrocrest Hospital Authority.

John Mahalik, CEO of the Metrocrest Hospital Authority, advised that the Metrocrest Hospital Authority (MHA) was created in December 1975 by the City of Farmers Branch under the Texas Municipal Hospital Authority Act. The original name of the Authority was the Farmers Branch Hospital Authority. The Metrocrest name was chosen in the late 1980s to better represent all the communities the Authority serves. Mr. Mahalik said that the primary mission of the Authority is to create a quality healthcare environment for both providers and users and to ensure that the Authority can meet the health care needs in the communities it serves.

Mr. Mahalik provided a list of community partners. He advised that the MHA distributed \$3.3 million to local nonprofits in 2025. Its funding supports healthcare services in Addison, Carrollton, Farmers Branch, and Coppell. He stated that MHA financial assistance supports the following program types:

- Healthcare access to primary care including supply, financial resources, capacity, care, and resource navigation
- Diabetes and Nutritional Health
- Health Screenings and Prevention that are tied to primary care
- Behavioral Health
- Dental and Vision Health

Mr. Mahalik spoke briefly about the Carrollton Regional Hospital. In response to Mayor Pro Tem Axberg’s question, Mr. Mahalik advised that MHA owns the buildings at the site and hopes to possibly find another group to run the hospital that would have a better impact on the community. Currently, it does not have a trauma center or labor and delivery. Carrollton Regional is operated by an independent group not affiliated with other hospital chains.

Councilmember Cline expressed her appreciation that the new North Texas Emergency Communications Center (NTECC) was developed with the help of the Metrocrest Hospital Authority, who owned the plot of land the new center will sit on. It will serve the cities of Addison, Carrollton, Coppell and Farmers Branch as a new public safety call center.

Discussion followed.

5. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

Mayor Babick spoke regarding the NCTCOG and the Regional Transportation Council and recent associated events. He also spoke of the Major League Pickleball Tournament held in Carrollton over the past weekend.

Worksession concluded at 6:35p.m.

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

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

INVOCATION – Councilmember Rowena Watters

PLEDGE OF ALLEGIANCE – Deputy Mayor Pro Tem Daisy Palomo

PRESENTATIONS

6. Present Proclamation Naming May As Building Safety Month in Carrollton.

Mayor Babick read the proclamation recognizing May as:

“Building Safety Month”
In Carrollton

The proclamation was presented to Building Official Ed Green and the Building Inspections staff. Mr. Green expressed his appreciation.

CITIZEN COMMENT

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Mayor Babick opened and closed the citizen comment period with no one wishing to speak. He advised that Item 20 will be pulled and presented for consideration at the next meeting.

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 8-19 and 21-23; second by Councilmember Sutter. The motion was approved with a unanimous 7-0 vote.

MINUTES

- *8. Consider Approval Of The April 21, 2026 Regular Council Meeting Minutes.
- *9. Consider Approval Of The May 12, 2026 Regular Council Meeting Minutes.

CONTRACTS & AGREEMENTS

- *10. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Trantex Pre-Melter Trailer From Centerline Supply Through An Interlocal Agreement With The BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$187,292.89.
- *11. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One 2027 International HV607 Digger Derrick From Southwest International Trucks

- Through An Interlocal Agreement With The BuyBoard Purchasing Cooperative In An Amount Not To Exceed \$334,943.22.
- *12. Consider Authorizing The City Manager To Enter Into A Community Funding Grant Agreement With Christ Community Connection, Inc, In An Amount Not To Exceed \$1,000.00.
 - *13. Consider Authorizing The City Manager To Enter Into An Agreement With Concord Commercial Services, Inc. Pursuant To Competitive Sealed Proposal (CSP) #26-021 For McInnish & Josey Ranch Restroom Improvements In An Amount Not To Exceed \$364,455.45.
 - *14. Consider Authorizing The City Manager To Enter Into An Agreement With Robert Half International, Inc. For Temporary Accounting Services Through The Houston-Galveston Area Contract Purchasing Cooperative In An Amount Not To Exceed \$200,000.00.
 - *15. Consider Authorizing The City Manager To Approve A Design Contract With LJA ENGINEERING, INC., For The Preparation Of Engineering Plans For The 2022 Bond - Streets Group A Project In An Amount Not To Exceed \$1,813,330.00.
 - *16. Consider Authorizing The City Manager To Approve Payment To The City Of Lewisville, Texas For Reimbursement Of Expenditures Related To Supplemental Pavement On Carrollton Parkway In An Amount Not To Exceed \$354,138.77 Pursuant To An Existing Interlocal Agreement.
 - *17. Consider Authorizing The City Manager To Enter Into An Agreement With Advanced Water Well Technologies Through An Interlocal Agreement With BuyBoard Purchasing Cooperative For The Repair Of A Groundwater Well In An Amount Not To Exceed \$119,408.25.

RESOLUTIONS

- *18. Consider A Resolution Accepting The Investment Officer's Quarterly Report For Second Quarter Ended March 31, 2026.
- *19. Consider A Resolution Authorizing The City Manager To Execute An Agreement Between The City Of Carrollton, Texas, And The City Of Dallas, Texas, As Fiscal Agent, And Various Other Dallas County Cities Providing For The 2025 Byrne Justice Assistance Grant Program Award Agreement.

Item 20 was pulled from the Consent Agenda.

- *20. Consider A Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 5 With Walter P. Moore And Associates, Inc., For the Citywide Flood Mapping Study In An Amount Of \$36,700.00, Increasing The Total Amount Not To Exceed \$1,057,460.00.

Mayor Babick advised this item will be considered at the next meeting.

- *21. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With IVC TEXAS, LLC For The Renovation Of 2652 Old Denton Road In An Amount Not To Exceed \$107,990.
- *22. Consider A Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 3 With MESA Design Associates, Inc., For Additional Design Services On The Woodlake Lake Enhancements Project In An Amount Of \$4,580.00, Increasing The Total Amount Not To Exceed \$274,065.00.

OTHER BUSINESS

- *23. Consider Ratification Of Emergency Repairs By Ruts Construction To The Sanitary Sewer Line Located In Two Worlds Subdivision In An Amount Not To Exceed \$243,835.33.

PUBLIC FORUM

- 24. **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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Mayor Babick opened the public forum.

Peter Bugnacki: Spoke regarding fees for seniors at the Rosemeade Rainforest.

Kavish Shah: Spoke regarding BPS Charities Walk Run.

Sal Tripi: Spoke requesting the city revisit the solid waste contract with Republic Services.

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

ADJOURNMENT - Mayor Babick adjourned the meeting at 7:19 p.m.

ATTEST:

Chloe Sawatzky, City Secretary

Steve Babick, Mayor



Agenda Memo
File Number: 7645

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *8.

City Council Meeting Date: June 9, 2026

Date: May 20, 2026

To: Erin Rinehart, City Manager

From: Diana K. Vaughn, CFO
Chrystal Davis, Assistant City Manager

Consider Authorizing The City Manager To Execute An Amendment To The Contract With Vertosoft LLC, Through The TIPS Purchasing Cooperative, For InvoiceCloud Payment Gateway And Payment Processing Services To Expand Payment Processing Options, Increasing The Contract By \$187,500, For A Revised Five-Year Total Contract Amount Not To Exceed \$937,500.00.

Background:

The City currently utilizes InvoiceCloud payment services through an agreement with Vertosoft LLC for online payment processing for Building Inspection, Environmental Services, and Utility Customer Service payments. Following a recent service disruption involving an InvoiceCloud partner, staff identified the need to strengthen payment processing reliability and expand customer payment options. The proposed amendment will authorize additional gateway and processing options to maintain uninterrupted service and add one-time ACH (E-Check) payment functionality as an additional non-card payment option.

These improvements will support continued secure and reliable electronic payment processing services for City operations and customers.

Financial Implications:

Payment gateway and processing fees are funded through approved departmental operating budgets. The amendment increases the agreement authority by 25% for a revised total not to exceed \$937,500. This increase is intended to cover costs incurred during the recent service disruption and ensure sufficient authorization for future processing costs.

Impact on Community Sustainability:

This project supports and aligns with the City Council's goals and objectives to leverage technology to improve our effectiveness and efficiency.

Staff Recommendation/Action Desired:

Staff recommends City Council authorize the City Manager to execute an amendment to the contract with Vertosoft LLC, through the TIPS purchasing cooperative, for InvoiceCloud payment gateway and payment processing services to expand payment processing options, increasing the contract by \$187,500, for a revised five-year total contract amount not to exceed \$937,500.00.



Agenda Memo
File Number: 7647

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *9.

City Council Meeting Date: June 9, 2026

Date: May 26, 2026

To: Erin Rinehart, City Manager

From: Jonathan Scheu, Director of Parks and Recreation
Chrystal Davis, Assistant City Manager

Consider **Authorizing The City Manager To Enter Into An Agreement With Mart, Inc. Pursuant To RFP #26-023 For Recreation Center Projects In An Amount Not To Exceed \$177,430.00.**

Background:

This contract will be utilized by the Parks and Recreation Department to provide construction and renovation services for facility improvements at three (3) locations. These projects were incorporated into the department’s annual planning process and funding allocated through the Parks Strategic Amenity Fund.

- Crosby Recreation Center: installation of protective wall padding in the gymnasium and renovation of the non-commercial kitchen.
- Rosemeade Recreation Center: refresh one (1) classroom
- Carrollton Senior Center: refresh four (4) classrooms

On March 13, 2026, the City issued RFP #26-023 for Recreation Center Projects. Bid notifications were posted online, and interested vendors were contacted, as well as advertisements placed in the Dallas Morning News. Four vendors submitted responses.

The Parks and Recreation Department evaluated the submissions based on pricing, experience, project approach, scheduling, and references. The three top vendors were selected for interviews, where the evaluation committee was able to ask questions and gain additional information for the renovations. Mart, Inc. was selected as the most responsive based on the overall evaluation score requirements to meet the needs of the City.

Financial Implications:

The Parks Strategic Amenity Fund provides a reliable source for routine facility upgrades, allowing the City to responsibly maintain its recreation and park amenities while sustaining a high level of service for residents.

The services on RFP #26-023 will be purchased from budgeted funds from the cost center and in the amounts listed below.

<u>ACCOUNTING UNIT</u>	<u>ACTIVITY NUMBER</u>	<u>BUDGET AMOUNT</u>
854360	115370399	\$161,300.00
10% Contingency		<u>\$16,130.00</u>
		<u>\$177,430.00</u>

Impact on Community Sustainability:

This project supports and aligns with the City Council’s goals and objectives to improve accessibility to the services we provide.

Staff Recommendation/Action Desired:

Staff recommends City Council authorize the City Manager to enter into an agreement with Mart, Inc. pursuant to RFP #26-023 for Recreation Center Projects in an amount not to exceed \$177,430.00.

Event Number	RFP #26-023 Recreation Centers Projects Addendum 2		Organization	City of Carrollton Purchasing	
Event Title	Recreation Centers Projects		Workgroup	Purchasing	
Event Description	The City of Carrollton is soliciting Proposal For		Event Owner	Julie Ketterer	
Event Type	RFP		Email	Julie.Ketterer@cityofcarrollton.com	
Issue Date	3/13/2026 11:00:00 AM (CT)		Phone	(972) 466-3105	
Close Date	3/30/2026 01:00:00 PM (CT)		Fax		
Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Mart, Inc.	Irving	TX	3/30/2026 11:20:47 AM (CT)	4	\$161,300.00
Gomez Floor Covering, Inc.	Dallas	TX	3/30/2026 12:16:15 PM (CT)	4	\$196,303.00
Dallas Harmony Construction, L	Grand Prairie	TX	3/30/2026 12:49:07 PM (CT)	4	\$206,961.07
Concord Commercial Services, I	Balch Springs	TX	3/30/2026 12:03:34 PM (CT)	4	\$336,375.01

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.



Agenda Memo
File Number: 7659

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Contracts/Agreements

Agenda Number: *10.

City Council Meeting Date: June 9, 2026

Date: June 1, 2026

To: Erin Rinehart, City Manager

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

Consider Authorizing The City Manager To Approve A Construction Contract With 3D Paving & Contracting, LLC For The Nob Hill Section II Street Reconstruction Project In An Amount Not To Exceed \$4,332,910.00.

Summary:

The purpose of this agenda item is to approve a construction contract with 3D Paving & Contracting, LLC, to reconstruct the final section of Nob Hill.

Background:

The Nob Hill Neighborhood Reconstruction project was included on the list of potential projects for the 2013 bond. Design of the project began in 2018, and the Nob Hill Alleys and Streets Section I projects were completed in 2021 and 2024, respectively. This final section of Nob Hill features the most concerning retaining walls in the neighborhood, as presented to Council on November 4, 2025. Council authorized design contract amendments in November 2020, February 2021, March 2022, and August 2023 for additional engineering study and design regarding the retaining walls in this section of Nob Hill.

This contract will provide for the reconstruction of five (5) streets and an alley in the Nob Hill neighborhood. Improvements consist of barricades and traffic control, replacement of 2.6 lane miles of street pavement, replacement of 700 LF of alley pavement, replacement of approximately 7,900 LF of sidewalks, construction of approximately 4,300 LF of sanitary sewer, construction of approximately 800 LF of water lines, and construction of 50 LF of storm sewer.

The engineer estimated construction cost is \$5,646,110.00. As outlined below, the lowest bid is approximately 30% under the estimated cost. The contract duration is 365 calendar days.

Financial Implications:

Eleven (11) bids were received on May 4, 2026, and ranged from \$3,939,010.00 to \$5,804,930.00. State Law allows evaluation of selection criteria which comprises not only the price but the validity or reliability of the price along with contractor qualifications, including performance on past similar projects, experience of personnel assigned to the project, magnitude of municipal work, etc.

In consideration of all criteria, 3D Paving & Contracting, LLC has submitted the lowest qualified bid of \$3,939,010.00. 3D Paving Contracting, LLC also has an excellent reputation with Carrollton and has successfully delivered several projects including the 2022 Alley Replacement, Crosby Street Reconstruction, Nob Hill Alleys Reconstruction, and Nob Hill Section I Street Reconstruction projects. Upon incorporation of all selection criteria based on price and qualifications, 3D Paving Contracting, LLC is concluded to be the most advantageous bidder for this project and offers the best overall value to the City.

With this road reconstruction staff recommends the inclusion of a construction contingency. The construction contingency provides an expedient manner to accommodate unforeseen costs and minor additions in work common in all construction projects. Examples include unexpected conditions discovered during construction, and changes to design that were not possible during plan generation. All charges against contingency must be supported by detailed pricing information and approved by the City through a formal change order. However, having advanced Council authorization ensures that work progress is not impeded. Typical construction contingencies for a project of this magnitude range from 2-5% of the total contract amount. However, due to the complexity of this project, staff recommends a 10% contingency (\$393,900.00) be included in the contract, for a total amount not to exceed \$4,332,910.00.

Funding is available in Account Units 854460 (Streets Consolidated), 854201 (Neighborhood Partnership), and 855160 (Utility Consolidated).

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 neighborhood safety and walkability through reconstruction of substandard pavement and replacement of aging sidewalks. (Hospitality, Healthy, Accessible)
- Enhancing reliability of critical infrastructure by upgrading water, sewer, and storm systems, reducing emergency repair needs. (Optimize)
- Supporting long-term fiscal stewardship with a competitively bid project that reduces maintenance costs and efficiently reinvests in aging assets. (Economical)
- Strengthening the neighborhood’s appearance and livability through comprehensive reinvestment that supports stable, attractive residential areas. (Revitalized)

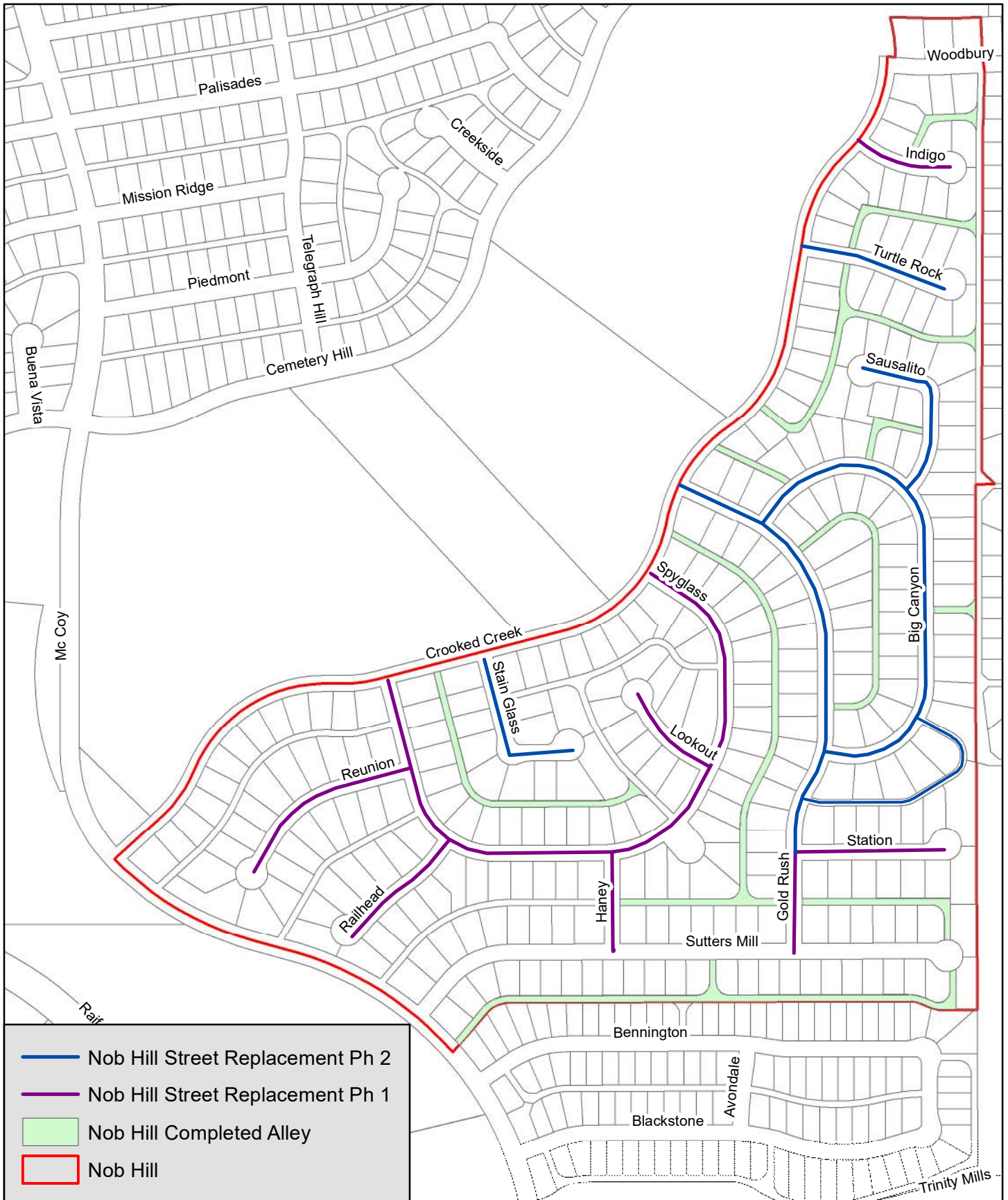
Staff Recommendation/Action Desired:

Staff recommends City Council authorize the City Manager to approve a construction contract with 3D Paving & Contracting, LLC. for the Nob Hill Section II Street Reconstruction project in an amount not to exceed \$4,332,910.00. (\$3,939,010.00 bid, and a \$393,900.00 (10%) construction contingency).

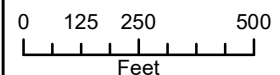
Event Number	ENG2026-04 Addendum 2	Organization	City of Carrollton Purchasing
Event Title	Nob Hill Street Reconstruction Section 2	Workgroup	Engineering
Event Description	Nob Hill Street Reconstruction Section II Project	Event Owner	Sandra Quiros
Event Type	Low Bid	Event Overview	the construction of Streets, sidewalks, an alley, sanitary sewer lines, and water lines
Issue Date	4/16/2026 07:30:00 AM (CT)	Email	sandra.quiros@cityofcarrollton.com
Close Date	5/4/2026 02:00:00 PM (CT)	Phone	
		Fax	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
3D Paving & Contracting Llc	coppell	TX	5/4/2026 12:19:38 PM (CT)	79	\$3,939,010.00
Vlex construction LLC	Greenville	TX	5/4/2026 11:18:12 AM (CT)	79	\$4,394,598.00
Garret Shields Infrastructure	Garland	TX	5/4/2026 01:26:16 PM (CT)	79	\$4,466,360.00
Quality Excavation, LLC	Aubrey	TX	5/4/2026 01:03:50 PM (CT)	79	\$4,505,193.50
SYB Construction Co., Inc	IRVING	TX	5/4/2026 12:33:58 PM (CT)	79	\$4,593,943.00
Apple Pavement Services	Dallas	TX	5/4/2026 12:09:51 PM (CT)	79	\$4,882,619.20
Camino Construction	Lewisville	TX	5/4/2026 09:38:46 AM (CT)	79	\$4,950,410.00
Western Municipal Constructior Justin		TX	5/4/2026 01:44:57 PM (CT)	79	\$5,183,950.00
Axis Contracting, Inc.	Dallas	TX	5/4/2026 12:26:32 PM (CT)	79	\$5,240,715.50
Vernara	Dallas	TX	5/4/2026 01:46:21 PM (CT)	79	\$5,598,450.00
JESKE CONSTRUCTION COMPAN DALLAS		TX	5/4/2026 11:56:13 AM (CT)	79	\$5,804,930.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.



Nob Hill Improvements



City of Carrollton
Engineering Department





Agenda Memo
File Number: 7654

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Ordinances

Agenda Number: *11.

City Council Meeting Date: June 9, 2026

Date: June 1, 2026

To: Erin Rinehart, City Manager

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

Consider An **Ordinance Authorizing The Abandonment Of A Portion Of Fannidella Drive That Is Approximately 0.0732 Acres Of Right Of Way And Described And Depicted On Exhibit A; Retaining All Rights To And In The Remaining Portion Of Any Right Of Way Shown On The Administrative Plat; Providing For The Conveyance Of The Right Of Way Upon Dedication Of Right Of Way For A Hike-And-Bike Trail.**

Summary:

The purpose of this item is to abandon existing right-of-way for the Carroll Crest development. In lieu of payment for the abandoned right-of-way, the developer will dedicate the hike-and-bike trail on the west side of the development to the City.

Background:

The Carroll Crest development, located between Broadway Avenue and Fannidella Drive along Crosby Road, currently has civil infrastructure plans in review to the engineering department. This development has been through multiple rounds of review by various city departments. In order to fully utilize the property for the development, a small section of Fannidella Drive right-of-way must be abandoned. This abandoned right-of-way will be utilized to ensure adequate lot sizes for two single family residences in the development. The abandonment of this right-of-way will not affect the current configuration of Fannidella Drive, its traffic capacity, or the safety of any drivers or pedestrians in that area. Staff has reviewed the plan for this design and abandonment and has approved it for the development.

Financial Implications:

Consideration for the abandonment of the existing right-of-way is the dedication of the new right-of-way for the City of Carrollton’s Blue hike-and-bike trail, which will result in a net

compensation to the City of Carrollton in the amount of approximately \$32,554, which is based upon a fair market value appraisal.

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:

- Supporting revitalized development by facilitating the Carroll Crest residential project while ensuring orderly land use and compliance with City standards. (Revitalized)
- Strengthening economic vitality through private investment that increases taxable value and contributes to long-term neighborhood stability. (Economical)
- Enhancing accessibility and connectivity by securing new right-of-way dedication for the Blue hike-and-bike trail, advancing multimodal infrastructure within the City. (Healthy/Accessible)

Staff Recommendation/Action Desired:

Staff recommends City Council approve an ordinance authorizing the abandonment of a portion of Fannidella Drive that is approximately 0.0732 acres of right of way and described and depicted on exhibit a; retaining all rights to and in the remaining portion of any right of way shown on the administrative plat; providing for the conveyance of the right of way upon dedication of right of way for a hike-and-bike trail.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE ABANDONMENT OF A PORTION OF FANNIDELLA DRIVE THAT IS APPROXIMATELY 0.0732 ACRES OF RIGHT OF WAY AND DESCRIBED AND DEPICTED ON EXHIBIT A; RETAINING ALL RIGHTS TO AND IN THE REMAINING PORTION OF ANY RIGHT OF WAY SHOWN ON THE ADMINISTRATIVE PLAT; PROVIDING FOR THE CONVEYANCE OF THE RIGHT OF WAY UPON DEDICATION OF RIGHT OF WAY FOR A HIKE-AND-BIKE TRAIL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas (“City”) is the owner of certain right-of-way known as Fannidella Drive and being depicted in the public records of Dallas County by use and occupation is deemed right of way of the City;

WHEREAS, Fannidella Drive is listed as a collector roadway on the City’s Transportation Plan Map;

WHEREAS, Kirby Rice Ltd. (“Applicant”) with the consent of all other abutting property owners, has requested the City abandon a portion of Fannidella Drive (“ROW”), as further described and depicted on Exhibit “A,” attached hereto and incorporated for all purposes, in order to accomplish the plans set forth in the Applicant’s original submission to the City for the Applicant’s development;

WHEREAS, Section 272.001 of the Texas Local Government Code provides for the conveyance, sale, or exchange of a property interest by the City to an abutting property owner;

WHEREAS, Section 311.007 of the Texas Transportation Code provides a home-rule municipality authority to vacate, abandon, or close a street or alley;

WHEREAS, the applicable City departments have reviewed and approved the City’s abandonment of the ROW;

WHEREAS, an appraisal was completed determining the market value of the fee simple interest in the ROW;

WHEREAS, Applicant will dedicate a hike-and-bike trail on its property to the City as consideration of the market value of the abandoned ROW;

WHEREAS, the Applicant has also complied with all other requirements of the abandonment application;

WHEREAS, there shall no longer be a public necessity for the current ROW, and the current ROW should be abandoned as a public use; and

WHEREAS, this abandonment shall extend only to the public right of way, title and interest which the City of Carrollton, Texas may have in and to said right of way and to such interest that the governing body of the City of Carrollton may legally and lawfully abandon.

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

SECTION 1.

All of the above premises 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.

The ROW is no longer needed for public use, and it is in the public interest of the City of Carrollton to abandon the described ROW.

SECTION 3.

The City retains all rights in the remainder of the City's right of way that is not expressly abandoned herein, and nothing herein shall limit the City's rights and use of the public right of way.

SECTION 4.

The abandonment provided for herein is made and accepted subject to all present zoning and deed restrictions, and all easements, whether apparent or non-apparent, including aerial, surface, or underground.

SECTION 5.

The described ROW is hereby abandoned, and the City Manager is authorized to convey the property by Deed Without Warranty to the adjacent owner of the property upon the recording of the plat in the public records of Dallas County dedicating the hike-and-bike trail to the City of Carrollton.

SECTION 6.

The City Manager is authorized to take those steps reasonable and necessary to comply with the purpose and intent of this Ordinance, including, through a designee, executing all necessary documents for the abandonment in accordance with all applicable laws.

SECTION 7.

This Ordinance shall become effective on and after its adoption.

DULY PASSED AND APPROVED this the _____ day of _____, 20____.

CITY OF CARROLLTON, TEXAS

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

Approved as to form:

Approved as to content:

Meredith Ladd
City Attorney

Jonathan Wheat, P.E.
Director of Engineering

PROPERTY DESCRIPTION

BEING a tract of land situated in the William Larner Survey, Abstract No. 799, City of Carrollton, Dallas County, Texas and a part of Fannidella Drive (a 50-foot right-of-way) and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found at the south terminus of said Fannidella Drive and being the southeast corner of Lot 1R, Block A, Fannidella Apartments, Part 2, an addition to the City of Carrollton according to the plat recorded in Instrument No. 201700115264 of the Official Public Records, Dallas County, Texas and from which a 1/2-inch iron rod found bears South 55°05'18" West, a distance of 169.81 feet.

THENCE North 0°37'36" West, a distance of 70.25 feet with the west right-of-way line at said Fannidella Drive and the east line of said Lot 1R to a point at the beginning of a non-tangent curve to the right having a central angle of 7°18'00", a radius of 90.00 feet, a chord bearing and distance of North 73°27'35" East, 11.46 feet;

THENCE departing said west right-of-way line of Fannidella Drive and said east line of Lot 1R in a northeasterly direction, with said curve to the right, an arc distance of 11.47 feet to a point at the beginning of a reverse curve to the left having a central angle of 47°17'12", a radius of 60.00 feet, a chord bearing and distance of North 53°28'00" East, 48.12 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 49.52 feet to a point for corner in said east right-of-way line of Fannidella Drive and being in the west line of Lot 1R, Block 1, Crosby Recreation Center, an addition to the City of Carrollton according to the plat recorded in Instrument No. 200101261303 of said Official Public Records;

THENCE with said east right-of-way line and with said west line of Lot 1R, Block 1, South 0°37'36" East, a distance of 67.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 1R, Block 1 and south terminus of Fannidella Drive;

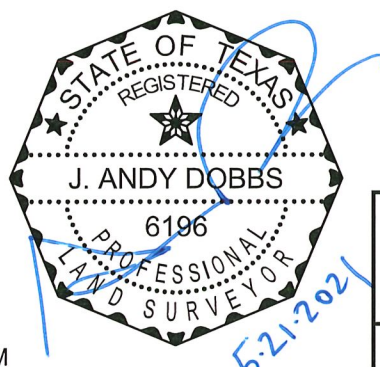
THENCE with said south terminus, South 55°05'18" West, a distance of 60.51 feet to the **POINT OF BEGINNING** and containing 3,189 square feet or 0.0732 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**FANNIDELLA DRIVE
RIGHT-OF-WAY
ABANDONMENT**

WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

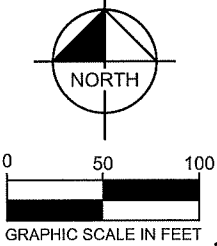
J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PCB	JAD	May, 2021	069225612	1 OF 2



CALLED 0.0244 ACRES
FAIRWAY 427, LP
INST. NO. 201700327715
O.P.R.D.C.T.

CROSBY ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 2R, BLOCK A
FANNIDELLA APARTMENTS,
PART 2
INST. NO. 201700115264
O.P.R.D.C.T.

LOT 1R, BLOCK 1
CROSBY RECREATION CENTER
INST. NO. 200101261303
O.P.R.D.C.T.

CITY OF CARROLLTON
INST. NO. 201700119451
O.P.R.D.C.T.

1/2" IRF
"CP&Y"

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°18'00"	90.00'	11.47'	N73°27'35"E	11.46'
C2	47°17'12"	60.00'	49.52'	N53°28'00"E	48.12'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°37'36"W	70.25'
L2	S00°37'36"E	67.53'
L3	S55°05'18"W	60.51'

LOT 1R, BLOCK A
FANNIDELLA APARTMENTS,
PART 2
INST. NO. 201700115264
O.P.R.D.C.T.

CALLLED 4.643 ACRES
CITY OF CARROLLTON
INST. NO. 201200231245
O.P.R.D.C.T.

CALLLED 1.580 ACRES
CITY OF CARROLLTON
INST. NO. 201600117503
O.P.R.D.C.T.

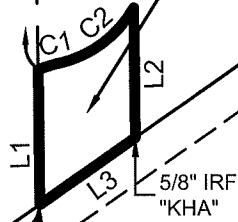
FANNIDELLA DRIVE
(A 50-FOOT WIDE RIGHT-OF-WAY)

0.0732 ACRES
3,189 SQ. FT.

LOT 1, BLOCK 1
C/FB ISD SERVICE CENTER
ADDITION
VOL. 89021, PG. 2571
D.R.D.C.T.

20' WATER EASEMENT
VOL. 76089, PG. 2675
D.R.D.C.T.

N0°37'36"W 301.72'



5/8" IRF
"KHA"

P.O.B.

3/8" IRF

1/2" IRF
S55°05'18"W 169.81'

LEGEND

- IRF = IRON ROD FOUND
- VOL. = VOLUME
- PG. = PAGE
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER

NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**FANNIDELLA DRIVE
RIGHT-OF-WAY
ABANDONMENT**

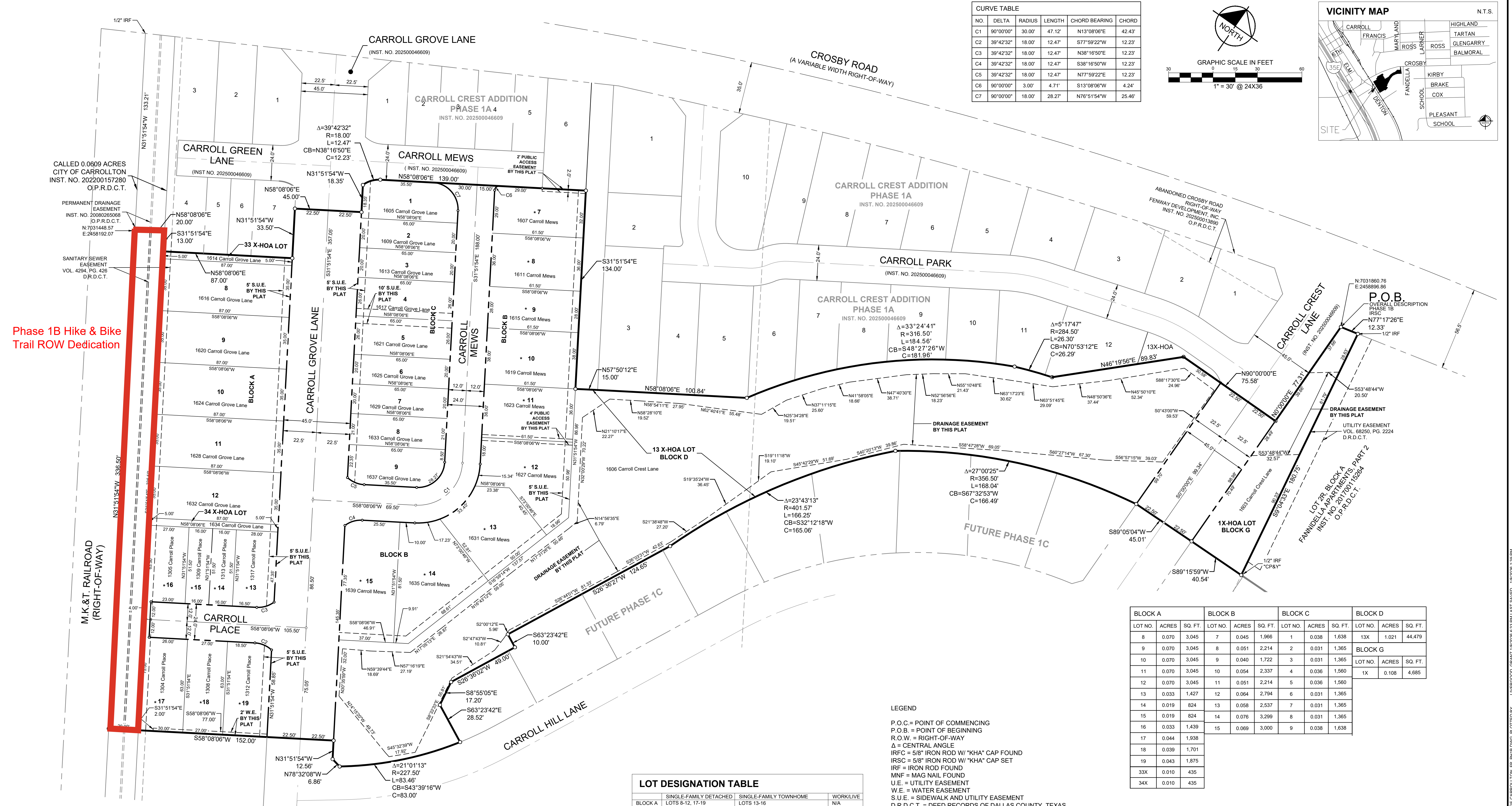
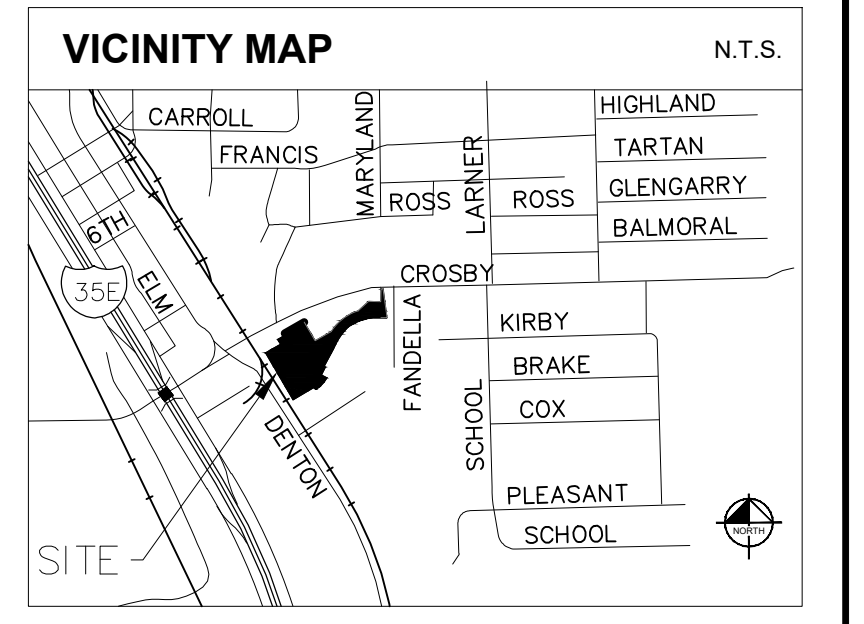
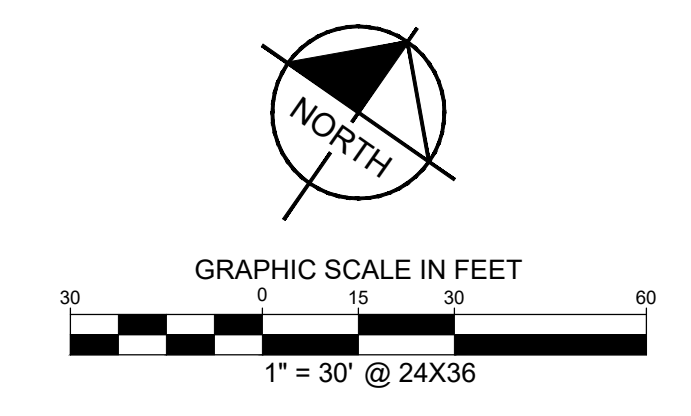
WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PCB	JAD	APR.2021	069225612	2 OF 2

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N13°08'06"E	42.43'
C2	39°42'32"	18.00'	12.47'	S77°59'22"W	12.23'
C3	39°42'32"	18.00'	12.47'	N38°16'50"E	12.23'
C4	39°42'32"	18.00'	12.47'	S38°16'50"W	12.23'
C5	39°42'32"	18.00'	12.47'	N77°59'22"E	12.23'
C6	90°00'00"	3.00'	4.71'	S13°08'06"W	4.24'
C7	90°00'00"	18.00'	28.27'	N76°51'54"W	25.46'



Phase 1B Hike & Bike Trail ROW Dedication

LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
Δ = CENTRAL ANGLE
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
MNF = MAG NAIL FOUND
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
S.U.E. = SIDEWALK AND UTILITY EASEMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
* = LOTS FRONTING OPEN SPACE/HOA LOT OR SIDEWALK

	SINGLE-FAMILY DETACHED	SINGLE-FAMILY TOWNHOME	WORK/LIVE
BLOCK A	LOTS 8-12, 17-19	LOTS 13-16	N/A
BLOCK B	LOTS 7-15	N/A	N/A
BLOCK C	N/A	LOTS 1-9	N/A
BLOCK D	N/A	N/A	N/A
BLOCK G	N/A	N/A	N/A

BLOCK A			BLOCK B			BLOCK C			BLOCK D		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
8	0.070	3,045	7	0.045	1,966	1	0.038	1,638	13X	1.021	44,479
9	0.070	3,045	8	0.051	2,214	2	0.031	1,365	BLOCK G		
10	0.070	3,045	9	0.040	1,722	3	0.031	1,365			
11	0.070	3,045	10	0.054	2,337	4	0.036	1,560	LOT NO.	ACRES	SQ. FT.
12	0.070	3,045	11	0.051	2,214	5	0.036	1,560	1X	0.108	4,685
13	0.033	1,427	12	0.064	2,794	6	0.031	1,365			
14	0.019	824	13	0.058	2,537	7	0.031	1,365			
15	0.019	824	14	0.076	3,299	8	0.031	1,365			
16	0.033	1,439	15	0.069	3,000	9	0.038	1,638			
17	0.044	1,838									
18	0.039	1,701									
19	0.043	1,875									
33X	0.010	435									
34X	0.010	435									

- NOTES:**
- Selling off a portion of this addition by meets and bounds description without a replat being approved by the City of Carrollton is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
 - GPS Coordinates are recited to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).
 - The purpose of this plat is to create 30 single family lot, 4 HOA lots, a 20' hike and bike trail right-of-way and road right-of-way, from two tracts of land and to dedicate easements for development.
 - Intersection visibility triangles shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.
 - Final plats and Replats shall meet zoning requirements.
 - All corners are 5/8" iron rod with plastic cap stamped "KHA" set unless otherwise noted.
 - All drainage easement shall be shown on the plat prior to the city staffs final review, approval, and recordation and will not affect the design and layout of the lots and infrastructure.
 - Franchise utilities may not be shared with City facilities.
 - The homeowners association must be responsible for the maintenance of all common areas, non-required screening walls, retaining walls.

FLOOD STATEMENT:
According to Map No. 48113C0160K, Community Panel No. 480167 0160 K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VISIBILITY NOTE
Intersection visibility triangle shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances

- HOA NOTES:**
- The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowners association.
 - The homeowners association must have the authority to collect membership fees.
 - The homeowners association must be responsible for the maintenance of all common areas and non-required screening walls or fences.
 - The homeowners association must grant the City right of access to common areas to abate any nuisances thereon, and attach a lien for the prorated cost of abatement upon each individual lot.
 - The homeowners association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise including attorney's fees and costs of suit, in connection with the City's maintenance of common areas.
 - The homeowners association shall enter into a license agreement with the City of Carrollton, where additional right-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls, or other amenities, and shall be responsible for the installation and maintenance of all landscape areas that are in the public right-of-way.
 - The homeowners association must be responsible for any retaining walls located within private lots or open space lots.

OWNER/DEVELOPER:
FENWAY DEVELOPMENT, INC.
2410 POLK STREET
HOUSTON, TX 77003
PHONE: 713-964-8111
CONTACT: FRANK LIU

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-900-8528
CONTACT: JARED EARNEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

FINAL PLAT
CARROLL CREST ADDITION
PHASE 1B
30 SINGLE FAMILY LOTS
4 HOMEOWNERS' ASSOCIATION LOTS
BEING 146,233 SQUARE FEET AND 3.3571 ACRES OUT OF THE
WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. PLFP 2022-191
DATE PREPARED: 4/26/2022 REVISED: 6/23/2022 REVISED: 1/11/2023

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MGB	JAD	JUNE 2023	069225612	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, FENWAY DEVELOPMENT, INC., is the owner of a tract of land situated in the William Larner Survey, Abstract No. 799, City of Carrollton, Dallas County, Texas and being a portion of those tracts of land described as Tract 3 and Tract 4 in General Warranty Deed to FENWAY DEVELOPMENT, INC. recorded in Instrument No. 202100378711, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for the easternmost corner of the Carroll Crest Addition, Phase 1A, an addition to the City of Carrollton according to the plat recorded in Instrument No. 20250046609, of said Official Public Records, and being in the south right-of-way line of Crosby Road (a variable width right-of-way);

THENCE with said south right-of-way line of Crosby Road, North 77°17'26" East, a distance of 12.33 feet to a 1/2" iron rod found for the northwest corner of Lot 2R, Block A of Fannidella Apartments, Part 2, an addition to the City of Carrollton according to the plat recorded in Instrument No. 201700115264, of said Official Public Records;

THENCE departing said south right-of-way line of Crosby Road and with the west line of said Lot 2R, South 09°04'33" East, a distance of 180.75 feet to a 1/2" iron rod with plastic cap stamped "CP&Y" found for the southwest corner of said Lot 2R;

THENCE over and across said Tract 3 and Tract 4, the following courses and distances:

South 89°15'59" West, a distance of 40.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 89°05'04" West, a distance of 45.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 356.50 feet, a central angle of 27°00'25", and a chord bearing and distance of South 67°32'53" West, 166.49 feet;
In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 168.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 401.57 feet, a central angle of 23°43'13", and a chord bearing and distance of South 32°12'18" West, 165.06 feet;
In an southwesterly direction, with said non-tangent curve to the left, an arc distance of 166.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 26°36'27" West, a distance of 124.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 63°23'42" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 26°36'02" West, a distance of 49.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 08°55'05" East, a distance of 17.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 63°23'42" East, a distance of 28.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 227.50 feet, a central angle of 21°01'13", and a chord bearing and distance of South 43°39'18" West, 83.00 feet;
In a westerly direction, with said non-tangent curve to the right, an arc distance of 83.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 78°32'08" West, a distance of 6.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 31°51'54" West, a distance of 12.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 58°08'06" West, a distance of 152.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the east right-of-way line of M.K.&T. Railroad;

THENCE with said east right-of-way line of M.K.&T. Railroad, North 31°51'54" West, a distance of 336.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of a called 0.0609 acre tract of land described in Special Warranty Deed to City of Carrollton, Texas recorded in Instrument No. 202200157280 of said Official Public Records from which a 1/2" iron rod found for corner in said south right-of-way line of Crosby Road bears, North 31°51'54" West, a distance of 133.21 feet;

THENCE departing said east right-of-way line of M.K.&T. Railroad and with the south line of said City of Carrollton, Texas tract, North 58°08'06" East, a distance of 20.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the west line of said Carroll Crest Addition, Phase 1A;

THENCE along the southerly line of said Carroll Crest Addition, Phase 1A, the following courses and distances:

South 31°51'54" East, a distance of 13.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 58°08'06" East, a distance of 87.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 31°51'54" West, a distance of 33.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 58°08'06" East, a distance of 45.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 31°51'54" West, a distance of 18.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 18.00 feet, a central angle of 39°42'32", and a chord bearing and distance of North 38°16'50" East, 12.23 feet;
In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 12.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 58°08'06" East, a distance of 139.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 31°51'54" East, a distance of 134.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 57°50'12" East, a distance of 15.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 58°08'06" East, a distance of 100.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 316.50 feet, a central angle of 33°24'41", and a chord bearing and distance of North 48°27'26" East, 181.96 feet;
In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 184.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 284.50 feet, a central angle of 05°17'47", and a chord bearing and distance of North 70°53'12" East, 26.29 feet;
In an easterly direction, with said non-tangent curve to the right, an arc distance of 26.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 46°19'56" East, a distance of 89.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 90°00'00" East, a distance of 75.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 00°00'00" East, a distance of 77.31 feet to the POINT OF BEGINNING and containing 146,233 square feet or 3.3571 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

NOTES:

- 1. Selling off a portion of this addition by meets and bounds description without a replat being approved by the City of Carrollton is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
- 2. GPS Coordinates are recited to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).
- 3. The purpose of this plat is to create 30 single family lot, 4 HOA lots, a 20' hike and bike trail right-of-way and road right-of-way, from two tracts of land and to dedicate easements for development.
- 4. Intersection visibility triangles shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.
- 5. Final plats and Replats shall meet zoning requirements.
- 6. All corners are 5/8" iron rod with plastic cap stamped "KHA" set unless otherwise noted.
- 7. All drainage easement shall be shown on the plat prior to the city staff's final review, approval, and recordation and will not affect the design and layout of the lots and infrastructure.
- 8. Franchise utilities may not be shared with City facilities.
- 9. The homeowners association must be responsible for the maintenance of all common areas, non-required screening walls, and retaining walls.

FLOOD STATEMENT:

According to Map No. 48113C0160K, Community Panel No. 480167 0160 K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VISIBILITY NOTE

Intersection visibility triangle shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That FENWAY DEVELOPMENT, INC., acting herein by and through its duly-authorized officers, does hereby adopt this final plat designating the herein above-described property as **CARROLL CREST ADDITION, PHASE 1B**, an addition to the City of Carrollton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein.

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Carrollton's use thereof. The City of Carrollton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

And the City of Carrollton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

FENWAY DEVELOPMENT, INC. does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Carrollton.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Carrollton.

WITNESS MY HAND THIS ____ DAY OF _____, 20____.

FENWAY DEVELOPMENT, INC.

Signature of Owner

Name of Corporation (if applicable)

To the best of my knowledge, there are no liens against this property.

Signature of Owner

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations thereof expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20____.

Notary Public, State of _____

Print Name Notary stamp

UTILITY CERTIFICATE

UTILITY CERTIFICATE THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS _____

ONCOR ELECTRIC _____

DETENTION AND DRAINAGE EASEMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF CARROLLTON §

KNOW ALL MEN BY THESE PRESENTS:

This plat is hereby adopted by the Owners and approved by the City of Carrollton (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Block D, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. Should the property owner not maintain the detention pond, the City may perform the work and assess the property for the cost of the work and if not paid attach a lien on all property in the subdivision. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the Easement."

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Carrollton, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20____.

Notary Public, State of Texas

Print Name Notary stamp

CITY SIGNATURE BLOCK

On the ____ day of _____, 20____, this final plat was duly approved by the Planning & Zoning Commission of the City of Carrollton.

Signed: _____ Attest: _____
Director of Development Services City Secretary
or their designee

Signed: _____
Chairman
Planning and Zoning Commission

FINAL PLAT
CARROLL CREST ADDITION
PHASE 1B

30 SINGLE FAMILY LOTS
4 HOMEOWNERS' ASSOCIATION LOTS
BEING 148,727 SQUARE FEET AND 3.4143 ACRES OUT OF THE
WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. PLFP 2022-191
DATE PREPARED: 4/26/2022 REVISED: 6/23/2022 REVISED: 1/11/2023

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MGB	JAD	JUNE 2023	069225612	2 OF 2

OWNER/DEVELOPER:

FENWAY DEVELOPMENT, INC.
2410 POLK STREET
HOUSTON, TX 77003
PHONE: 713-964-8111
CONTACT: FRANK LIU

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-900-8528
CONTACT: JARED EARNEY, P.E.

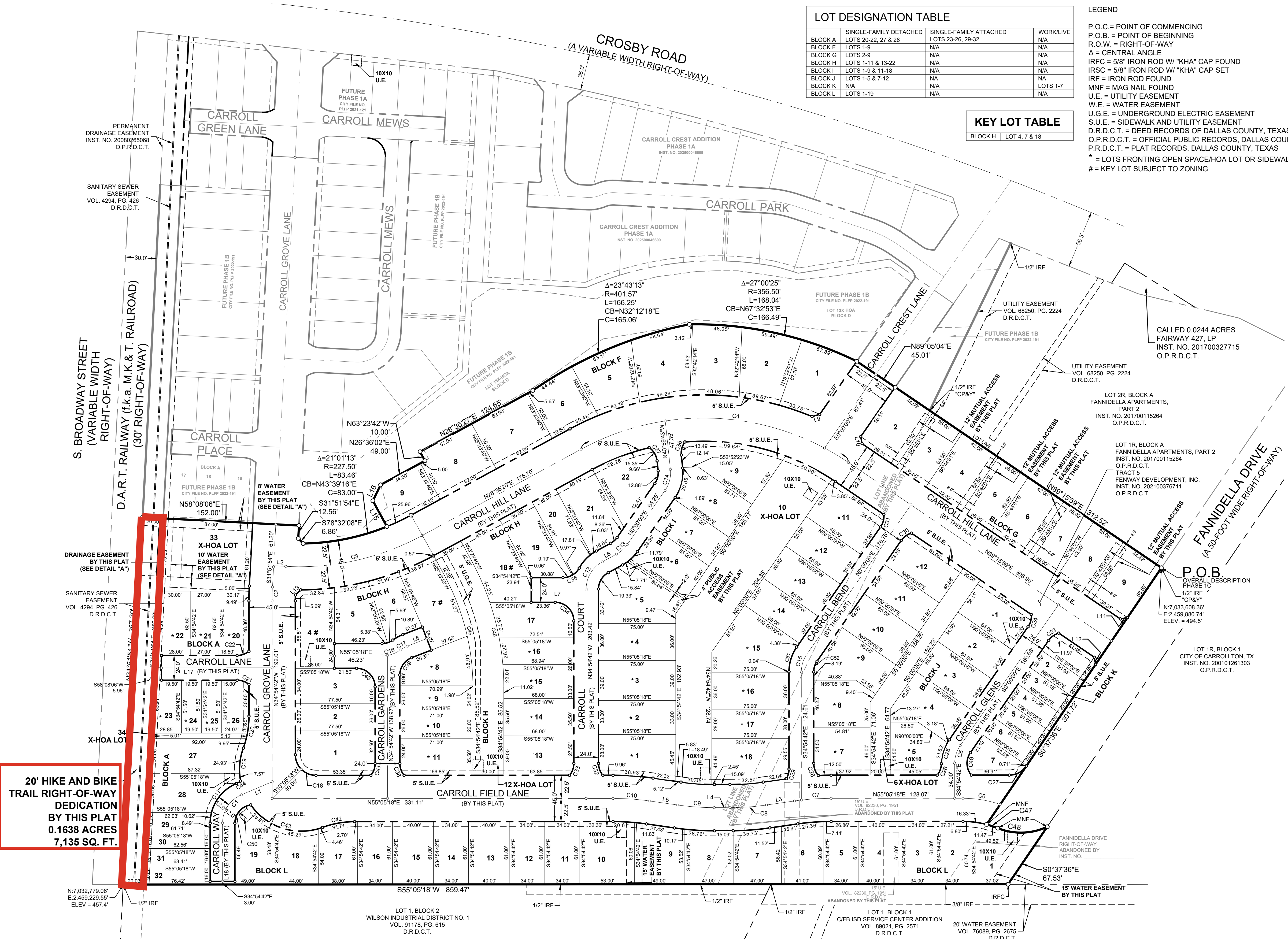
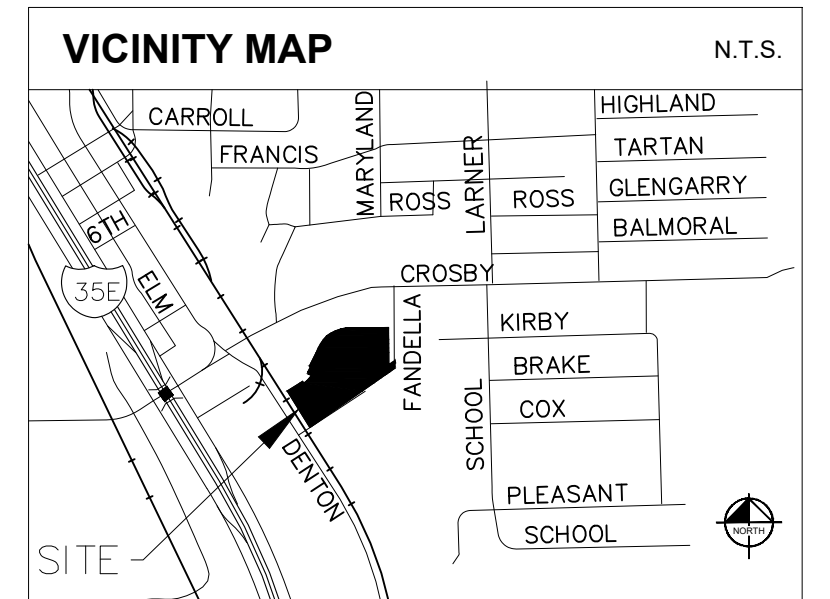
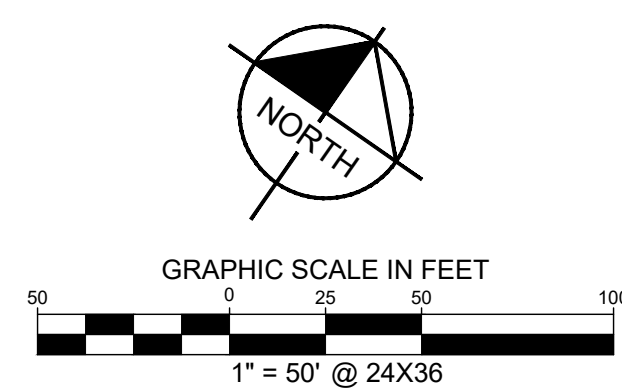
SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

LOT DESIGNATION TABLE			
BLOCK	LOT	DESCRIPTION	WORKLIVE
BLOCK A	LOTS 20-22, 27 & 28	SINGLE-FAMILY DETACHED	N/A
BLOCK F	LOTS 1-9	SINGLE-FAMILY ATTACHED	N/A
BLOCK G	LOTS 2-9	SINGLE-FAMILY ATTACHED	N/A
BLOCK H	LOTS 1-11 & 13-22	SINGLE-FAMILY ATTACHED	N/A
BLOCK I	LOTS 1-9 & 11-18	SINGLE-FAMILY ATTACHED	N/A
BLOCK J	LOTS 1-5 & 7-12	SINGLE-FAMILY ATTACHED	N/A
BLOCK K	LOTS 1-9	SINGLE-FAMILY ATTACHED	N/A
BLOCK L	LOTS 1-19	SINGLE-FAMILY ATTACHED	N/A

KEY LOT TABLE	
BLOCK H	LOT 4, 7 & 18

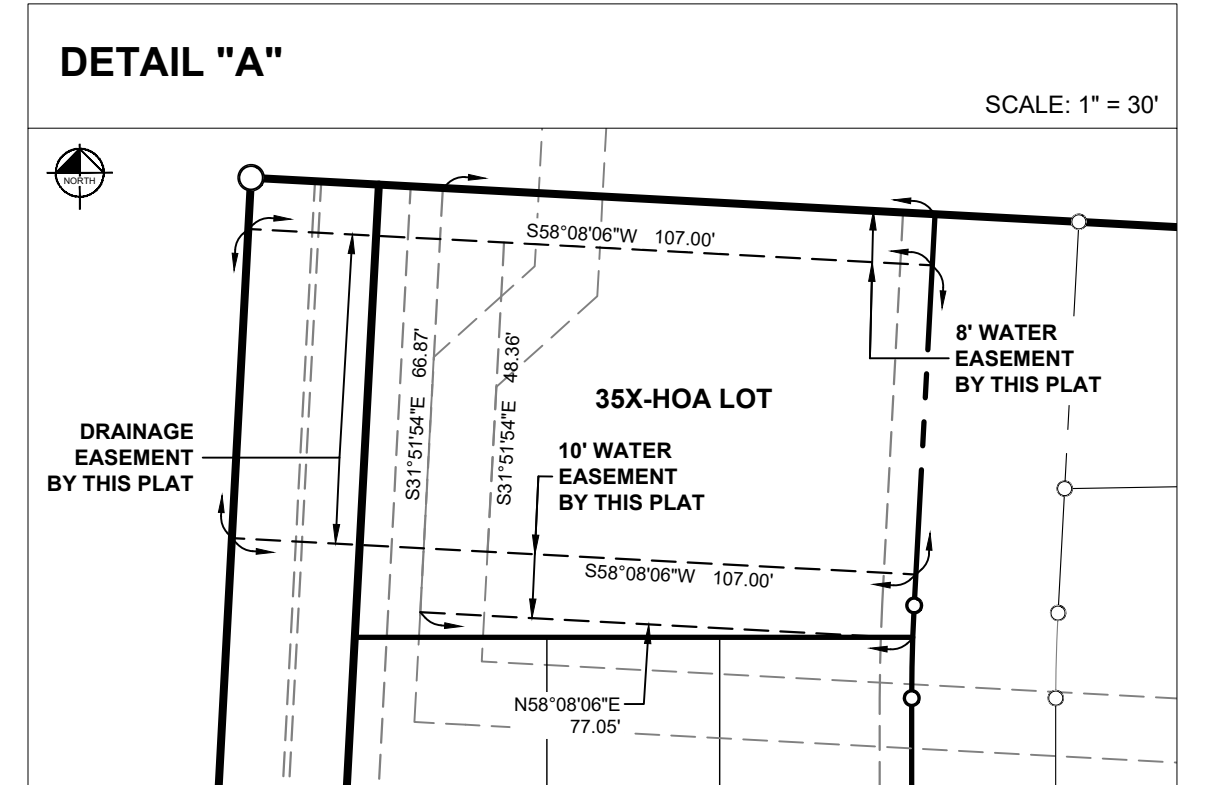
LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
Δ = CENTRAL ANGLE
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
MNF = MAG NAIL FOUND
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
U.G.E. = UNDERGROUND ELECTRIC EASEMENT
S.U.E. = SIDEWALK AND UTILITY EASEMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
* = LOTS FRONTING OPEN SPACE/HOA LOT OR SIDEWALK
= KEY LOT SUBJECT TO ZONING



BLOCK A			BLOCK G			BLOCK I			BLOCK K		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
20	0.043	1,860	2	0.065	2,813	1	0.071	3,080	1	0.027	1,170
21	0.039	1,688	3	0.051	2,222	2	0.057	2,475	2	0.023	1,021
22	0.047	2,046	4	0.061	2,667	3	0.067	2,925	3	0.024	1,025
23	0.034	1,492	5	0.051	2,222	4	0.062	2,700	4	0.024	1,030
24	0.023	1,004	6	0.061	2,667	5	0.084	3,678	5	0.024	1,034
25	0.023	1,004	7	0.051	2,222	6	0.060	2,606	6	0.024	1,039
26	0.031	1,341	8	0.051	2,223	7	0.051	2,210	7	0.032	1,399
27	0.069	3,009	9	0.064	2,805	8	0.061	2,672			
28	0.065	2,822				9	0.081	3,509			
29	0.027	1,167				10X	0.343	14,945			
30	0.023	994				11	0.066	2,863			
31	0.023	1,008				12	0.052	2,275			
32	0.029	1,250				13	0.057	2,470			
33X	0.137	5,961				14	0.048	2,080			
34X	0.011	462				15	0.085	3,683			
						16	0.062	2,700			
						17	0.048	2,100			
						18	0.074	3,202			

BLOCK H			BLOCK J		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.076	3,309	1	0.056	2,449
2	0.046	2,015	2	0.051	2,208
3	0.059	2,565	3	0.053	2,304
4	0.067	2,906	4	0.063	2,756
5	0.056	2,440	5	0.055	2,391
6	0.047	2,027	6X	0.102	4,463
7	0.075	3,285	7	0.058	2,507
8	0.056	2,435	8	0.057	2,498
9	0.042	1,846	9	0.064	2,772
10	0.042	1,846	10	0.058	2,507
11	0.058	2,506	11	0.051	2,242
12X	0.157	6,845	12	0.060	2,614
13	0.061	2,637			
14	0.055	2,414			
15	0.052	2,251			
16	0.042	1,833			
17	0.059	2,574			
18	0.076	3,327			
19	0.061	2,647			
20	0.046	1,986			
21	0.065	2,843			
22	0.063	2,739			

20' HIKE AND BIKE TRAIL RIGHT-OF-WAY DEDICATION BY THIS PLAT 0.1638 ACRES 7,135 SQ. FT.



**FINAL PLAT
CARROLL CREST ADDITION
PHASE 1C**

**105 SINGLE FAMILY LOTS
5 HOMEOWNERS' ASSOCIATION LOTS**
BEING 405,202 SQUARE FEET OR 9.3030 ACRES
(OF WHICH 117,459 SQUARE FEET OR 2.6975 ACRES
ARE DEDICATED AS R.O.W.)
OUT OF THE

WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. PLFP 2024-117

DATE PREPARED: 4/26/2022 REVISED: 6/23/2022 REVISED: 3/15/2023, 8/1/2025, 10/7/2025

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP	WJJ	OCT. 2025	069225612	1 OF 3

- NOTES:**
- Selling off a portion of this addition by meets and bounds description without a replat being approved by the City of Carrollton is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
 - GPS Coordinates are rectified to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).
 - The purpose of this plat is to create 105 single family lots, 5 HOA lots and road right-of-way, from two tracts of land and to dedicate easements for development.
 - Intersection visibility triangles shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.
 - Final plats and Replats shall meet zoning requirements.
 - All corners are 5/8" iron rod with plastic cap stamped "KHA" set unless otherwise noted.
 - All drainage easement shall be shown on the plat prior to the city staffs final review, approval, and recordation and will not affect the design and layout of the lots and infrastructure.
 - Franchise utilities may not be shared with City facilities.
 - Line and curve data on sheet 2.
 - The homeowners association must be responsible for the maintenance of all common areas, non-required screening walls, and retaining walls.
 - Easements shown on this plat without recording information are **BY THIS PLAT** unless otherwise noted hereon.
 - Insets within streets shall be set aside for the placement of waste receptacles where consecutive lots are not adjacent to a street and have garage access from a dead-end alley.
 - Streets and Alleys (if any) shown as (BY THIS PLAT) are dedicated by this plat.

FLOOD STATEMENT:
According to Map No. 48113C0160K, Community Panel No. 480167 0160 K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VISIBILITY NOTE
Intersection visibility triangle shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances

- HOA NOTES:**
- The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowners association.
 - The homeowners association must have the authority to collect membership fees.
 - The homeowners association must be responsible for the maintenance of all common areas and non-required screening walls or fences.
 - The homeowners association must grant the City right of access to common areas to abate any nuisances thereon, and attach a lien for the prorated cost of abatement upon each individual lot.
 - The homeowners association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise including attorney's fees and costs of suit, in connection with the City's maintenance of common areas.
 - The homeowners association shall enter into a license agreement with the City of Carrollton, where additional right-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walks, or other amenities, and shall be responsible for the installation and maintenance of all landscape areas that are in the public right-of-way.
 - The homeowners association must be responsible for any retaining walls located within private lots or open space lots.

OWNER/DEVELOPER:
FENWAY DEVELOPMENT, INC.
2410 POLK STREET
HOUSTON, TX 77003
PHONE: 713-964-8111
CONTACT: FRANK LIU

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-900-8528
CONTACT: JARED EARNEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

DWG NAME: FC-DAL_SURVEY\06825612-39_CROSBY_VILLAGE_CARROLLTON.PLT; PLOTTED BY: PATRICK DAVID; DATE: 10/20/2025 9:22:22 AM; PLOT SCALE: 1"=50'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, FENWAY DEVELOPMENT, INC., is the owner of a tract of land situated in the William Lamer Survey, Abstract No. 799, City of Carrollton, Dallas County, Texas, and being all of Lot 1R, Block A, of Fannidella Apartments, Part 2, an addition to the City of Carrollton according to the plat recorded in Instrument No. 201700115264, Official Public Records, Dallas County, Texas and being a portion of those tracts of land described as Tract 3, Tract 4, and Tract 5 in General Warranty Deed to FENWAY DEVELOPMENT, INC. recorded in Instrument No. 202100376711, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "CP&Y" found for corner in the west right-of-way line of Fannidella Drive (a 50-foot wide right-of-way) and being the northeast corner of Lot 1R, Block A;

THENCE with said west right-of-way line of Fannidella Drive and the east line of said Lot 1R, Block A, South 00°37'36" East, a distance of 301.72 feet to a Mag Nail found for corner at the beginning of a non-tangent curve to the right with a radius of 90.00 feet, a central angle of 07°18'00", and a chord bearing and distance of North 73°27'35" East, 11.46 feet;

THENCE departing said west right-of-way line of Fannidella Drive, over and across said Fannidella Drive, the following courses and distances:

In an easterly direction, with said non-tangent curve to the right, an arc distance of 11.47 feet to a Mag Nail found for corner at the beginning of a reverse curve to the left with a radius of 60.00 feet, a central angle of 47°17'12", and a chord bearing and distance of North 53°28'00" East, 48.12 feet; In a northerly direction, with said reverse curve to the left, an arc distance of 49.52 feet to a point for corner in the east right-of-way line of said Fannidella Drive;

THENCE with said east right-of-way line of Fannidella Drive, South 00°37'36" East, a distance of 67.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner in the south terminus of said Fannidella Drive;

THENCE with said south terminus of Fannidella Drive and the south lines of said Tract 5, Tract 4 and Tract 3, South 55°05'18" West, a distance of 859.47 feet to a 1/2-inch iron rod found for the southwest corner of said Tract 3;

THENCE with the west line of said Tract 3, North 31°51'54" West, a distance of 357.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said west line of Tract 3, over and across said Tract 3 and Tract 4, the following courses and distances:

North 58°08'06" East, a distance of 152.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 31°51'54" East, a distance of 12.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 78°32'08" East, a distance of 6.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left with a radius of 227.50 feet, a central angle of 21°03'13", and a chord bearing and distance of North 43°39'16" East, 83.00 feet; In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 83.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 63°23'42" West, a distance of 28.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 08°55'05" West, a distance of 17.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 26°36'02" East, a distance of 49.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 63°23'42" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 26°36'27" East, a distance of 124.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 401.57 feet, a central angle of 23°43'13", and a chord bearing and distance of North 32°12'18" East, 165.06 feet; In a easterly direction, with said non-tangent curve to the right, an arc distance of 166.25 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 356.50 feet, a central angle of 27°00'25", and a chord bearing and distance of North 67°32'53" East, 166.49 feet; In a southerly direction, with said non-tangent curve to the right, an arc distance of 168.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 89°05'04" East, a distance of 45.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 89°05'04" East, a distance of 40.54 feet a 1/2-inch iron rod with plastic cap stamped "CP&Y" found for the northwest corner of Lot 1R and the southwest corner of Lot 2R, Block A, said Fannidella Apartments, Part 2, North 89°15'59" East, with the north line of said Lot 1R, Block A and the south line of said Lot 2R for a distance of 312.52 feet to the POINT OF BEGINNING and containing 405,238 square feet or 9.3030 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That FENWAY DEVELOPMENT, INC., acting herein by and through its duly-authorized officers, does hereby adopt this final plat designating the herein above-described property as CARROLL CREST ADDITION, PHASE 1C, an addition to the City of Carrollton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein.

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities. The City of Carrollton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

And the City of Carrollton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

FENWAY DEVELOPMENT, INC. does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Carrollton.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Carrollton.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

FENWAY DEVELOPMENT, INC.

Signature of Owner

Name of Corporation (if applicable)

To the best of my knowledge, there are no liens against this property.

Signature of Owner

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations thereof expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of _____

Print Name

Notary stamp

UTILITY CERTIFICATE

UTILITY CERTIFICATE THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS _____

ONCOR ELECTRIC _____

DETENTION AND DRAINAGE EASEMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF CARROLLTON §

KNOW ALL MEN BY THESE PRESENTS:

This plat is hereby adopted by the Owners and approved by the City of Carrollton (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Block A, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. Should the property owner not maintain the detention pond, the City may perform the work and assess the property for the cost of the work and if not paid attach a lien on all property in the subdivision. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the Easement."

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Carrollton, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of Texas

Print Name

Notary stamp

CITY SIGNATURE BLOCK

On the ____ day of _____, 20__, this final plat was duly approved by the Planning & Zoning Commission of the City of Carrollton.

Signed: _____
Director of Development Services
or their designee

Attest: _____
City Secretary

Signed: _____
Chairman
Planning and Zoning Commission

Table with 3 columns: NO., BEARING, LENGTH. Contains 18 rows of curve data (L1-L18).

Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 18 rows of curve data (C1-C18).

Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 18 rows of curve data (C19-C36).

Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 18 rows of curve data (C37-C54).

FINAL PLAT
CARROLL CREST ADDITION
PHASE 1C
105 SINGLE FAMILY LOTS
5 HOMEOWNERS' ASSOCIATION LOTS
BEING 405,202 SQUARE FEET OR 9.3030 ACRES
(OF WHICH 117,459 SQUARE FEET OR 2.6975 ACRES
ARE DEDICATED AS R.O.W.)

WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. PLFP 2024-117

DATE PREPARED: 4/26/2022 REVISED: 6/23/2022 REVISED: 3/15/2023, 8/1/2025, 10/7/2025

OWNER/DEVELOPER:
FENWAY DEVELOPMENT, INC.
2410 POLK STREET
HOUSTON, TX 77003
PHONE: 713-964-8111
CONTACT: FRANK LIU

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-900-8528
CONTACT: JARED EARNEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

Kimley Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. Tel. No. (972) 770-1300, Fax No. (972) 239-3820. Scale: NA, Drawn by: DWP, Checked by: WJJ, Date: OCT. 2025, Project No.: 069225612, Sheet No.: 2 OF 3.



City of Carrollton

1945 E. Jackson Rd
Carrollton TX 75006

Agenda Memo

File Number: 7653

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *12.

City Council Meeting Date: June 9, 2026

Date: May 29, 2026

To: Erin Rinehart, City Manager

From: Chloe Sawatzky, City Secretary

Consider A **Resolution Ratifying A Member To Serve On The Civil Service Commission.**

Background:

Kelly Pelkey resigned from the Civil Service Commission. Pursuant to the City Manager's authority to appoint members to the Commission, Korey Branch has been selected to fill the vacancy.

Staff Recommendation/Action Desired:

Staff recommends approval of the attached Resolution ratifying the appointment made by the City Manager.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF CITY OF CARROLLTON, TEXAS, RATIFYING MEMBERS TO SERVE ON THE CIVIL SERVICE COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1.

The following are appointed to serve on the Civil Service Commission by the City Manager for the term specified or from the date of their qualification to serve until their successor is appointed and qualified to serve.

Korey Branch

October 2026

SECTION 2.

This resolution shall take effect on the 10th day of June, 2026.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this 9th day of June, 2026.

CITY OF CARROLLTON, TEXAS

Steve Babick, Mayor

ATTEST:

APPROVED AS TO FORM:

Chloe Sawatzky, City Secretary

Meredith A. Ladd, City Attorney



Agenda Memo
File Number: 7656

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *13.

City Council Meeting Date: June 9, 2026

Date: June 1, 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 Mayor To Execute A Request For Waiver Of Compensation From Denton County For The Acquisition Of Property Held In Trust Between The City Of Carrollton, Denton County, And Lewisville ISD Relating To The Oak Creek Tennis Center (OCTC) Improvements Project.**

Summary:

The purpose of this item is to obtain ownership of property needed to accommodate the Oak Creek Tennis Center parking lot expansion.

Background:

Proposition C of the 2022 Bond Election provided for improvements at the Oak Creek Tennis Center, which was originally built in 2001. The project scope includes the construction of additional tennis courts, new pickleball courts, renovation of the pro shop building, expansion of the parking lot, and other site amenities. The improvements are intended to serve the continued needs of the community and further promote the physical well-being of Carrollton citizens.

The proposed parking lot expansion encroaches onto a separate property, 3950 Marsh Lane, currently held in trust by the City of Carrollton, Denton County, and Lewisville ISD (LISD). The City would like to request the trust be disbanded and the property be transferred to the City by Denton County and Lewisville ISD. As the trust does not have any funds, the City’s right-of-way consultant, Teague, Nall, and Perkins, Inc., has recommended the City execute a request for waiver of compensation from Denton County.

Staff and the consultant have been in contact with Denton County and LISD and believe they are agreeable to the proposition and purpose. While a formal request is required for Denton County to

place this item on the Commissioner's Court agenda, LISD has not provided a requirement for a similar letter of request.

Financial Implications:

Teague, Nall, and Perkins, Inc., has submitted the requisite documents to the City of Carrollton to execute the request. There are no costs associated with this request.

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:

- Expanding high-quality recreational amenities that promote a healthy and active lifestyle for residents. (Hospitality & Healthy)
- Improving access to public recreational facilities through expanded parking and enhanced site features. (Accessible)
- Improving and expanding existing facilities to meet current and future community demand. (Optimize)
- Supporting a vibrant community destination that attracts participation and enhances the overall quality of life. (Thriving)

Staff Recommendation/Action Desired:

Staff recommends adopting a resolution authorizing the Mayor to execute a request for waiver of compensation from Denton County for the acquisition of property held in trust between the City of Carrollton, Denton County, and Lewisville ISD relating to the Oak Creek Tennis Center (OCTC) improvements project.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A REQUEST FOR WAIVER OF COMPENSATION FROM DENTON COUNTY FOR THE ACQUISITION OF PROPERTY HELD IN TRUST BETWEEN THE CITY OF CARROLLTON, DENTON COUNTY, AND LEWISVILLE ISD RELATING TO THE OAK CREEK TENNIS CENTER IMPROVEMENTS PROJECT.

WHEREAS, a parcel of land identified as 3950 Marsh Lane, Carrollton, TX 75007 (“Property”) was struck-off to the City of Carrollton (“City”) in trust for the City, Denton County (“County”), and Lewisville Independent School District (“District”) due to unpaid fees, taxes, and/or liens; and

WHEREAS, the Property is adjacent to the Oak Creek Tennis Center; and

WHEREAS, Proposition C of the City’s 2022 Bond Election provided for improvements to the Oak Creek Tennis Center; and

WHEREAS, the recommended improvements to Oak Creek Tennis Center include additional parking through an expansion of the existing parking lot; and

WHEREAS, the Property is required to complete the recommended parking lot expansion; and

WHEREAS, the City would like to request the trust be disbanded and the Property be transferred to the City by the County and District; and

WHEREAS, as the trust does not have any funds, the City would like to request the County waive the amounts owed to the County arising from the proposed sale of the Property and resulting strike-off to the trust entities; and

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”) desires to authorize the Mayor of Carrollton to request a waiver of compensation from the County in order to complete the improvements at the Oak Creek Tennis Center, a governmental use benefiting the citizens of the City.

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

SECTION 1

All of the above premises 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 Mayor is authorized to execute a request for waiver of compensation from Denton County for the acquisition of property held in trust between the City of Carrollton, Denton County, and Lewisville ISD relating to the Oak Creek Tennis Center improvements project.

SECTION 3

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

PASSED and APPROVED on this 9th day of June 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

Proposed Oak Creek Tennis Center Expansion





Agenda Memo
File Number: 7657

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *14.

City Council Meeting Date: June 9, 2026

Date: June 1, 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 An Advance Funding Agreement (AFA) With The Texas Department of Transportation (TxDOT) To Fund Construction Of A Shared Use Trail In TC Rice Park.**

Summary:

The purpose of this item is to allow for the grant funding of the construction of a shared use trail through TC Rice Park through NCTCOG and TxDOT in a maximum amount of \$10,000,000, requiring a 20% local match, for a maximum construction cost of \$12,500,000.

Background:

The TC Rice Trail is part of both the Carrollton Trail Master Plan and the Regional Trail Plan. As a critical link in the regional plan NCTCOG awarded funding for construction of this segment of trail through the 2025 Transportation Alternatives funding grant. An interagency agreement with TxDOT is required to receive the awarded construction funding. To begin construction of the project in a timely manner, design of the trail has already started, and construction is scheduled for 2027.

The TC Rice Trail is a 1.3-mile-long section of shared use trail beginning at the north Carrollton City Limits, with a connection to the Regional Trail currently beginning construction in Lewisville and ending with a bridge across the Trinity River just north of Frankford Road.

Financial Implications:

The City has received a Transportation Alternatives Grant from TxDOT of \$10,000,000. This grant will allow the City of Carrollton to construct a shared use trail through TC Rice Park, including a bridge across the Elm Fork Trinity River. The City will be responsible for a 20% local match of the total construction cost. COG has also granted \$272,000 in Transportation Development Credits

which will be used as a portion of the 20% local match, therefore, \$2,228,000 in City funds will be required to utilize the full amount of available grant funding. The maximum City match would result in a construction cost of \$12,500,000. Funds for the City portion of the local match are available from the Parks Consolidated Fund.

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:

- Expanding access to the regional trail network and increasing safe, connected mobility options for pedestrians and cyclists. (Hospitality, Accessible, Healthy)
- Creating a key recreation asset in TC Rice Area and improving opportunities for outdoor activity and wellness. (Healthy, Thriving)
- Supporting long term infrastructure investment through partnership with TxDOT and NCTCOG, maximizing grant funding and demonstrating responsible stewardship of City resources. (Economical)
- Strengthening community connectivity and encouraging greater public engagement with parks and trails. (Engaging)

Staff Recommendation/Action Desired:

Staff recommends adopting a resolution authorizing the City Manager to negotiate and execute an Advance Funding Agreement with TxDOT to fund construction of a shared use trail in TC Rice Park.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO FUND THE CONSTRUCTION OF THE TC RICE SHARED USE TRAIL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton (City) and the Texas Department of Transportation (TxDOT) mutually desire to enter into an Advance Funding Agreement (AFA) to allow the construction of the TC Rice shared use trail in TC Rice Park; and

WHEREAS, the City commits to provide the local match funding for this project; and

WHEREAS, an AFA with TxDOT is necessary in order to allow the City to fund and construct the TC Rice trail.

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 City Manager, or designee, is authorized to negotiate and execute an AFA with TxDOT for the funding and construction of the TC Rice trail.

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 9th day of June, 2026.

CITY OF CARROLLTON, TEXAS

By: _____
Steve Babick, Mayor

ATTEST:

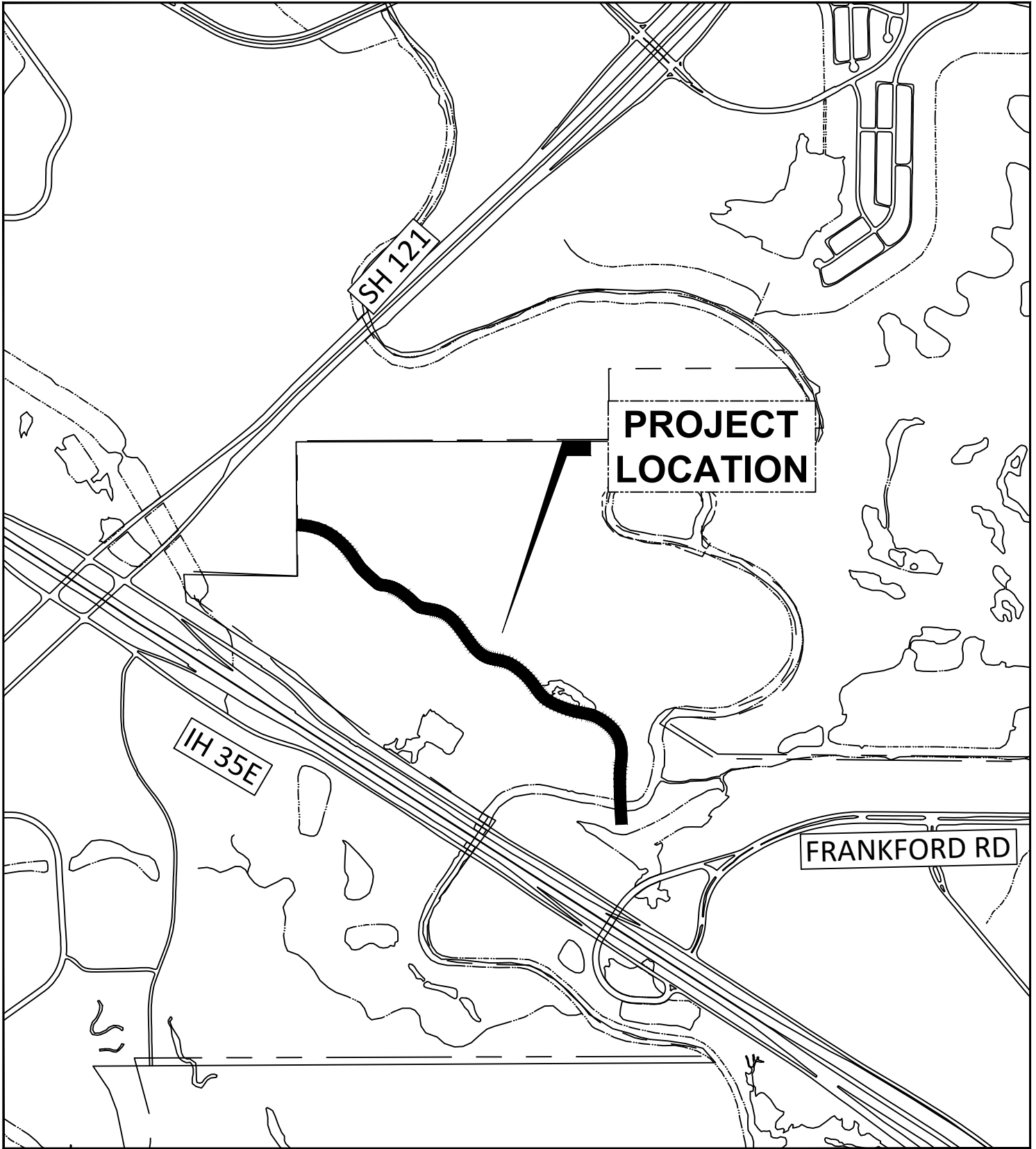
Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Jonathan Wheat, P.E.,
Director of Engineering



2/9/26 J:\WORKSPACE\COUNCIL DRAWINGS\TC RICE REGIONAL TRAIL.DWG



Where Connections Happen

TC RICE REGIONAL TRAIL

ENGINEERING DEPARTMENT



SCALE: N.T.S.

DATE: 02/26



Agenda Memo File Number: 7658

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *15.

City Council Meeting Date: June 9, 2026

Date: June 1, 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 Execute Contract Amendment No. 6 With Walter P. Moore And Associates, Inc., For The Citywide Flood Mapping Study By An Amount Of \$36,700.00, For An Adjusted Total Contract Amount Not To Exceed \$1,070,372.05.**

Summary:

The purpose of this item is to execute a contract amendment with the City's engineering consultant to complete the Citywide Flood Mapping Study.

Background:

The City has historically updated floodplain maps every 15 years. These maps are a crucial part of the City's floodplain management, providing information on expected flood chances and risks. These maps are also utilized as flood insurance rate maps that help guide the requirements of flood insurance requirements. Any mortgaged property within the 100-year flood plain is required to have flood insurance. As you may recall, an introduction to floodplain management and flood maps presentation was provided on February 20, 2024, and explains this process with a little more detail.

The professional services agreement with Walter P. Moore and Associates, Inc., was initially approved by Council on January 18, 2018, in the amount of \$735,380.00, and provided for a city-wide floodplain study to update all FEMA Flood Insurance Rate Maps and design and install a flood warning system. Since the floodplain study was initiated, all streams and tributaries in Carrollton are in the process of being assessed via hydrologic and hydraulic analysis. Additionally, the consultant, Walter P. Moore, is tasked with coordinating with various entities to ensure that the analysis is performed according to standards as set forth by NCTCOG, the US Army Corps of Engineers, FEMA, and the City of Carrollton's own Flood and Stormwater Ordinance. Previously, this contract

has been amended five times before:

- Amendment No. 1 - put in place February 2019 to remove scope pertaining to duplicate mapping efforts from a concurrent project (contract change of -\$1,240 to a total of \$734,140);
- Amendment No. 2 - put in place in October 2020 to add additional scope for various coordination with federal and local entities and more detailed flood mapping in residential areas (contract change of \$89,420 to a total of \$823,560).
- Amendment No. 3 - put in place in August of 2021 to add additional scope for more detailed flood modeling in areas that are prone to flooding and are in the immediate vicinity of businesses and residential homes near the Country Place subdivision (contract change of \$27,800 to a total of \$851,360).
- Amendment No. 4 - put in place in July 2022 to add additional scope to address flood modeling in areas that have recently had CIP drainage projects completed within the last 2 years. (contract change of \$169,400 to a total of \$1,020,760.00).
- Amendment No. 5 - put in place in July 2025 to add additional scope to create a presentation overviewing progress made on the project as a whole and explain floodplain revision impacts to residents and businesses (contract change of \$12,912.05 to a total of \$1,033,672.05).

Contract Amendment No. 6 will address ongoing coordination with FEMA for reviewing extensive modelling along Hutton Branch. The comments received from FEMA on Hutton Branch were extensive and require a large amount of additional work, including updates to flood modeling and additional applications for multiple letters of map revisions. The City of Carrollton requires FEMA's approval on the changes to the models, and FEMA is requiring additional reviews to ensure the Hutton Branch levy system is modelled to meet the FEMA requirements. As such, the consultant has asked for the contract to be amended to allow for an additional \$36,700 to be added to the overall cost of the project to account for the excessive review time and effort. This sixth amendment will bring the contract total to \$1,070,372.05. The project itself is in its final stages (approximately 95% complete) and this amendment will allow the consultant to complete the remaining work on the project and give the city the most accurate and up-to-date models of the floodplains in the city. Staff has reviewed the consultant's proposal and has deemed it fair and reasonable.

Financial Implications:

Walter P. Moore has submitted a proposal to perform the additional engineering design services for Contract Amendment No. 6 for an amount of \$36,700.00, for an updated total amount not to exceed \$1,070,372.05. Funding for this amendment is available in the Drainage Consolidated Fund, Account 854560.

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:

- Supporting public safety and community confidence by ensuring updated, accurate FEMA floodplain information that protects residents, homes, businesses, and infrastructure. (Hospitality, Healthy)
- Optimizing City processes and service delivery through high-quality hydrologic and hydraulic

analysis that improves the accuracy and reliability of floodplain modeling. (Optimize)

- Strengthening infrastructure resilience and long-term planning by providing current flood models that support redevelopment decisions, capital planning, and flood mitigation strategies. (Revitalized)

Staff Recommendation/Action Desired:

Staff recommends adopting a resolution authorizing the City Manager to execute contract amendment no. 6 with Walter P. Moore and Associates, Inc., for the Citywide Flood Mapping Study by an amount of \$36,700.00, for an adjusted total contract amount not to exceed \$1,070,372.05.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 6 TO WALTER P. MOORE AND ASSOCIATES, INC. FOR THE CITYWIDE FLOOD MAPPING STUDY AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1:

The City Manager is authorized to execute Contract Amendment No. 6 with WALTER P. MOORE AND ASSOCIATES, INC., in an amount of \$36,700.00, increasing the total amount not to exceed \$1,070,372.05.

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 9th day of June, 2026.

CITY OF CARROLLTON, TEXAS

By: _____
Steve Babick, Mayor

ATTEST:

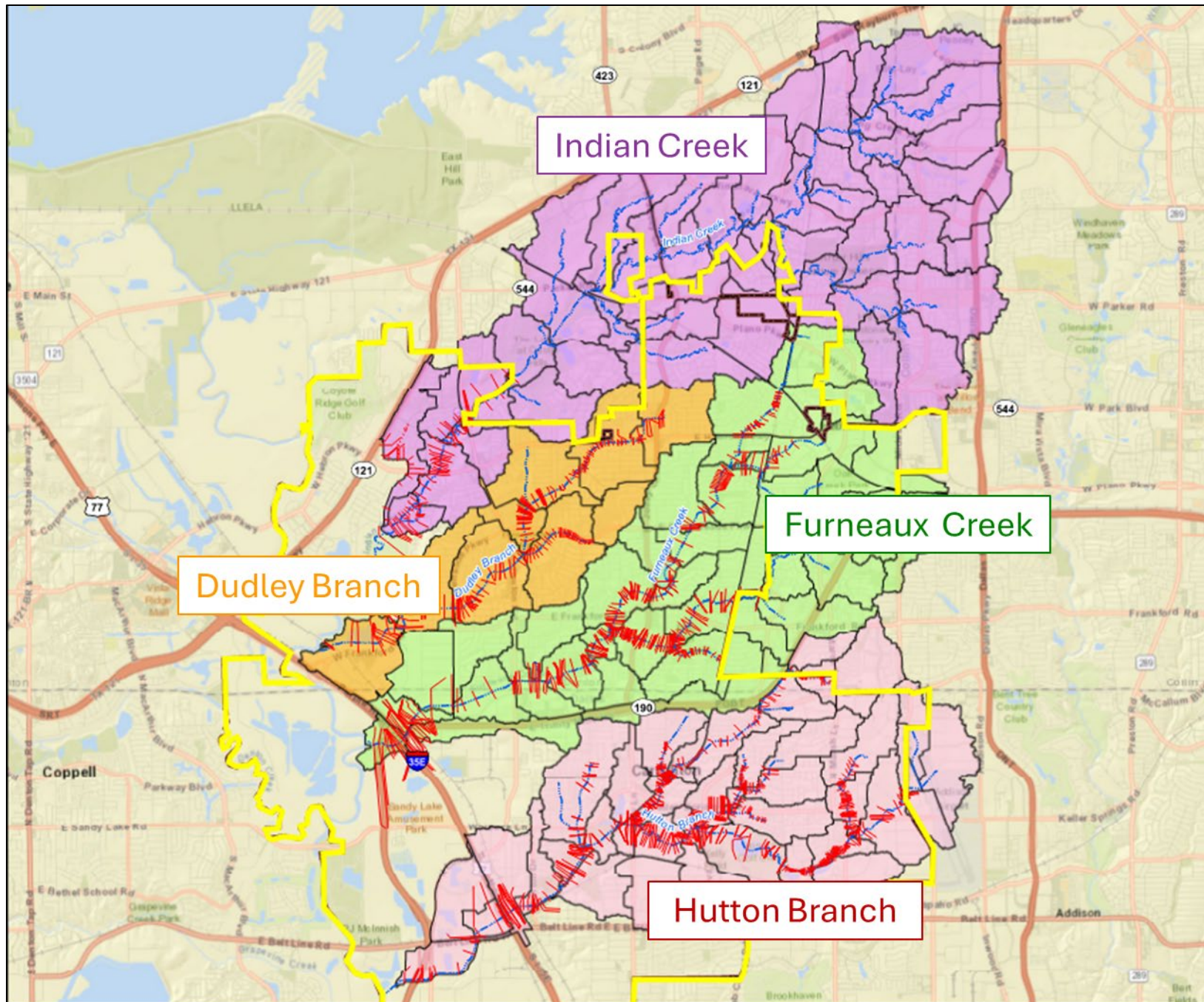
Chloe Sawatzky, City Secretary

Approved as to form:

Approved as to content:

Meredith A. Ladd, City Attorney

Jonathan Wheat, P.E.,
Director of Engineering





Agenda Memo
File Number: 7650

Agenda Date: 6/9/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *16.

City Council Meeting Date: June 9, 2026

Date: May 26, 2026

To: Erin Rinehart, City Manager

From: Jody Byerly, Public Works Director
Shannon Hicks, Assistant City Manager

Ratification Of Emergency Repairs By Lone Star Contractors LLC To The I-35 at Luna Rd Bridge Transmission Line In An Amount Not To Exceed \$263,500.00.

Background:

Late last year, Texas Department of Transportation (TxDOT) notified the City of a water leak located under the southbound lanes of I-35 at the Luna Road Bridge. Following video inspection of the line, internal damage was identified, including a three-inch hole in the 24-inch water transmission main. Public Works staff evaluated multiple repair options; however, TxDOT would not permit closure of multiple main traffic lanes of I-35 for excavation. To accommodate these lane restrictions and expedite repairs, Public Works engaged Lone Star Contractors, TxDOT’s current contractor on the I-35 project, to perform internal repairs to the transmission main.

As this event constituted an emergency, the expenditure was exempt from bidding laws. In addition, prior approval by Council is not required for emergency expenditures; however, due to the amount of the expenditure, ratification is necessary.

Financial Implications:

<u>ACCOUNT UNIT</u>	<u>ACCOUNT</u>	<u>BUDGET AMOUNT</u>
855160	61190	\$263,500.00

Impact on Community Sustainability:

With the water transmission main out of service, there would be an unreasonable risk of disruption of service to the City of Carrollton, long-term water quality concerns, environmental impacts, sustained pressure between planes, and sustained fire suppression capabilities.

Staff Recommendation/Action Desired:

Staff recommends City Council ratification of the expenditure for emergency repairs to the I35 South bound lanes at Luna Rd on the 24 inch Transmission Line and payment to Lone Star LLC in an amount not to exceed \$263,500.00



Sat Jan 3 2026

Imagery © 2026 Nearmap, HERE



Nearmap



Agenda Memo
File Number: 7606

Agenda Date: 6/9/2026

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 17.

City Council Meeting Date: June 9, 2026

Date: May 26, 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 For An Approximately 5-Acre Tract Zoned Planned Development District 212 (PD-212) For The (LR-2) Local Retail District And Located At The Northwest Corner Of North Josey Lane And Parker Road; To Repeal And Replace Ordinance No. 4207, Reestablishing PD-212; To Allow “Automobile, Motor Vehicle, And Watercraft Parts Sales” For Building B (4815 North Josey Lane) Without A Special Use Permit, To Modify Conceptual Plans, And To Revise Development Standards; Amending The Official Zoning Map Accordingly.** Case No. PLZ 2026-061 AutoZone Auto Parts Store.

Background:

The applicant proposes to repeal and reestablish PD-212 for Building B to allow “automobile, motor vehicle, and watercraft parts sales” without a Special Use Permit (SUP).

Typically, an SUP is required to allow “automobile, motor vehicle, and watercraft parts sales” in the (LR-2) Local Retail District. However, because the proposal requires an amendment to PD-212 to modify the conceptual plans and revise the development standards, the proposed use can be included with the PD amendment without the need to process an application for an SUP.

Financial Implications:

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

Staff Recommendation/Action Desired:

On May 7, 2026, the Planning and Zoning Commission recommended **APPROVAL** of the request with stipulations.

Staff recommends **APPROVAL** with stipulations. The attached ordinance reflects the action of the Commission.

RESULTS SHEET

Date: 06/09/26

Case No./Name: PLZ 2026-061 AutoZone Auto Parts Store

A. STIPULATIONS AND RECOMMENDATIONS

The underlined text is added to the development standards for PD-212. Staff recommends **APPROVAL** amending PD-212 to allow “automobile, motor vehicle, and watercraft parts sales” without a Special Use Permit, to modify conceptual plans, and to revise development standards with the following stipulations:

Permitted Uses:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail 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.

Additional Permitted Uses:

Drive-Through Window For Buildings A, C, and D

Automobile, Motor Vehicle, And Watercraft Parts Sales For Building B

Special Development Standards:







1. Development shall be in accordance with the attached proposed Conceptual Site Plan, proposed Conceptual Landscape Plan and proposed Conceptual Building Elevations.
2. Unobstructed sight visibility shall be maintained at intersections along Josey Lane and in conformance with the Carrollton Code of Ordinances, as may be amended.
3. The roof access ladders for buildings shall provide “up-and-over” ladders so the parapet provides screening to the RTUs.
4. Rooftop mechanical equipment shall be screened on all sides of the building at a height that is as high as or higher than the rooftop equipment that is being screened.
 - a. Screening shall be provided in a manner that is architecturally integral to the overall appearance of the building.
 - b. The use of a parapet wall or specially designed rooftop penthouse enclosure is the

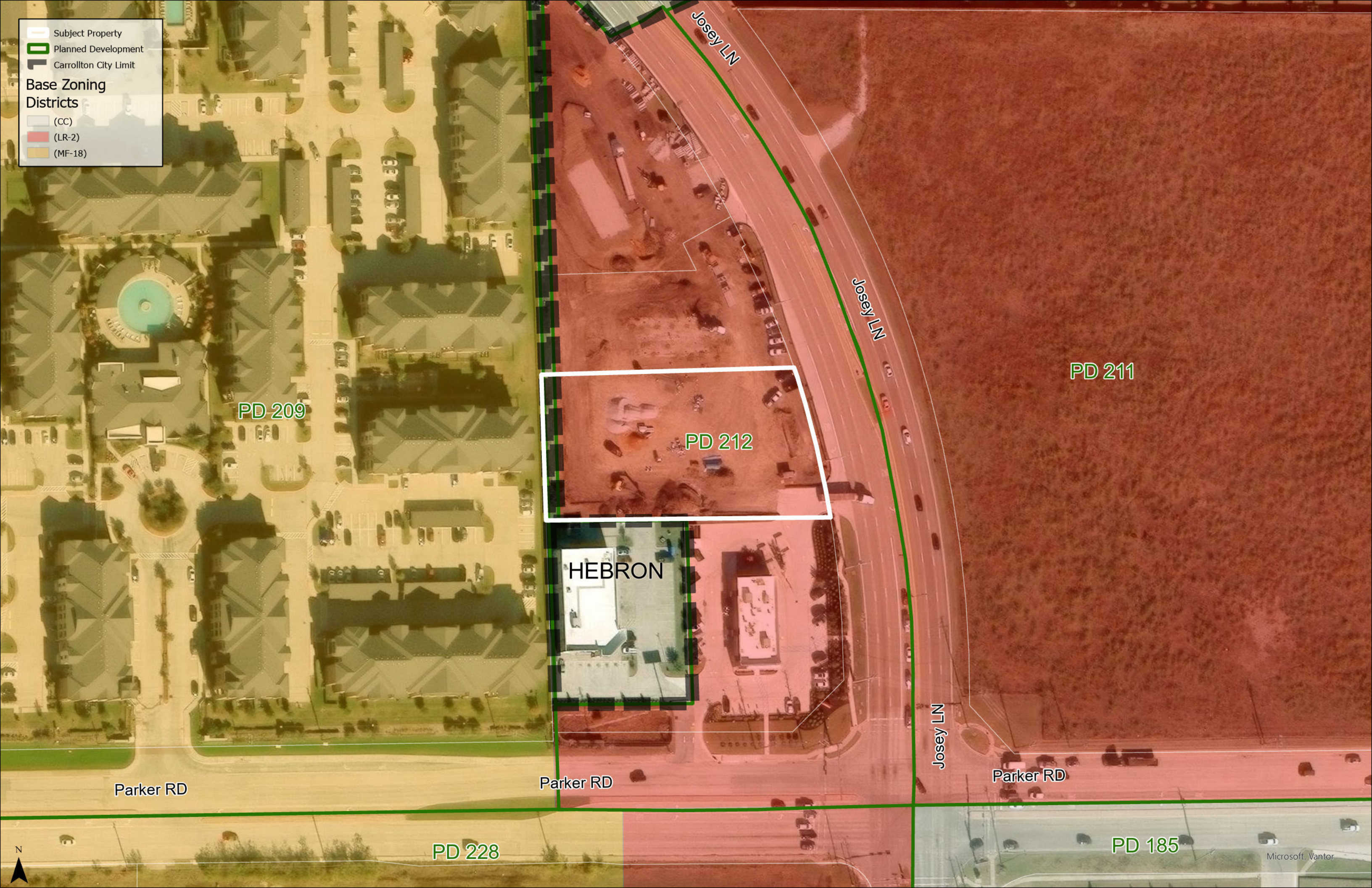
preferred method of screening for rooftop mechanical equipment.

- c. Building C shall provide required rooftop unit screening for the western elevation.
5. All requirements of Article 25 Landscape and Buffering of the Comprehensive Zoning Ordinance shall be met, with the following exceptions:
 - a. An average 20-foot wide landscape buffer shall be maintained from the front property line along FM 544 and Josey Lane. In no instance shall the landscape buffer be less than 15-foot wide. Not more than 50% of the required buffer area may be in the form of turf grass. No greater than four feet of the landscape buffer may encroach into the right-of-way along Josey Lane for Building A with a license agreement.
 - b. Shade trees shall be planted at an average interval of 25 feet along Parker Road and Josey Lane.
 - c. Berming shall be provided in the landscape buffer along Josey Lane.
 - d. The northeastern most section of Building D's tract shall consist of four shade trees, 3 ornamental trees, one large landscape bed and shall be reviewed at time of permitting.
 - e. Install grasses and flowering plants on the north side of Building D's tract between the street and canopy and ornamental trees.
 - f. The following screening shall be required along the west property line:
 - 1) A masonry screening wall shall be required next to the multi-family development.
 - 2) A masonry screening wall shall not be required for Building A.
 - 3) A minimum 10-foot-wide landscape buffer shall be provided. The landscape buffer for Building A may be reduced to no less than 5 feet.
 - g. In the occurrence of overhead powerlines, three ornamental trees may be planted in lieu of each required shade tree.
 - h. An association shall be created to maintain common areas, including but not limited to, detention ponds and landscaping.
6. 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: 05/07/26:
Result: **APPROVED** /Vote: 9-0

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 06/09/26:
Result: /Vote:

 Subject Property
 Planned Development
 Carrollton City Limit
Base Zoning Districts
 (CC)
 (LR-2)
 (MF-18)



PD 209

PD 212

PD 211

HEBRON

Parker RD

Parker RD

Parker RD

Josey LN

Josey LN

Josey LN

PD 228

PD 185



4815 N Josey Ln

200 FT Buffer



APPLICANT'S NARRATIVE

Planned Development Amendment application for the construction of a new 6,815 square foot masonry building for AutoZone Auto Parts, a publicly traded national retailer (NYSE: AZO). The Applicant is the same developer responsible for the recently completed Starbucks and Chipotle developments on the adjacent property. The Applicant is committed to maintaining the same level of quality, design continuity, and professional execution on this project.

The proposed building will be constructed of integrated color CMU (concrete masonry unit) with three complementary stucco accent colors, consistent with the architectural palette and elevations previously approved under Planned Development No. 212. The design features accented pilasters and dimensional building relief on all four elevations, ensuring an attractive and finished appearance from every vantage point. All mechanical equipment, including rooftop HVAC units, will be fully screened from public view.

The site plan includes 25 screened parking spaces, meeting parking requirements for a building of this size and use classification. The site layout has been designed to provide efficient vehicular circulation, safe pedestrian access, and appropriate landscape buffering consistent with the development standards.

The landscape plan incorporates a thoughtful selection of native and regionally adapted tree species to provide shade, visual interest, and seasonal color throughout the year. Canopy and ornamental plantings will include Live Oaks, valued for their broad evergreen canopy and long-term durability; Cedar Elms, a hardy native species well-suited to North Texas soils and climate; Maples, selected for their fall color contribution and complementary canopy form; and Crepe Myrtles, which will provide vibrant seasonal blooms and multi-season interest along building frontages and within parking areas. Together, these species will create a mature, inviting landscape setting that enhances the overall aesthetic of the development, softens the building and parking areas, and reinforces the quality established by the adjacent pad site landscaping.

The proposed AutoZone will operate exclusively as a retail sales establishment. AutoZone stores offer a broad range of automotive products, including replacement parts such as batteries, brake pads, and filters. In connection with the foregoing, AutoZone may perform its standard complimentary courtesy services for its customers i.e., light bulb replacements, windshield wiper replacements, battery replacements, diagnostic testing, and similar courtesy services that are performed on a complimentary basis and customary at AutoZone's other stores. AutoZone and its employees do not perform any automotive services that require the drainage or exchange of fluids from any vehicles (such as oil changes and transmission flushes) or the service of tires.

The proposed development will create approximately 20 new employment positions, generate sales tax revenue, and contribute to the ad valorem tax base, further supporting the commercial development momentum established by the adjacent pad sites. The Applicant believes this project represents a high-quality addition to the existing development.

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-212 for (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	City of Lewisville	Single-Family Residential Detached
SOUTH	PD-212 for the (LR-2) Local Retail District	Limited-Service Restaurant
EAST	(LR-2) Local Retail District	Undeveloped Across Josey Lane
WEST	PD-209 for the (MF-18) Multifamily Residential District	Multifamily Residential

REQUEST: Rezone by amending PD-212 modifying conceptual plans and revising development regulations to allow an “automobile, motor vehicle, and watercraft parts sales” for Building B without an SUP

PROPOSED USE: Automobile, motor vehicle, and watercraft parts sales

ACRES/LOTS: Approximately 1.11 acres/1 lot

LOCATION: Vicinity of the northwest corner of Josey Lane and Parker Road

HISTORY: On 11/14/17, the property was annexed into the city, and City Council approved the zoning establishing PD-212 for the (LR-2) Local Retail District.

On December 7, 2017, P&Z approved the replat for the property. The replat was filed with Denton County on December 19, 2017.

In 2023 and 2024, the PD was amended to modify conceptual plans, revise development standards, and allow drive-through windows for three proposed limited-service restaurants.

COMPREHENSIVE PLAN: Low-Intensity Commercial

TRANSPORTATION PLAN: Josey Lane is designated as a (A6D) Six-Lane Divided Arterial.

OWNER: R-Josey Phase II 24 LP.

REPRESENTED BY: Melissa Huffman / R-Josey Phase II 24 LP

STAFF ANALYSIS

PROPOSAL

This is a request to amend PD-212 to modify conceptual plans, revise development regulations, to allow “automobile, motor vehicle, and watercraft parts sales” without an SUP for Building B.

ZONING

The property is zoned PD-212 for the (LR-2) Local Retail District. CZO Article 5, Use of Land, requires an SUP to allow “automobile, motor vehicle, and watercraft parts sales” in the (LR-2) Local Retail District.

ELEMENTS TO CONSIDER

1. PD-212 was established in 2017 when the 5-acre tract was annexed into Carrollton.
2. The applicant is requesting an amendment to PD-212 to allow “automobile, motor vehicle, and watercraft parts sales” by right, modify conceptual plans and revise development regulations.
3. The proposed single-tenant building is consistent with the conceptual building shown in the PD regarding square footage and elevations, except that the proposed commercial edifice will not be designed as a two-tenant building.
4. The PD does not include the retail business (liquor store) to the west, as that retail use is in the Town of Hebron.
5. The PD requires shared mutual access across each adjoining lot.
6. The required minimum 10-foot-wide landscape buffer and masonry screening wall along the western perimeter will be constructed.
7. No written public comments were received.

CONCLUSION:

Staff believes the proposal should not adversely affect existing or future surrounding uses.

BULK AREA REQUIREMENTS

LOCATION: 4815 N. JOSEY LANE CARROLLTON, TX 75010		
EXISTING ZONING: PD212 (PLANNED DEVELOPMENT 212) SUBJECT TO LR-2 REGULATIONS		
USE: RETAIL SALE OF AUTO PARTS		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	--	1.11 AC
MINIMUM LOT FRONTAGE	25ft	171.40 Ft
MINIMUM FRONT SETBACK (BUILDING)	50ft	128 Ft
MINIMUM SIDE SETBACK (BUILDING)	5ft	10ft
MINIMUM REAR SETBACK (BUILDING)	10ft	80ft
MAXIMUM BUILDING HEIGHT	25ft	24FT

PARKING INFORMATION

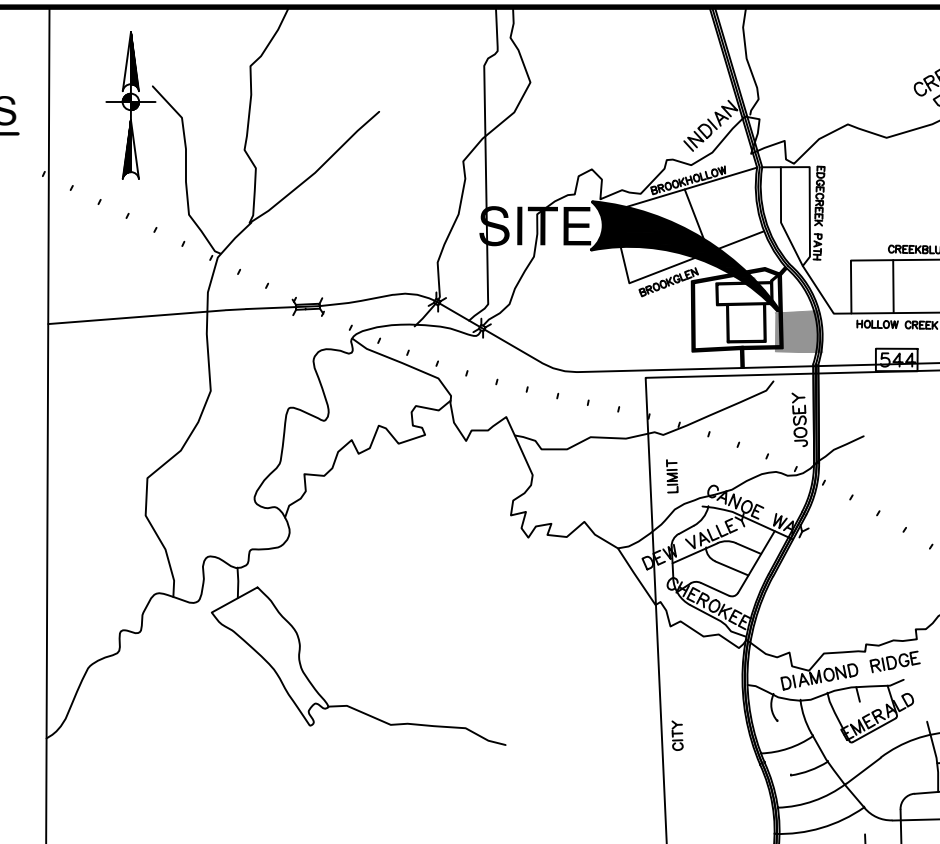
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	--	6,815 SF
PARKING REQUIRED	1 SP. PER 300SF OF GROSS FLOOR SPACE = 23	25 SPACE
MIN. PARKING DIM.	9 FT. X 18 FT.	9 FT. X 18 FT.
MIN. DRIVEWAY WIDTH	24 FT. MIN 40FT. MAX	30 FT.
ACCESSIBLE PARKING SPACE	2 SPACES	2 SPACES

CITY OF CARROLLTON NOTES

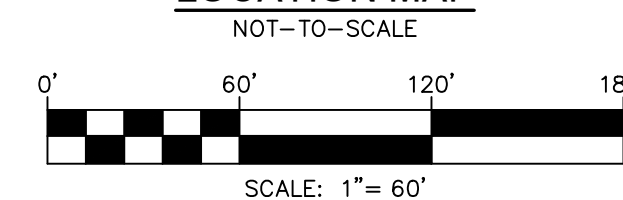
- SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT FERMIER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE. THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
- A 6' MASONRY SCREENING WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND THE COMPREHENSIVE ZONING ORDINANCE) WILL BE CONSTRUCTED BY THE DEVELOPER ALONG THE WEST PROPERTY LINE FOR A DISTANCE OF 142 FEET.
- A MINIMUM OF 15% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.)
- SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
- FIRE LANE SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION. FIRE LANE SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION
- ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSE AND SHALL REQUIRE SEPERATE REVIEW AND PERMITTING

BENCHMARKS

BM 1
 8" IRON ROD
 N: 7067131.38
 E: 2464266.01
 ELEV: 568.62



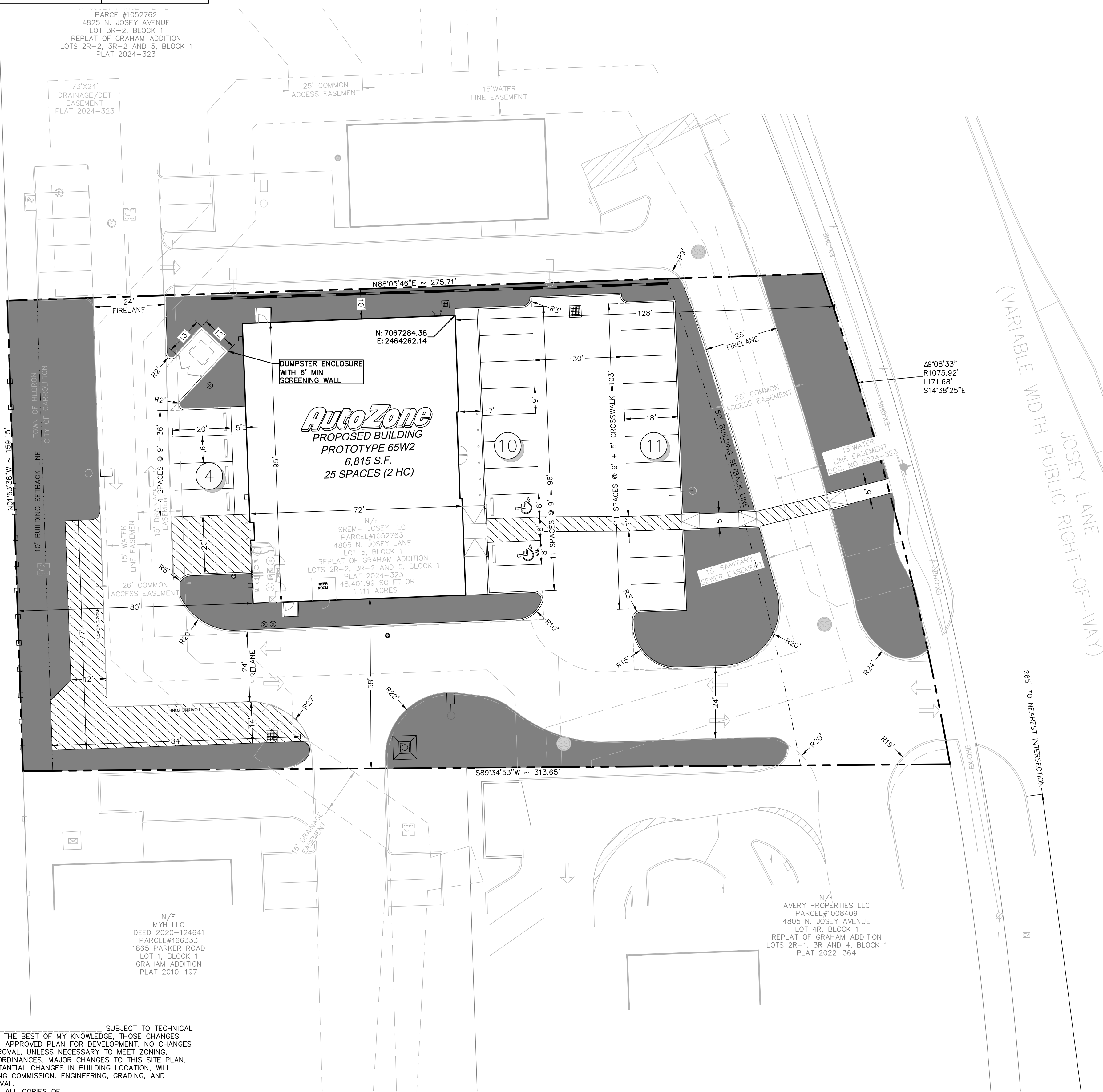
LOCATION MAP



SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED CURB
- PROPOSED WHEEL STOP
- PARKING COUNT
- ADA PARKING
- PROPOSED 6' MASONRY SCREENING WALL
- EXISTING MASONRY SCREENING WALL
- EXISTING POWER POLE W/ GUY WIRE
- EXISTING CURB
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED LANDSCAPE AREA
- FIRE LANE

Building B Conceptual Site Plan



REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td style="width: 45%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">2</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">3</td> <td></td> <td></td> </tr> </table>	1			2			3			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">4</td> <td style="width: 33%; text-align: center;">5</td> <td style="width: 33%; text-align: center;">6</td> </tr> </table>	4	5	6
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AutoZone Store No. 10975 4815 N. JOSEY LANE CARROLLTON, TX 75007													
BUILDING B CONCEPTUAL SITE PLAN													
Owner / Developer: AUTOZONE DEVELOPMENT LLC 123 South Front Street, 3rd Floor Memphis, Tennessee 38103 TEL: (901) 495-6115 FAX: (901) 495-8969 For Bidding & Contractor Information Contact: Dodge Data & Analytics, Tel. 413-930-4215 Cindy.searcy@construction.com													
THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MICHAEL STEPHENSON, P.E. #138539 APRIL 21, 2026. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.													
04/21/2026													
65W													
C1.0													

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

PAPE-DAWSON
 201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: January 8, 2025, 4:28 PM - User ID: LFFranks
 File: S:\Projects\616\19\00\00\Design\22_Civil\221_CAD\Zoning Site Plan\C-SITE-PL-6161900.dwg

CASE NO. _____ SUBJECT TO TECHNICAL CHANGES REQUIRED BY THE CITY OF CARROLLTON. TO THE BEST OF MY KNOWLEDGE, THOSE CHANGES HAVE BEEN MADE. AND THIS SITE PLAN IS THE FINAL APPROVED PLAN FOR DEVELOPMENT. NO CHANGES MAY BE MADE TO THIS SITE PLAN WITHOUT CITY APPROVAL, UNLESS NECESSARY TO MEET ZONING, SUBDIVISION, BUILDING CODE, OR OTHER APPLICABLE ORDINANCES. MAJOR CHANGES TO THIS SITE PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION, WILL REQUIRE A REAPPROVAL BY THE PLANNING AND ZONING COMMISSION. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL. A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
ORNAMENTAL TREES						
	IY	15	Ilex vomitoria 'Pride of Houston' / Pride of Houston Yaupon	3" Cal.	Cont. or B&B	8' HT MIN
	CM	5	Lagerstroemia indica 'Natchez' / Crepe Myrtle	3-5 CANES, 3" OVERALL	B&B or Cont.	8' HT MIN
SHADE TREES						
	AG	2	Acer grandidentatum / Bigtooth Maple	3" Cal.	B&B or Cont.	12' Ht. Min.
	QV	5	Quercus virginiana / Southern Live Oak	3" Cal.	B&B	10'-12' HT
	UC	3	Ulmus crassifolia / Cedar Elm	3" Cal.	B&B or Cont.	12' Ht. Min.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SHRUBS						
	AE	19	Abelia x 'Edward Goucher' / Edward Goucher Abelia	3 gal.	Cont.	
	IB	39	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal.	Per Plan	24" Ht. Min, 18" Spr.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
GROUND COVERS						
	CT	13,159 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass Sod	sod		
	DG2	658 sf	Hardwood Mulch	---		

LANDSCAPE CALCULATIONS CARROLLTON, TX.

ZONING:	LR-2, PD 212
TOTAL SITE AREA:	48,010 SF
LANDSCAPE AREA REQUIRED:	7,201 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	13,905 SF (28.9% OF SITE AREA)
BUFFER AREA	
20' LANDSCAPE BUFFER:	3,420 SF
MAXIMUM TURF COVERAGE:	1,710 SF (50%)
TURF COVERAGE:	1,230 SF (35.9%)
STREET FRONTAGE:	171 LF
SHADE TREES REQUIRED:	7 TREES (1 TREE/25 LF)
SHADE TREES PROVIDED:	7 TREES
ORNAMENTAL TREES REQUIRED:	5 TREES (3 TREES/100 LF)
ORNAMENTAL TREES PROVIDED:	5 TREES
SHRUBS REQUIRED:	58 SHRUBS (34 SHRUBS/100 LF)
SHRUBS PROVIDED:	58 SHRUBS
SITE TREES	
SITE AREA EXCLUDING BLDG/PAVEMENT:	13,905 SF
SHADE TREES REQUIRED:	5 TREES (1 TREE/3,000 SF)
SHADE TREES PROVIDED:	5 TREES
PARKING LOT	
TOTAL PARKING SPACES:	25
PARKING AREA:	14,612 SF
PARKING AREA LANDSCAPE REQUIRED:	730 SF (5% MIN.)
PARKING AREA LANDSCAPE PROVIDED:	3,675 SF (25.1%)
SHADE TREES REQUIRED:	2 TREE (1 TREE/12 SPACES)
SHADE TREES PROVIDED:	2 TREE
EACH SPACE WITHIN 100' OF TREE:	PROVIDED
MAX 50% OF LANDSCAPE IN TURF:	PROVIDED

* NOT ALL SHADE TREES CAN BE PLACED AS IT WOULD CONFLICT WITH UNDERGROUND UTILITIES. ORNAMENTAL TREES HAVE BEEN SUBSTITUTED WITH SOME BEING PLACED IN AN ALTERNATE INTERIOR LOCATION.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - IF ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
 - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 - CONTRACTOR SHALL MODIFY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE PROPOSED PLANTINGS & ENSURE FULL FUNCTIONALITY OF SYSTEM.
 - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

NOTE:

ALL LANDSCAPE AREAS, WHETHER REQUIRED OR NOT, MUST BE EQUIPPED WITH A FULLY AUTOMATIC ELECTRONIC LANDSCAPE IRRIGATION SYSTEM DESIGNED AND INSTALLED IN COMPLIANCE WITH CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 4" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

ROCK MULCH

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF RIVER ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. RIVER ROCK MULCH SHALL BE 1-1/2" - 2" STONES, BEIGE IN COLOR (OR AS APPROVED BY OWNER). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL RIVER ROCK MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER RIVER ROCK MULCH HAS BEEN INSTALLED.

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

City File No. PLZ 2026-061

EVERGREEN DESIGN GROUP
810 880 8830
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING - IRRIGATION DESIGN

REVISIONS	1	2	3	4	5	6

AutoZone Store No. 10975
4815 N. JOSEY LANE
CARROLLTON, TX 75007

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-6736 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

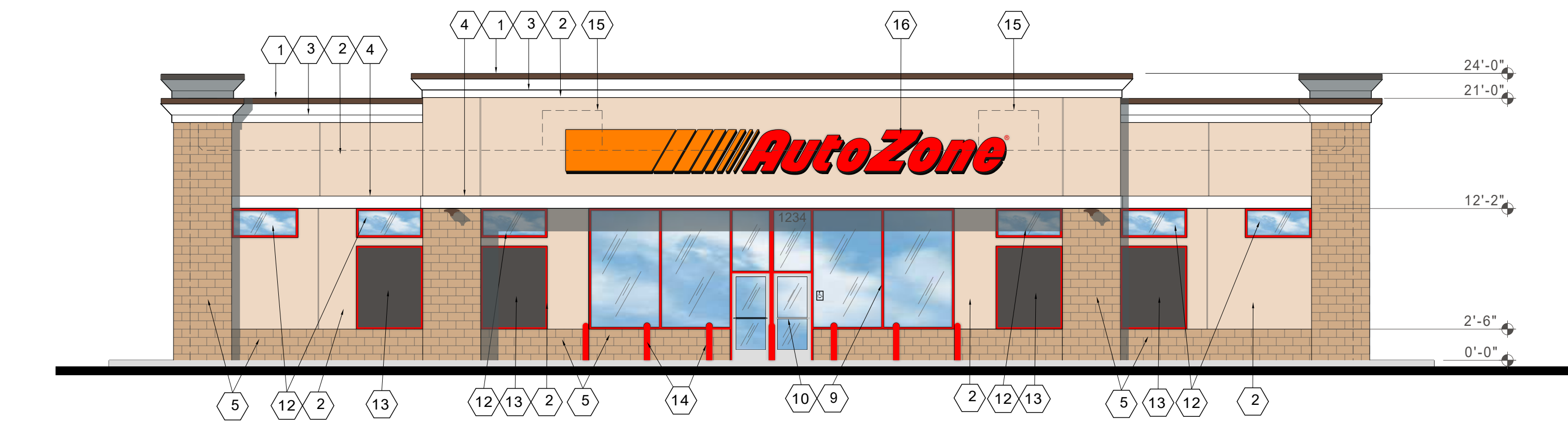


04/21/2026

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LP-1

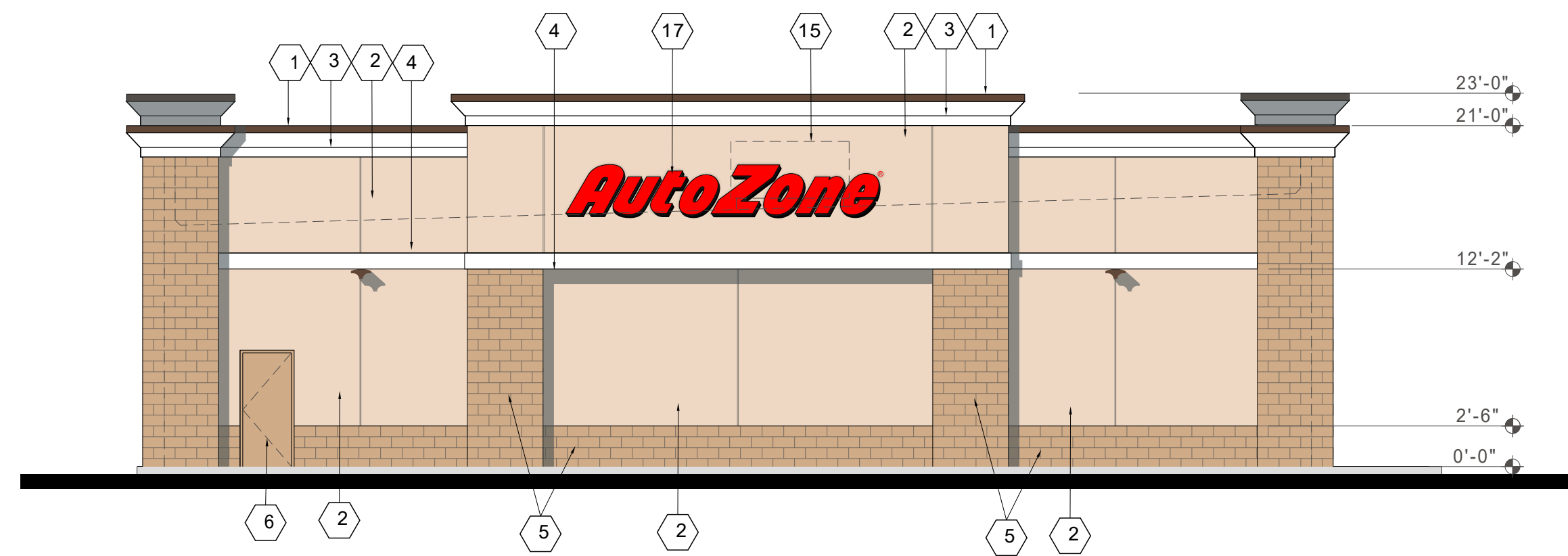
PAPE-DAWSON
201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



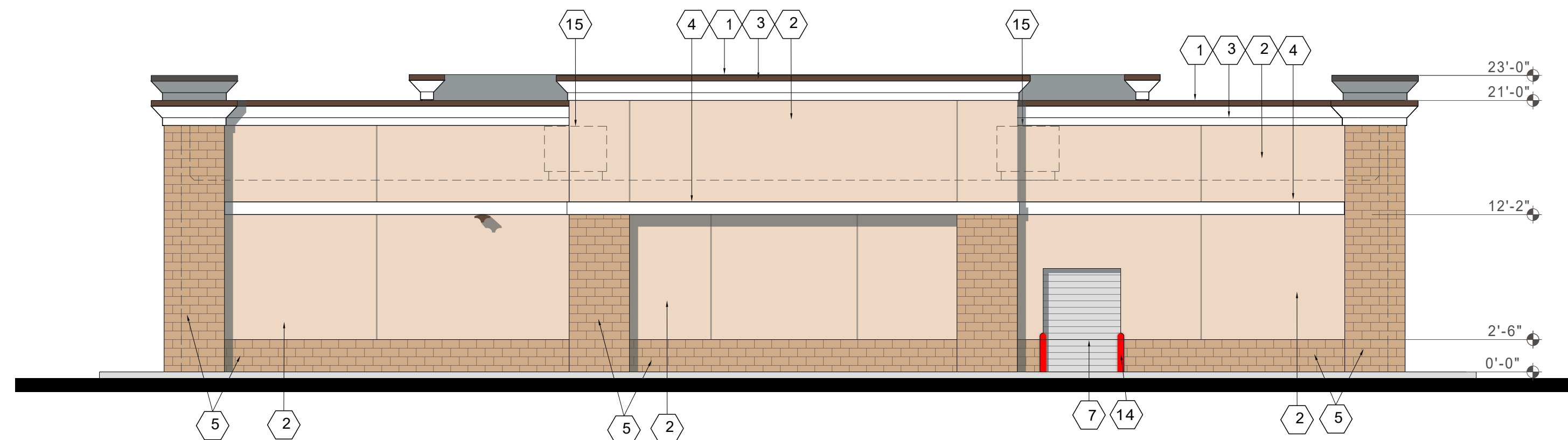
1 EAST ELEVATION - FRONT (HIGH SIDE) ELEVATION
Scale: 1/8"=1'-0"

- 1 TWO PIECE COMPRESSION TRIM - COLOR BRONZE
- 2 1" STUCCO FINISH - COLOR SW6086 SAND DUNE
- 3 1" STUCCO FINISH AT CORNICE - COLOR SW6091 RELIABLE WHITE
- 4 1" STUCCO FINISH AT 2'x 12" PROJECTION- COLOR SW6091 RELIABLE WHITE
- 5 8"x8"x16" SPLITFACE CMU - COLOR SW6088 NUTHATCH
- 6 PAINT MAN DOOR & FRAMES COLOR SW6088 NUTHATCH
DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 7 OVERHEAD DOOR MANUFACTURERS GRAY - PAINT ANGLES SW6088
- 9 ALUMINUM STOREFRONT - RED FINISH - EVERGREEN GLASS
- 10 ALUMINUM STOREFRONT DOORS - CLEAR ANODIZED FINISH
- 11 1" V GROVE SCORE JOINT
- 12 CLERESTORY WINDOW -RED FRAMES - EVERGREEN GLASS
- 13 FAUX WINDOW - RED FRAMES - OPAQUE BLACK GLASS
- 14 PIPE GUARD WITH RED SLEEVE
- 15 ROOF TOP UNITS BEYOND
- 16 FRONT WALL SIGN - 42" CHANNEL LSTRP
- 17 SIDE WALL SIGN - 38" CHANNEL AZ ONLY

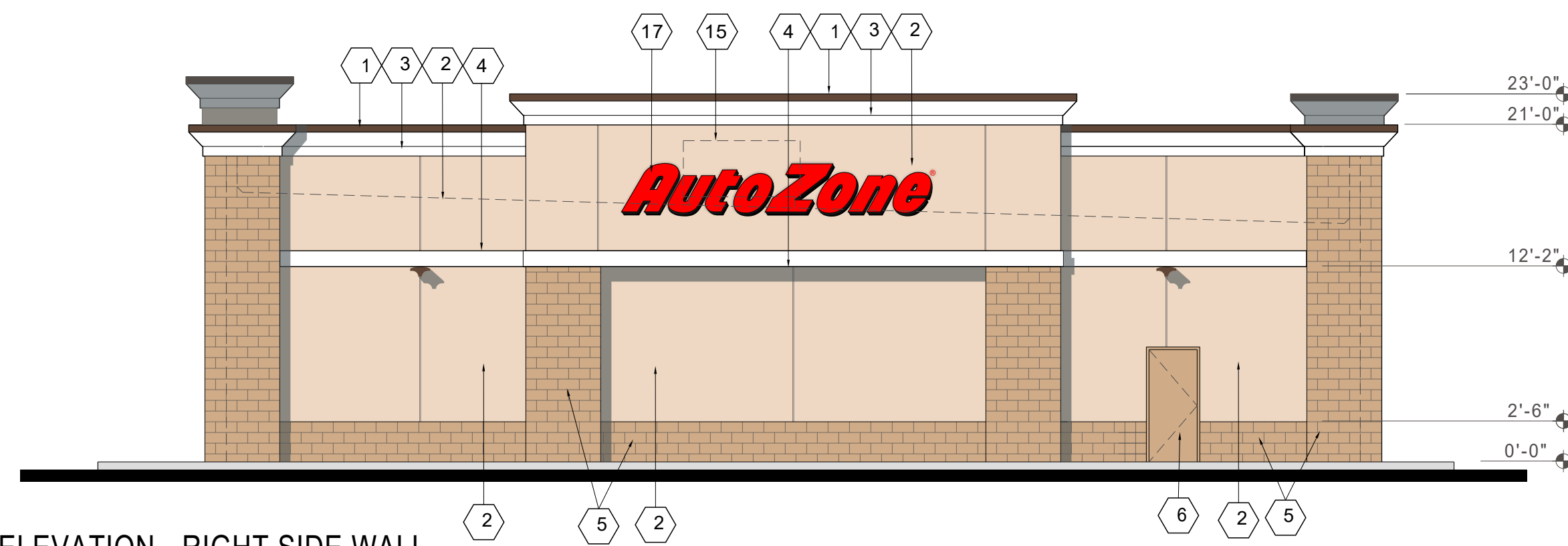
2 ELEVATION KEYNOTES



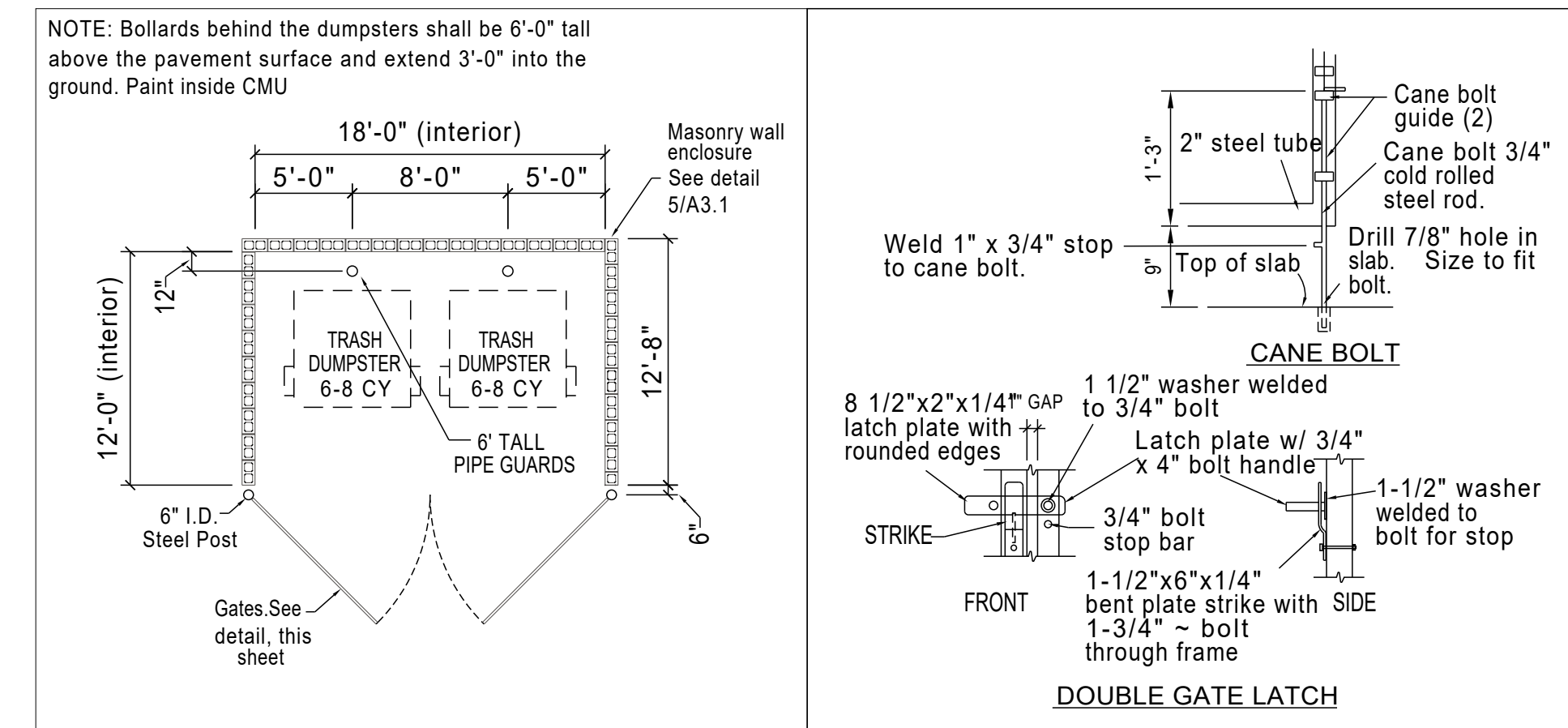
2 SOUTH ELEVATION - LEFT SIDE WALL
Scale: 1/8"=1'-0"



3 WEST ELEVATION - REAR (LOW SIDE) WALL
Scale: 1/8"=1'-0"

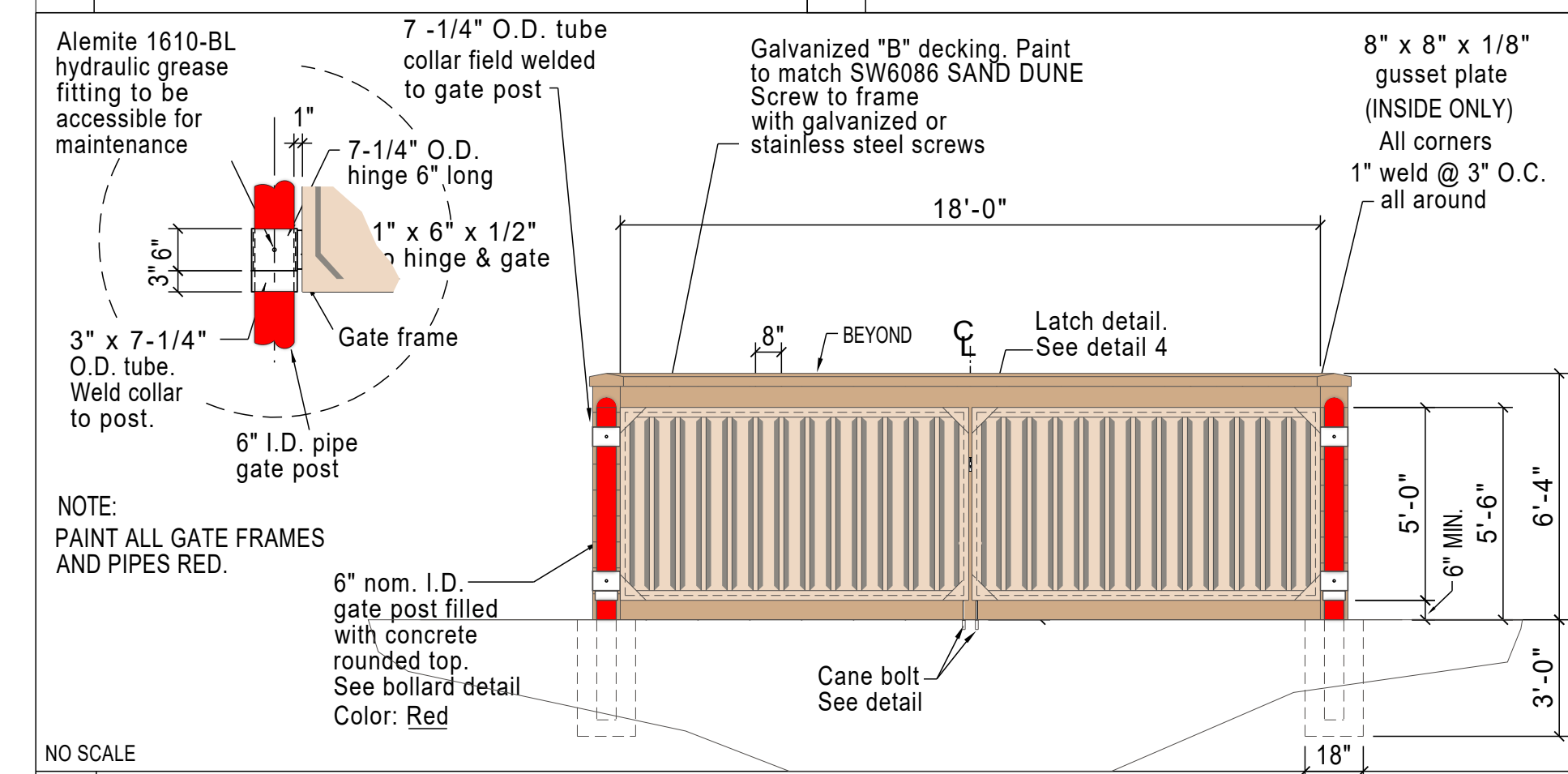


4 NORTH ELEVATION - RIGHT SIDE WALL
Scale: 1/8"=1'-0"

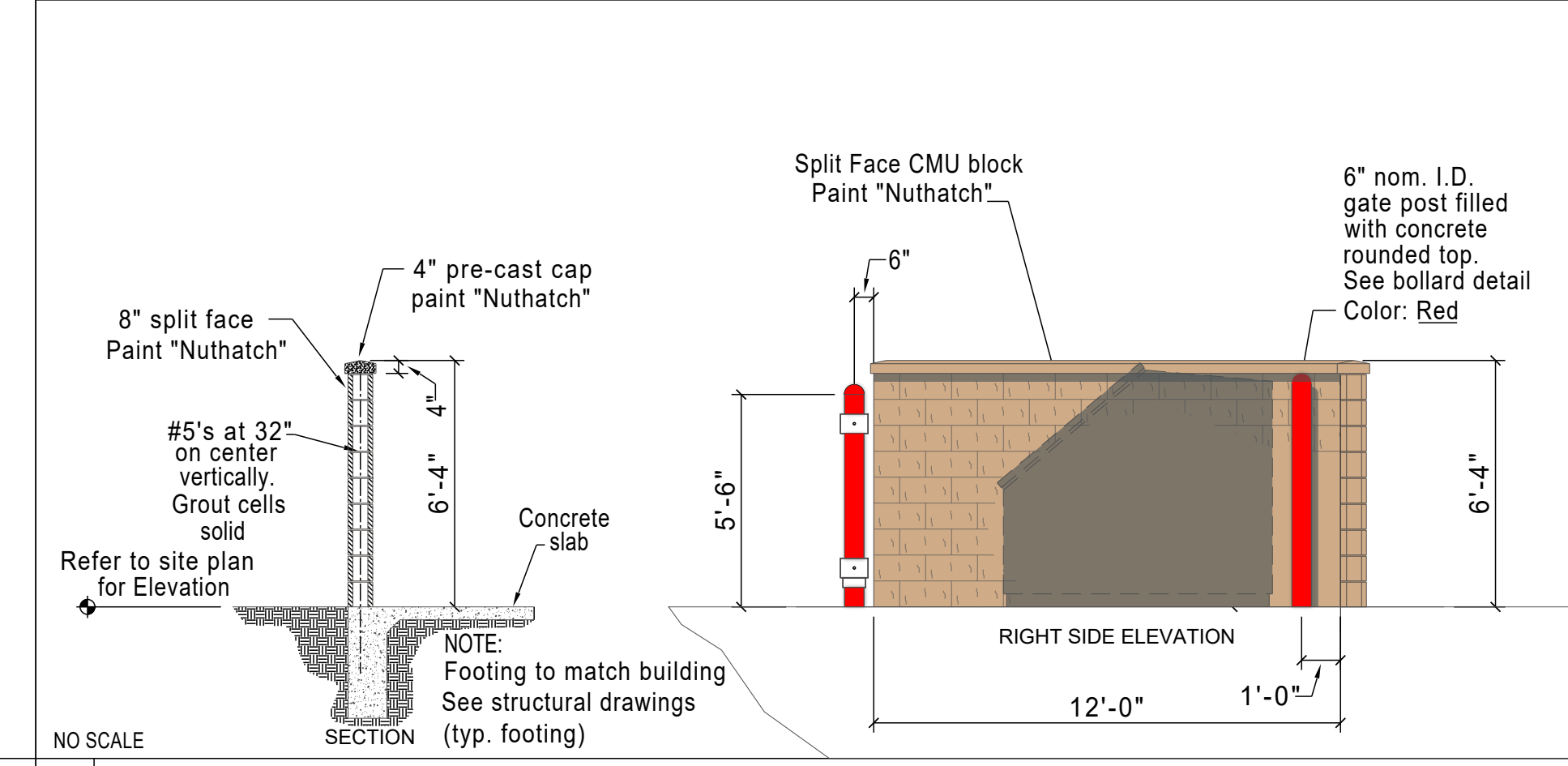


3 18' CMU DUMPSTER LAYOUT

4 GATE LATCH / BOLT DETAILS



5 GATE DETAIL FOR DUMPSTER ENCLOSURE



6 DUMPSTER SECTION & SIDE SECTION

REVISIONS	REV#	DATE
1	REV1	
2	REV2	
3	REV3	
4	REV4	
5	REV5	
6	REV6	

AutoZone Store No. 10975
4815 N JOSEY LANE
CARROLLTON TX 75010
COLOR ELEVATION

01/13/26

65W2-L

CE-1



**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of May 7, 2026**

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster
Jim Doyle, 1st Vice Chair
Al Overholt
Rusty Pendleton, Vice Chair
Terry Sullivan
Dave Hermon
Greg Kramer
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 Roten, Planner
Ed Green, Director of Dev. Svcs.
Brian Passwaters, Community Services Division Mgr.
Glendy Kidwell, Community Development Program Spec.
Joe Haefner, Asst. City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer
Zackery White, Police Commander
Lydia Tormos, Planning Technician

Guests Present:

Richard Fleming, Council Observer

Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** For An Approximately 5-Acre Tract Zoned Planned Development District 212 (PD-212) For The (LR-2) Local Retail District And Located At The Northwest Corner Of North Josey Lane And Parker Road; To Repeal And Replace Ordinance No. 4207, Reestablishing PD-212; To Allow “Automobile, Motor Vehicle, And Watercraft Parts Sales” For Building B (4815 North Josey Lane) Without A Special Use Permit, To Modify Conceptual Plans, And To Revise Development Standards; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2026-061 AutoZone Auto Parts Store.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He reviewed the location and zoning map. He described Building B on the site plan and advised that a special use permit is generally required in the LR-2 Zoning District. The request is to amend the planned development to allow modified conceptual

plans, revised development standards, and allow the proposed use without the need for a special use permit. Conceptual plans and elevations were provided. Mr. McCauley stated no comment cards were received from the public. Staff is recommending approval with stipulations.

Commissioner Doyle confirmed with Mr. McCauley that the elevations as provided reflect the orientation of the store.

Melissa Huffman, 207 La Jolla Cove, Westworth Village, TX, owner and developer, spoke about the project and was present for questions.

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

*** Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2026-061 AutoZone Auto Parts Store with staff stipulations; second by Commissioner Pendleton. The motion was approved with a vote of 9-0.**

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 06/09/26

PLANNED DEVELOPMENT NO. 212
AUTOZONE AUTO PARTS STORE
PD-212 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 PLANNED DEVELOPMENT NUMBER 212 AND THEREBY SUPERSEDE ORDINANCE NUMBER 4207 IN ITS ENTIRETY TO REVISE PROVISIONS FOR PLANNED DEVELOPMENT NUMBER 212 FOR THE (LR-2) LOCAL RETAIL DISTRICT ON AN APPROXIMATELY 5-ACRE TRACT LOCATED AT THE NORTHWEST CORNER OF N. JOSEY LANE AND PARKER ROAD (FM 544) TO ALLOW “AUTOMOBILE, MOTOR VEHICLE, AND WATERCRAFT PARTS SALES” FOR BUILDING B (4815 N. JOSEY LANE) WITHOUT A SPECIAL USE PERMIT, AND TO MODIFY CONCEPTUAL PLANS AND REVISE DEVELOPMENT STANDARDS, AMENDING THE OFFICIAL ZONING MAP; 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 Seventh day of May 2026, the Planning and Zoning Commission considered and made recommendations on a certain request to amend a Planned Development District (Case No. PLZ 2026-061); 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 Ninth day of June 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 5-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 212 located on an approximately 5-acre tract which is described on Exhibit A and generally depicted on Exhibit B, is hereby amended, restated and replaced, thereby superseding ordinance number 4207 in its entirety, to provide for the following:

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail 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. Additional Permitted Uses

Drive-Through Window for Buildings A, C, and D
Automobile, Motor Vehicle, And Watercraft Parts Sales for Building B

III. Special Development Standards

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

1. Unobstructed sight visibility shall be maintained at intersections along Josey Lane and in conformance with the Carrollton Code of Ordinances, as may be amended.
2. The roof access ladders for buildings shall provide “up-and-over” ladders so the parapet provides screening to the RTUs.

3. Rooftop mechanical equipment shall be screened on all sides of the building at a height that is as high as or higher than the rooftop equipment that is being screened.
 - a. Screening shall be provided in a manner that is architecturally integral to the overall appearance of the building.
 - b. The use of a parapet wall or specially designed rooftop penthouse enclosure is the preferred method of screening for rooftop mechanical equipment.
 - c. Building C shall provide required rooftop unit screening for the western elevation.
4. All requirements of Article 25 Landscape and Buffering of the Comprehensive Zoning Ordinance shall be met, with the following exceptions:
 - a. An average 20-foot wide landscape buffer shall be maintained from the front property line along FM 544 and Josey Lane. In no instance shall the landscape buffer be less than 15 feet wide. Not more than 50% of the required buffer area may be in the form of turf grass. No greater than four feet of landscape buffer may encroach into the right-of-way along Josey Lane for Building A with a license agreement.
 - b. Shade trees shall be planted at an average interval of 25 feet along Parker Road and Josey Lane.
 - c. Berming shall be provided in the landscape buffer along Josey Lane.
 - d. The northeastern most section of Building D's tract shall consist of four shade trees, 3 ornamental trees, and one large landscape bed, and shall be reviewed at time of permitting.
 - e. Install grasses and flowering plants on the north side of Building D's tract between the street and canopy and ornamental trees.
 - f. The following screening shall be required along the west property line:
 - 1) A masonry screening wall shall be required next to multi-family development.
 - 2) A masonry screening wall shall not be required for Building A.
 - 3) A minimum 10-foot-wide landscape buffer shall be provided. The landscape buffer for Building A may be reduced to no less than 5 feet.
 - g. In the occurrence of overhead powerlines, three ornamental trees may be planted in lieu of each required shade tree.
 - h. An association shall be created to maintain common areas, including but not limited to, detention ponds and landscaping.
5. In the event there is any inconsistency between the text of this Ordinance and any conceptual plan, the text of this Ordinance shall control.

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 Ninth day of June 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 Thomas A. West Survey, Abstract No.1345, Town of Hebron, Denton County, Texas and being part of Lot 2, Block 1, Graham Addition, an addition to the Town of Hebron according to the plat recorded in Cabinet 2010, Page 197 of the Plat Records of Denton County, Texas and being part of Parker Road (Farm Market Road 544, a variable width right-of-way) and being more particularly described as follows:

BEGINNING at the northeast end of a right-of-way corner clip located at the intersection of the north right-of-way line of said Parker Road and the west right-of-way line of Josey Lane (a variable width right-of-way);

THENCE departing said right-of-way corner clip, South 0°04'55" East, a distance of 225.01 feet to a point for corner at the southeast end of a right-of-way corner clip located at the intersection of the south right-of-way line of said Parker Road with said west right-of-way line of Josey Lane;

THENCE with said right-of-way corner clip, the following courses and distances:

North 45°28'59" West, a distance of 28.44 feet to a point for corner;

North 0°28'59" West, a distance of 20.00 feet to a point for corner at the northwest end of said right-of-way corner clip;

THENCE with said south right-of-way line of Parker Road, South 89°32'01" West, a distance of 308.39 feet to a point for corner;

THENCE departing said south right-of-way line of Parker Road, North 1°53'38" West, passing said north right-of-way line of Parker Road at a distance of 99.57 feet and continuing with the west line of said Lot 2 in all a total distance of 178.24 feet to the southwest corner of Lot 1, Block 1 of said Graham Addition;

THENCE departing said west line of Lot 2 and with the south, east and north lines of said Lot 1, the following courses and distances:

North 89°34'53" East, a distance of 150.04 feet to the southeast corner of said Lot 1;

North 1°53'38" West, a distance of 200.01 feet to the northeast corner of said Lot 1;

South 89°34'53" West, a distance of 140.04 feet to a point for corner, said point being

North 89°34'53" East, a distance of 10.00 feet from the northwest corner of said Lot 1;

THENCE departing said north line of Lot 1 and with a line being 10' east and parallel to said west line of Lot 2, North 1°53'38" West, a distance of 608.36 feet to a point for corner in said west right-of-way line of Josey Lane;

THENCE with said west right-of-way line of Josey Lane, the following courses and distances:

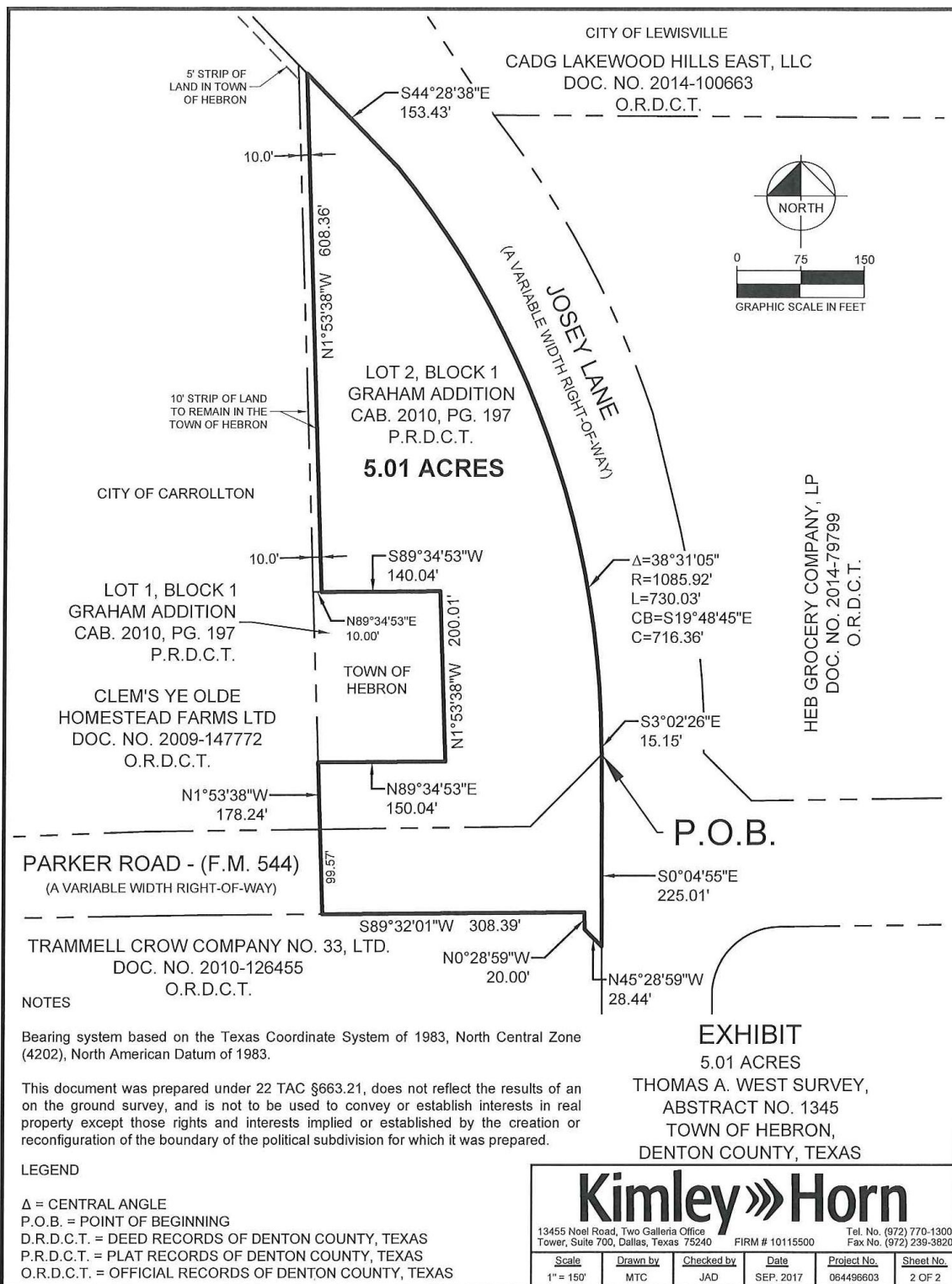
South $44^{\circ}28'38''$ East, a distance of 153.43 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $38^{\circ}31'05''$, a radius of 1085.92 feet, a chord bearing and distance of South $19^{\circ}48'45''$ East, 716.36 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 730.03 feet to a point for corner;

South $3^{\circ}02'26''$ East, a distance of 15.15 feet to the **POINT OF BEGINNING** and containing 5.01 acres of land.

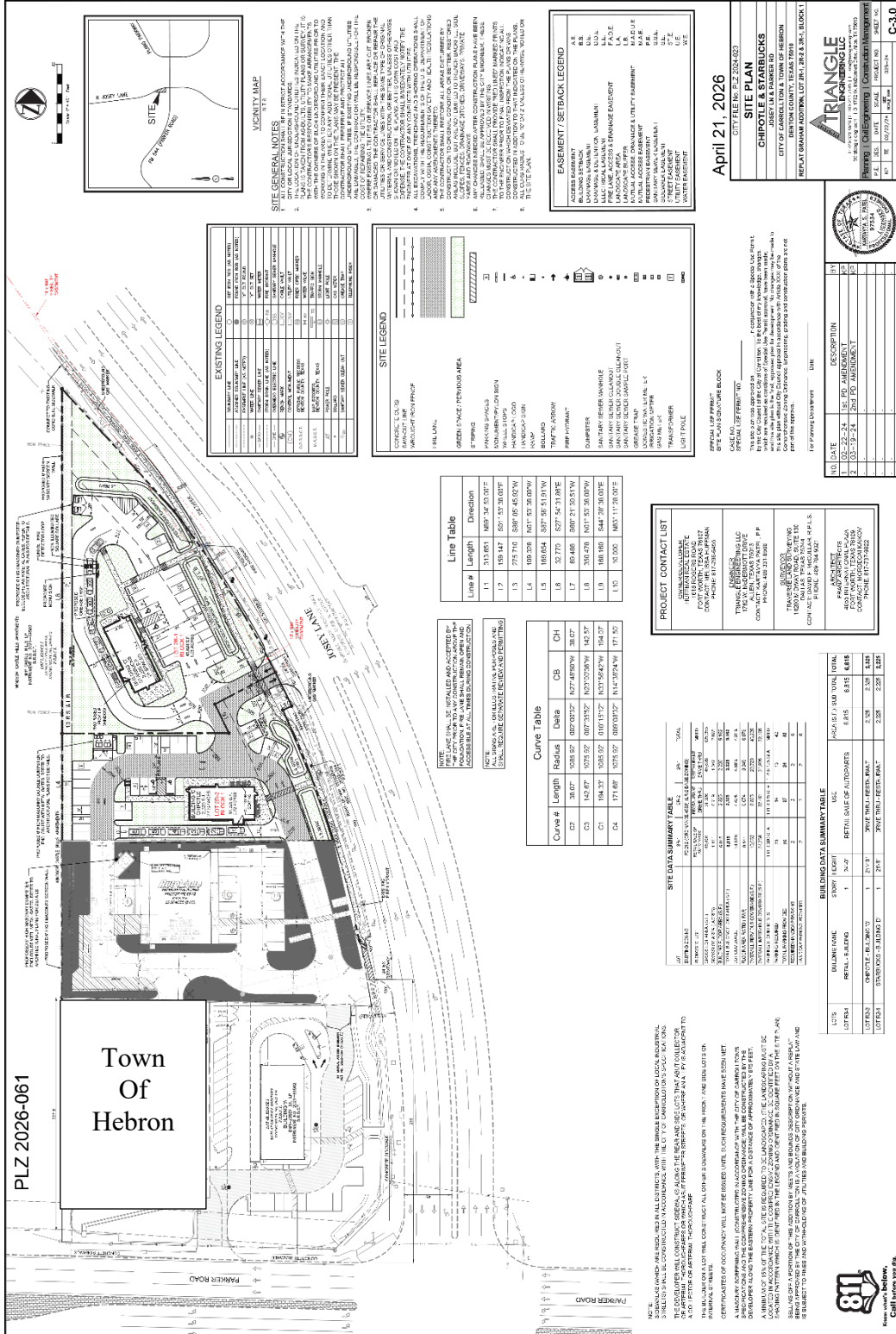
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT B GENERAL DEPICTION



CLIENT: MITCHELL 9/5/2017 3:41 PM K:\DAI SURV\FY064496603-NWC PARKER AND JOSEY\DWG\064496603 NWC PARKER & JOSEY ANNEX EXHIBIT DWG

EXHIBIT C CONCEPTUAL BUILDING LOCATIONS AND SITE PLAN



PLZ 2026-061
Town Of Hebron

VICINITY MAP
N11

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HEBRON DEVELOPMENT CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HEBRON DEVELOPMENT CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HEBRON DEVELOPMENT CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HEBRON DEVELOPMENT CODE.
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8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HEBRON DEVELOPMENT CODE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HEBRON DEVELOPMENT CODE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HEBRON DEVELOPMENT CODE.

EXISTING LEGEND

1	EXISTING ASPHALT DRIVE	11	EXISTING ASPHALT DRIVE
2	EXISTING ASPHALT DRIVE	12	EXISTING ASPHALT DRIVE
3	EXISTING ASPHALT DRIVE	13	EXISTING ASPHALT DRIVE
4	EXISTING ASPHALT DRIVE	14	EXISTING ASPHALT DRIVE
5	EXISTING ASPHALT DRIVE	15	EXISTING ASPHALT DRIVE
6	EXISTING ASPHALT DRIVE	16	EXISTING ASPHALT DRIVE
7	EXISTING ASPHALT DRIVE	17	EXISTING ASPHALT DRIVE
8	EXISTING ASPHALT DRIVE	18	EXISTING ASPHALT DRIVE
9	EXISTING ASPHALT DRIVE	19	EXISTING ASPHALT DRIVE
10	EXISTING ASPHALT DRIVE	20	EXISTING ASPHALT DRIVE

SITE LEGEND

1	CONCRETE	11	CONCRETE
2	CONCRETE	12	CONCRETE
3	CONCRETE	13	CONCRETE
4	CONCRETE	14	CONCRETE
5	CONCRETE	15	CONCRETE
6	CONCRETE	16	CONCRETE
7	CONCRETE	17	CONCRETE
8	CONCRETE	18	CONCRETE
9	CONCRETE	19	CONCRETE
10	CONCRETE	20	CONCRETE

EASEMENT SETBACK LEGEND

1	ACCESS EASEMENT	11	ACCESS EASEMENT
2	ACCESS EASEMENT	12	ACCESS EASEMENT
3	ACCESS EASEMENT	13	ACCESS EASEMENT
4	ACCESS EASEMENT	14	ACCESS EASEMENT
5	ACCESS EASEMENT	15	ACCESS EASEMENT
6	ACCESS EASEMENT	16	ACCESS EASEMENT
7	ACCESS EASEMENT	17	ACCESS EASEMENT
8	ACCESS EASEMENT	18	ACCESS EASEMENT
9	ACCESS EASEMENT	19	ACCESS EASEMENT
10	ACCESS EASEMENT	20	ACCESS EASEMENT

PROJECT CONTACT LIST

1	PROJECT CONTACT	11	PROJECT CONTACT
2	PROJECT CONTACT	12	PROJECT CONTACT
3	PROJECT CONTACT	13	PROJECT CONTACT
4	PROJECT CONTACT	14	PROJECT CONTACT
5	PROJECT CONTACT	15	PROJECT CONTACT
6	PROJECT CONTACT	16	PROJECT CONTACT
7	PROJECT CONTACT	17	PROJECT CONTACT
8	PROJECT CONTACT	18	PROJECT CONTACT
9	PROJECT CONTACT	19	PROJECT CONTACT
10	PROJECT CONTACT	20	PROJECT CONTACT

Curve Table

Curve #	Length	Radius	Delta	CB	CH
C1	100.00	1000.00	180.00	100.00	100.00
C2	150.00	1500.00	270.00	150.00	150.00
C3	200.00	2000.00	360.00	200.00	200.00
C4	250.00	2500.00	450.00	250.00	250.00

Line Table

Line #	Length	Direction
L1	100.00	N00°00'00"E
L2	150.00	S00°00'00"E
L3	200.00	E00°00'00"E
L4	250.00	N00°00'00"E
L5	300.00	S00°00'00"E
L6	350.00	E00°00'00"E
L7	400.00	N00°00'00"E
L8	450.00	S00°00'00"E
L9	500.00	E00°00'00"E
L10	550.00	N00°00'00"E

Building Data Summary Table

Building	Area	Volume	Total
Building 1	1000	2000	3000
Building 2	1500	3000	4500
Building 3	2000	4000	6000
Building 4	2500	5000	7500
Building 5	3000	6000	9000
Building 6	3500	7000	10500
Building 7	4000	8000	12000
Building 8	4500	9000	13500
Building 9	5000	10000	15000
Building 10	5500	11000	16500

Site Data Summary Table

Site	Area	Volume	Total
Site 1	1000	2000	3000
Site 2	1500	3000	4500
Site 3	2000	4000	6000
Site 4	2500	5000	7500
Site 5	3000	6000	9000
Site 6	3500	7000	10500
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Site 9	5000	10000	15000
Site 10	5500	11000	16500

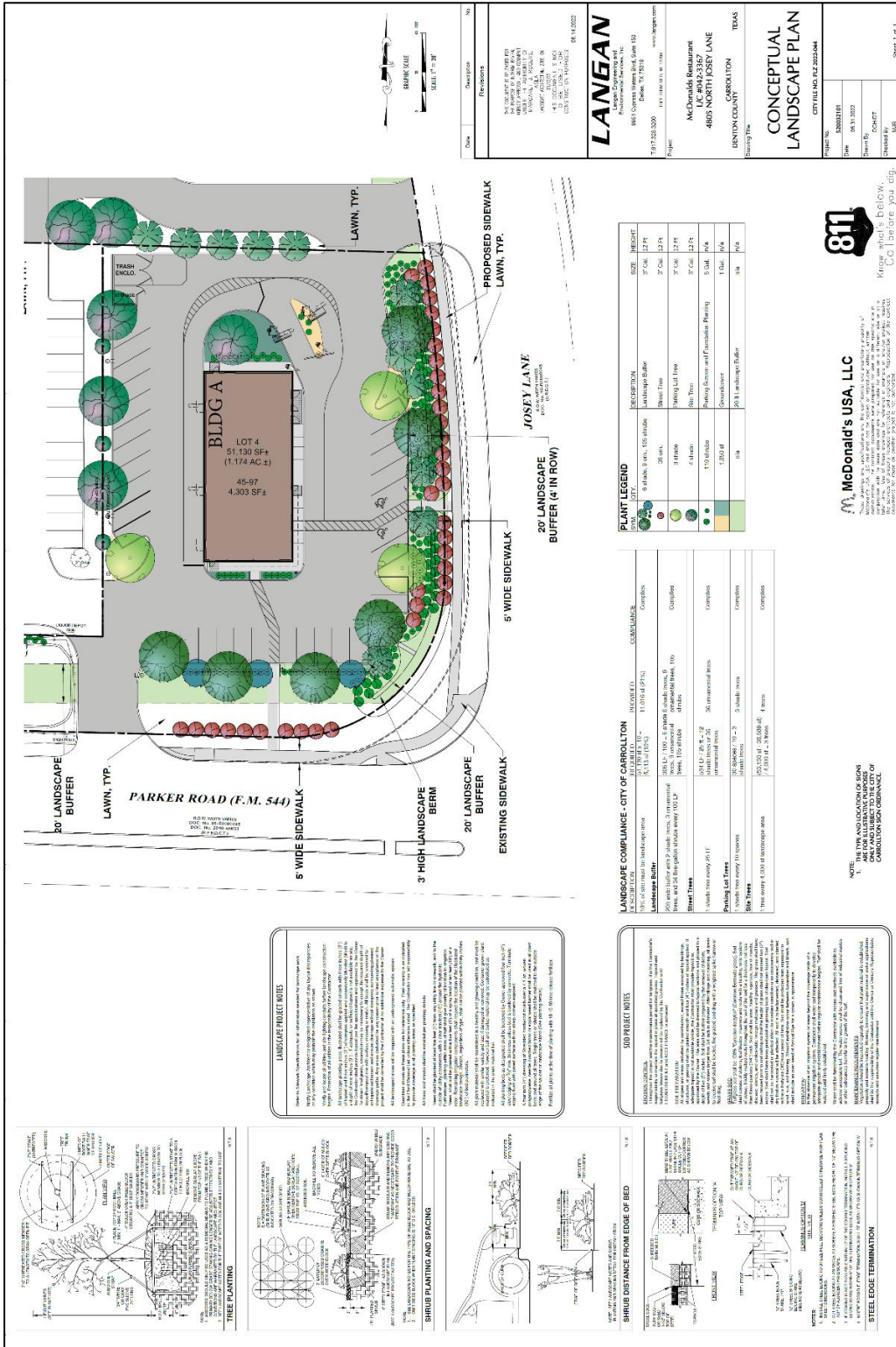
Building Data Summary Table

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Site 5	3000	6000	9000
Site 6	3500	7000	10500
Site 7	4000	8000	12000
Site 8	4500	9000	13500
Site 9	5000	10000	15000
Site 10	5500	11000	16500

EXHIBIT D (1 OF 3) CONCEPTUAL LANDSCAPE PLAN BUILDING A



Date	Description	NO.
08/11/2022	Final	1

LANGAN
Landscape Architecture
6865 Commerce Center Blvd., Suite 103
Dallas, TX 75231
714.273.5200 | www.langan.com

McDonald's Restaurant
LIC #042-3367
4805 NORTH JOSEY LANE
DENTON COUNTY, TEXAS
CITY FILE NO. DCJ 2022-04

CONCEPTUAL LANDSCAPE PLAN

Sheet 1 of 1

PLANT LEGEND

DESCRIPTION	SIZE	HEIGHT
1. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
2. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
3. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
4. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
5. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
6. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
7. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
8. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
9. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'
10. 3' x 3' x 3' x 3' x 3' x 3'	3' x 3'	3-4'

LANDSCAPE COMPLIANCE - CITY OF CARROLLTON

LANDSCAPE BUFFER	COMPLIANCE
3' HIGH LANDSCAPE BUFFER	Complies
5' WIDE SIDEWALK	Complies
20' LANDSCAPE BUFFER	Complies
20' LANDSCAPE BUFFER (4' IN ROW)	Complies
PROPOSED SIDEWALK	Complies

811
Know what's below.
Call before you dig.

McDonald's USA, LLC
11555 Westheimer Road, Suite 100, Houston, TX 77042
713.865.1000

LANDSCAPE PROJECT NOTES

1. SEE ALL NOTES ON ALL SHEETS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARROLLTON LANDSCAPE ORDINANCE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARROLLTON LANDSCAPE ORDINANCE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARROLLTON LANDSCAPE ORDINANCE.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARROLLTON LANDSCAPE ORDINANCE.

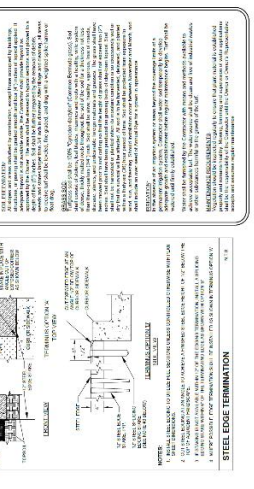
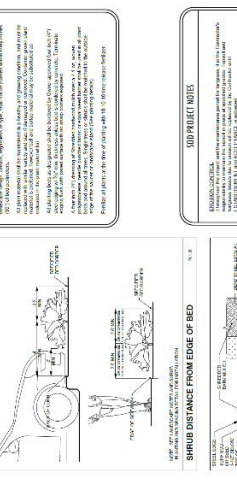
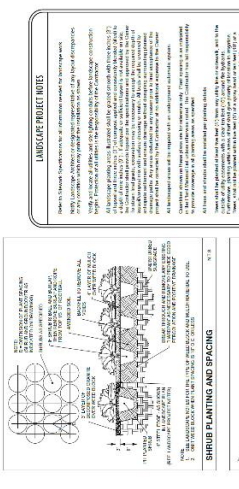
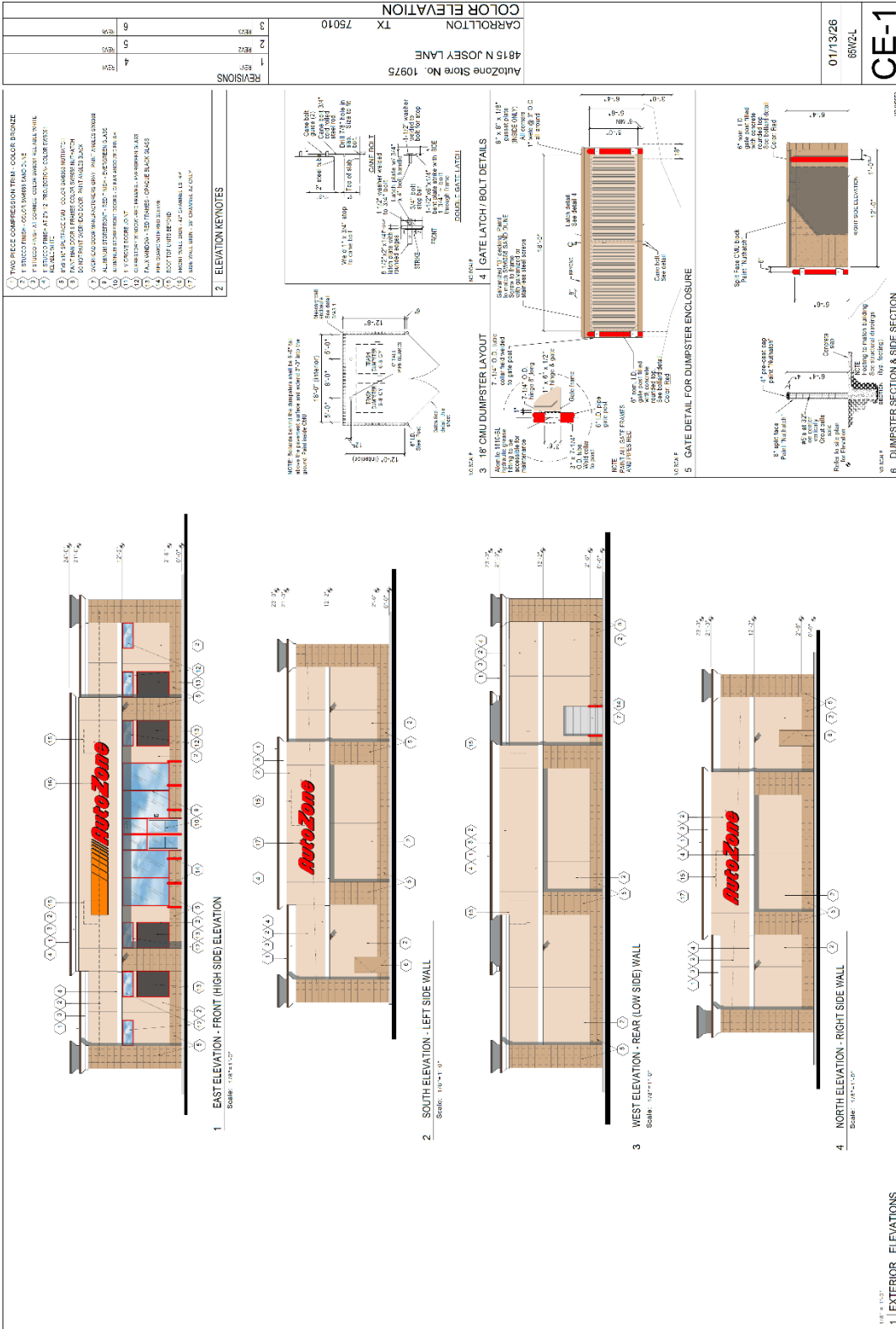


EXHIBIT E (2 OF 5) BUILDING "B" CONCEPTUAL ELEVATIONS



1 | EXTERIOR ELEVATIONS

EXHIBIT E (3 OF 5) BUILDING "C" CONCEPTUAL ELEVATIONS

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL
OR
PERMITTING
CONSTRUCTION



FRANZ architects
1817 WEST 20TH STREET, SUITE 100
DALLAS, TEXAS 75201
www.franzarchitects.com

SHELL BUILDING - CHIPOTLE
4825 N. JOSEY LN.
CARROLLTON, TX

DATE: 08/20/2024
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN

A33
SHEET



EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURE	DETAILS
1	PAINT	PRIMA	PRIMA
2	PAINT	PRIMA	PRIMA
3	PAINT	PRIMA	PRIMA
4	PAINT	PRIMA	PRIMA
5	PAINT	PRIMA	PRIMA
6	PAINT	PRIMA	PRIMA
7	PAINT	PRIMA	PRIMA
8	PAINT	PRIMA	PRIMA
9	PAINT	PRIMA	PRIMA
10	PAINT	PRIMA	PRIMA
11	PAINT	PRIMA	PRIMA
12	PAINT	PRIMA	PRIMA
13	PAINT	PRIMA	PRIMA
14	PAINT	PRIMA	PRIMA
15	PAINT	PRIMA	PRIMA
16	PAINT	PRIMA	PRIMA
17	PAINT	PRIMA	PRIMA
18	PAINT	PRIMA	PRIMA
19	PAINT	PRIMA	PRIMA
20	PAINT	PRIMA	PRIMA
21	PAINT	PRIMA	PRIMA
22	PAINT	PRIMA	PRIMA
23	PAINT	PRIMA	PRIMA
24	PAINT	PRIMA	PRIMA
25	PAINT	PRIMA	PRIMA
26	PAINT	PRIMA	PRIMA
27	PAINT	PRIMA	PRIMA
28	PAINT	PRIMA	PRIMA
29	PAINT	PRIMA	PRIMA
30	PAINT	PRIMA	PRIMA
31	PAINT	PRIMA	PRIMA
32	PAINT	PRIMA	PRIMA
33	PAINT	PRIMA	PRIMA
34	PAINT	PRIMA	PRIMA
35	PAINT	PRIMA	PRIMA
36	PAINT	PRIMA	PRIMA
37	PAINT	PRIMA	PRIMA
38	PAINT	PRIMA	PRIMA
39	PAINT	PRIMA	PRIMA
40	PAINT	PRIMA	PRIMA
41	PAINT	PRIMA	PRIMA
42	PAINT	PRIMA	PRIMA
43	PAINT	PRIMA	PRIMA
44	PAINT	PRIMA	PRIMA
45	PAINT	PRIMA	PRIMA
46	PAINT	PRIMA	PRIMA
47	PAINT	PRIMA	PRIMA
48	PAINT	PRIMA	PRIMA
49	PAINT	PRIMA	PRIMA
50	PAINT	PRIMA	PRIMA



ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

EXHIBIT E (4 OF 5) BUILDING "D" CONCEPTUAL ELEVATIONS

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
CONSTRUCTION

FRANZ architects
4835 N JOSEY LANE
CARROLLTON, TX 75010

SHELL BUILDING
4835 N JOSEY LANE
CARROLLTON, TX 75010

Checked By: JLF
Drawn By: JLF
Scale: 1/8" = 1'-0"

A2.0
REVISED

ITEM	COLOR	MANUFACTURER	REMARKS
TRUSS 4	W/BE	TRUSS	
TRUSS 5	W/BE	TRUSS	
TRUSS 6	W/BE	TRUSS	
TRUSS 7	W/BE	TRUSS	
TRUSS 8	W/BE	TRUSS	
TRUSS 9	W/BE	TRUSS	
TRUSS 10	W/BE	TRUSS	
TRUSS 11	W/BE	TRUSS	
TRUSS 12	W/BE	TRUSS	
TRUSS 13	W/BE	TRUSS	
TRUSS 14	W/BE	TRUSS	
TRUSS 15	W/BE	TRUSS	
TRUSS 16	W/BE	TRUSS	
TRUSS 17	W/BE	TRUSS	
TRUSS 18	W/BE	TRUSS	
TRUSS 19	W/BE	TRUSS	
TRUSS 20	W/BE	TRUSS	
TRUSS 21	W/BE	TRUSS	
TRUSS 22	W/BE	TRUSS	
TRUSS 23	W/BE	TRUSS	
TRUSS 24	W/BE	TRUSS	
TRUSS 25	W/BE	TRUSS	
TRUSS 26	W/BE	TRUSS	
TRUSS 27	W/BE	TRUSS	
TRUSS 28	W/BE	TRUSS	
TRUSS 29	W/BE	TRUSS	
TRUSS 30	W/BE	TRUSS	
TRUSS 31	W/BE	TRUSS	
TRUSS 32	W/BE	TRUSS	
TRUSS 33	W/BE	TRUSS	
TRUSS 34	W/BE	TRUSS	
TRUSS 35	W/BE	TRUSS	
TRUSS 36	W/BE	TRUSS	
TRUSS 37	W/BE	TRUSS	
TRUSS 38	W/BE	TRUSS	
TRUSS 39	W/BE	TRUSS	
TRUSS 40	W/BE	TRUSS	
TRUSS 41	W/BE	TRUSS	
TRUSS 42	W/BE	TRUSS	
TRUSS 43	W/BE	TRUSS	
TRUSS 44	W/BE	TRUSS	
TRUSS 45	W/BE	TRUSS	
TRUSS 46	W/BE	TRUSS	
TRUSS 47	W/BE	TRUSS	
TRUSS 48	W/BE	TRUSS	
TRUSS 49	W/BE	TRUSS	
TRUSS 50	W/BE	TRUSS	
TRUSS 51	W/BE	TRUSS	
TRUSS 52	W/BE	TRUSS	
TRUSS 53	W/BE	TRUSS	
TRUSS 54	W/BE	TRUSS	
TRUSS 55	W/BE	TRUSS	
TRUSS 56	W/BE	TRUSS	
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TRUSS 58	W/BE	TRUSS	
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TRUSS 62	W/BE	TRUSS	
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TRUSS 66	W/BE	TRUSS	
TRUSS 67	W/BE	TRUSS	
TRUSS 68	W/BE	TRUSS	
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TRUSS 81	W/BE	TRUSS	
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TRUSS 91	W/BE	TRUSS	
TRUSS 92	W/BE	TRUSS	
TRUSS 93	W/BE	TRUSS	
TRUSS 94	W/BE	TRUSS	
TRUSS 95	W/BE	TRUSS	
TRUSS 96	W/BE	TRUSS	
TRUSS 97	W/BE	TRUSS	
TRUSS 98	W/BE	TRUSS	
TRUSS 99	W/BE	TRUSS	
TRUSS 100	W/BE	TRUSS	

1 SOUTH (FRONT) ELEVATION -- BUILDING D
SCALE: 1/8" = 1'-0"

2 EAST (SIDE) ELEVATION -- BUILDING D
SCALE: 1/8" = 1'-0"

3 REVEAL DETAIL
SCALE: 1/4" = 1'-0"



Agenda Memo
File Number: 7646

Agenda Date: 6/9/2026

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 18.

City Council Meeting Date: June 9, 2026

Date: May 26, 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 Special Use Permit-485 To Allow For A Child Day Care Facility On An Approximately 3.09-Acres Tract Zoned (O-2) Office District With Special Use Permit (SUP 485) And Located At 3918 Old Denton Road And Approximately 1,400 Feet South Of West Hebron Parkway; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2026-031 Sarang Mission Day Care. Case Coordinator: Shad Rhoten.

Background:

This is a request for approval to amend a Special Use Permit (SUP) to allow a “Child Day Care Facility” in conjunction with an existing place of worship and private elementary and secondary school. The property is approximately 3.09-acres and zoned (O-2) Office District.

In June 2022, SUP-485 was approved (Ordinance 4078) on the property for a private elementary and secondary school in conjunction with the place of worship. SUP-485 capped the enrollment of the private school at fifty (50) students. Furthermore, a Traffic Impact Analysis (TIA) was provided to the city at that time, providing recommendations on drop-off/pick-up times, site circulation and traffic queuing. This request does not seek to increase the student enrollment for the private school.

This application for the child day care facility proposes a maximum enrollment of thirty (30) students. This enrollment number does not require the submittal of a new TIA. Existing pick-up and drop-off times for the private school will remain. The site has adequate parking to support both the place of worship with private school and the proposed day care facility.

Financial Implications:

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

Staff Recommendation/Action Desired:

On May 7, 2026, the Planning and Zoning Commission recommended approval of the request with stipulations.

Staff recommends **APPROVAL** with stipulations. The attached ordinance reflects the action of the Commission.

RESULTS SHEET

Date: 06/09/26

Case No./Name: PLSUP 2026-031 Sarang Mission Daycare








A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **Approval with the following stipulations**. The text in **red** are new conditions, while black text are existing stipulations from current SUP-485.

1. Special Use Permit 485 is hereby amended for 3918 Old Denton Road, providing the following uses:
 - a. Private Elementary and Secondary School; **and,**
 - b. Child Day Care Facility**
2. Development shall be in accordance with the following special conditions, restrictions, and regulations:
 - a. Private School Maximum Student Enrollment: 50
 - b. Child Day Care Facility Maximum Student Enrollment: 30**
 - c. Child Day Care Facility Hours of Operation: Monday through Friday, 8:00 AM – 5:00 PM.**
 - b. The **private** school and **child day care** shall conform with the provided floor plan and traffic plans **depicted in the attached Exhibits.**

B. P&Z RECOMMENDATION from P&Z meeting: 05/07/26
Result: **Approved w/ stipulations** /Vote: **9-0**

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 06/09/26
Result: /Vote:

 Subject Property
 Special Use Permit
Base Zoning Districts
 (LR-2)
 (MF-15)
 (O-2)
 (SF-6.5/12)
 (SF-7/16)



Old Denton RD

Matthew LN

Luke LN

SUP 464

SUP 401

Old Denton RD

SUP 485

Proposed Fuel Station

Hunters Creek DR

Old Denton RD

Branch Hollow DR

Hackberry CT

APPLICANT'S NARRATIVE

Application Explanation and Description of Request or Project

This will be for a retail license only not repairs . well be selling boats an trailers

operating Daycare hours: 8 Am - 5pm

- Teachers arrive early and leave late to clean, Sanitize and prep for next day

Student drop off time: 8:50am - 9:15 Am

Student pick up time: 2:30pm - 3:05pm

After school student pick up time: 2:50pm - 4:30pm

SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten

GENERAL PROJECT INFORMATION

SITE ZONING: (O-2) Office District with SUP 485

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(O-2) Office District with SUP 401 Temporary Accessory Buildings and SUP 464 for Child Daycare Facility	Place of Worship/Child Daycare Facility
SOUTH	(MF-18) Multi-Family Residential District	Apartments
EAST	(SF-6.5/12) Single-Family Residential District	Single-Family Homes
WEST	(SF-7/16) Single-Family Residential District	Single-Family Homes

REQUEST: Approve an amended Special Use Permit (SUP) to allow a child day care facility to be added for Sarang Mission Church

PROPOSED USE: Child Day Care Facility

ACRES/LOTS: 3.09 Acres

LOCATION: 3918 Old Denton Road

HISTORY: Sarang Mission Church was constructed in 2003.

The property was replatted in 2007 to create Lot 2R, Block A, Aldergate United Methodist Church Addition (the subject property)

SUP 485 was approved in 2022 for a Private Elementary and Secondary School

COMPREHENSIVE PLAN: Commercial – Medium Intensity

TRANSPORTATION PLAN: Old Denton Road is designated as an Arterial 8-Lane Divided.

OWNER: Dallas Agape Mission Church

REPRESENTED BY: David Lim

STAFF ANALYSIS

PROPOSAL

Request an amendment to Special Use Permit (SUP-485) to add the use “Child Day Care Facility” with a maximum enrollment of thirty (30) students. The business would provide both day care and after-school care.

ZONING ORDINANCE

Article 5 of the Comprehensive Zoning Ordinance (CZO) requires the approval of a SUP for a Child Day Care in the (O-2) Office District.

A new Traffic Impact Analysis (TIA) was not required as the maximum enrollment for the day care does not exceed 80 students.

ELEMENTS TO CONSIDER

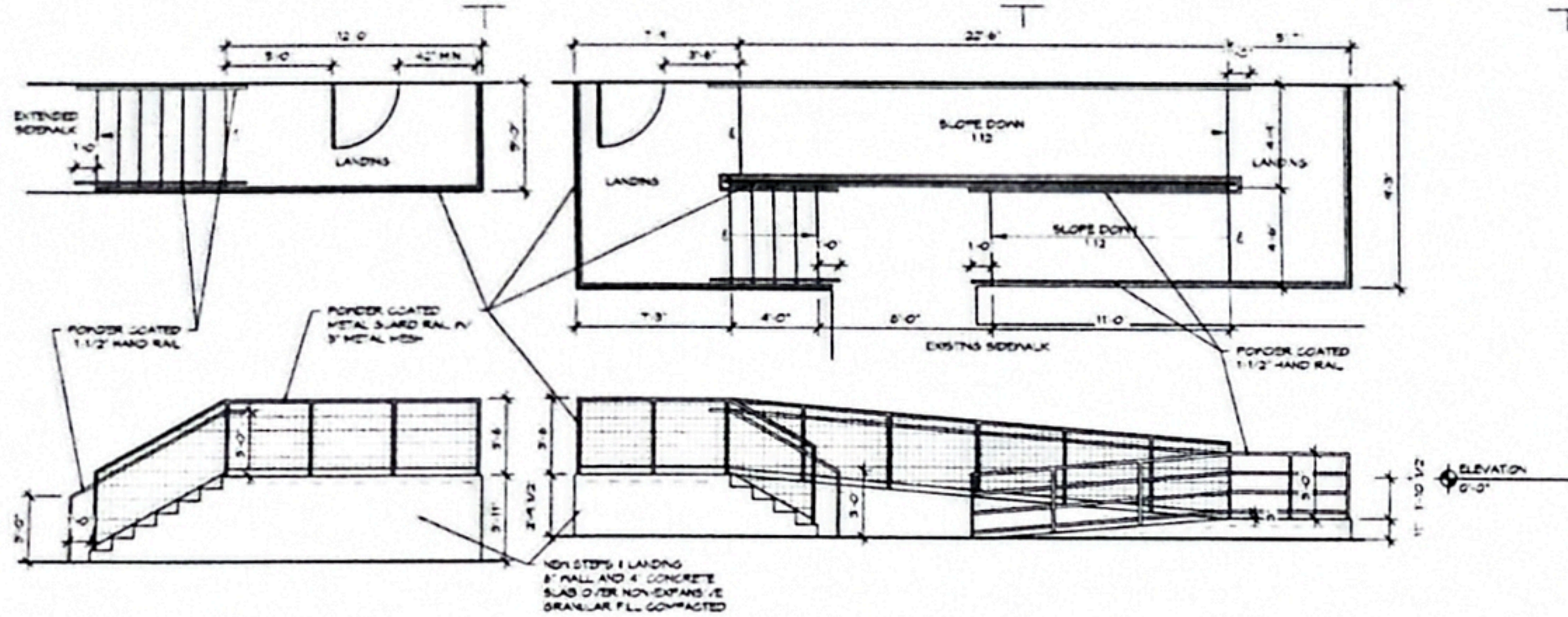
- The hours of operation for the proposed child day care are Monday through Friday, 8:00 AM – 5:00 PM
 - Child Day Care Student Drop-Off Time: 8:50 AM – 9:15 PM
 - Child Day Care Pick-Up Time: 2:30 PM – 3:05 PM
 - Child Day Care After School Student Pick-Up Time: 2:50 PM – 4:30 PM
- The hours of operation for the private school are Monday through Friday, 8:00 AM – 3:00 PM
 - Private School Drop-Off Time: 7:45 am – 8:00 AM
 - Private School Pick-Up Time: 3:00 PM – 3:15 PM
- There is adequate parking on site.
- Traffic queueing on site is adequate for both the existing school and proposed daycare.
- One public comment has been received in support of this request.

PURPOSE OF THE SPECIAL USE PERMIT

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

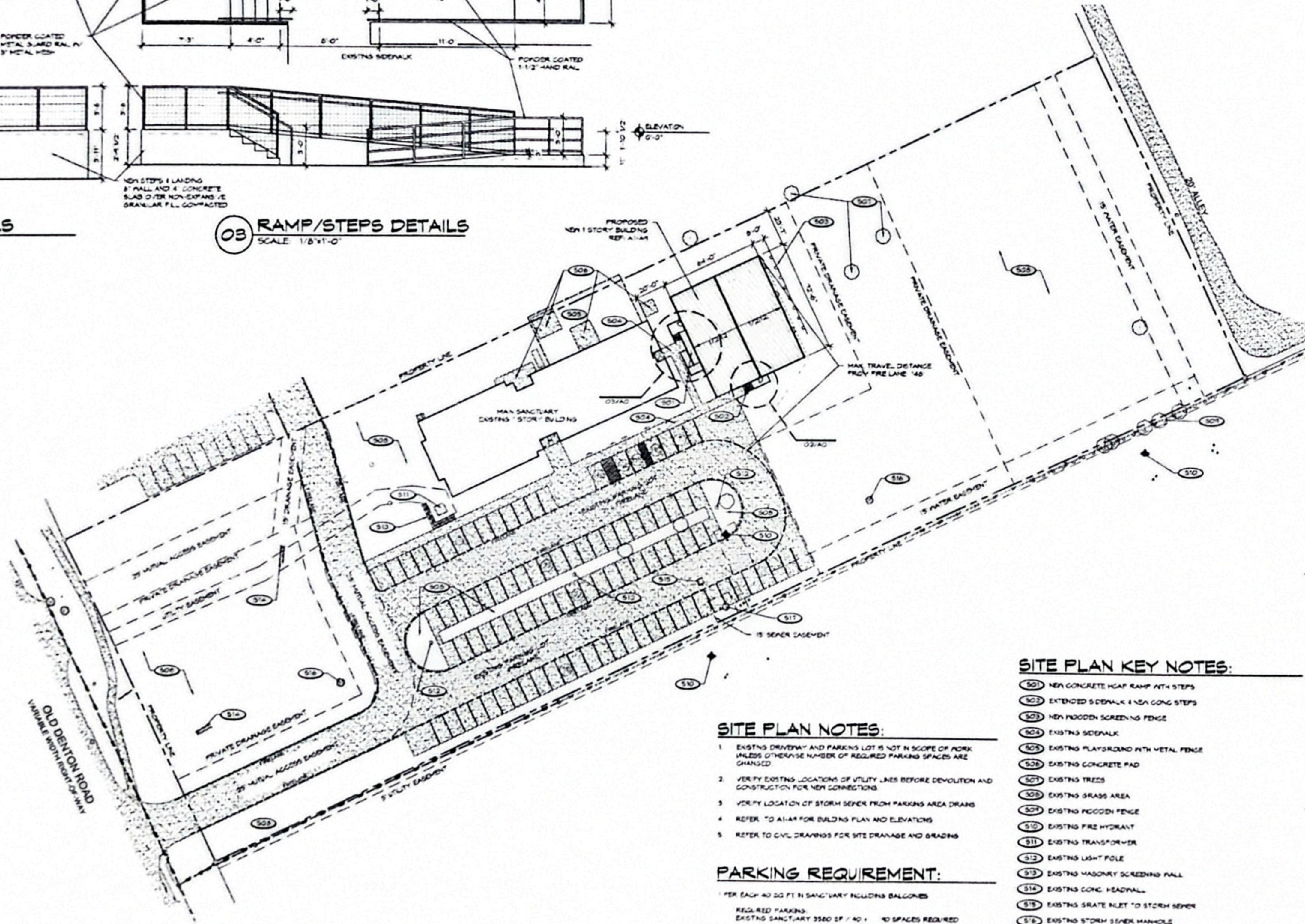
CONCLUSION

Staff believes the request for a child day care service is reasonable for consideration with stipulations.



02 STEPS DETAILS
SCALE 1/8"=1'-0"

03 RAMP/STEPS DETAILS
SCALE 1/8"=1'-0"



01 OVERALL SITE PLAN
SCALE 1/32"=1'-0"

SITE PLAN NOTES:

- EXISTING DRIVEWAY AND PARKING LOT IS NOT IN SCOPE OF WORK UNLESS OTHERWISE NUMBER OF REQUIRED PARKING SPACES ARE CHANGED
- VERIFY EXISTING LOCATIONS OF UTILITY LINES BEFORE DEMOLITION AND CONSTRUCTION FOR NEW CONNECTIONS
- VERIFY LOCATION OF STORM SEWER FROM PARKING AREA DRAINS
- REFER TO A-1-A FOR BUILDING PLAN AND ELEVATIONS
- REFER TO CIVIL DRAWINGS FOR SITE DRAINAGE AND GRADING

PARKING REQUIREMENT:

PER EACH 40 SQ FT IN SANCTUARY INCLUDING BALCONIES
 REQUIRED PARKING: EXISTING SANCTUARY 3560 SF / 40 = 90 SPACES REQUIRED
 EXISTING PARKING PROVIDED: 45 SPACES PROVIDED

SITE PLAN KEY NOTES:

- 901 NEW CONCRETE HEAVY RAMP WITH STEPS
- 902 EXTENDED SIDEWALK & NEW CONC STEPS
- 903 NEW WOODEN SCREENING FENCE
- 904 EXISTING SIDEWALK
- 905 EXISTING PLAYGROUND WITH METAL FENCE
- 906 EXISTING CONCRETE PAD
- 907 EXISTING TREES
- 908 EXISTING GRASS AREA
- 909 EXISTING WOODEN FENCE
- 910 EXISTING FIRE HYDRANT
- 911 EXISTING TRANSFORMER
- 912 EXISTING LIGHT POLE
- 913 EXISTING MASONRY SCREENING WALL
- 914 EXISTING CONC. HEADWALL
- 915 EXISTING GRATE ALIET TO STORM SEWER
- 916 EXISTING STORM SEWER MANHOLE
- 917 EXISTING SANCTUARY SEWER MANHOLE

SARANG MISSION CHURCH CLASSROOM
3918 OLD DENTON ROAD CARROLLTON, TX

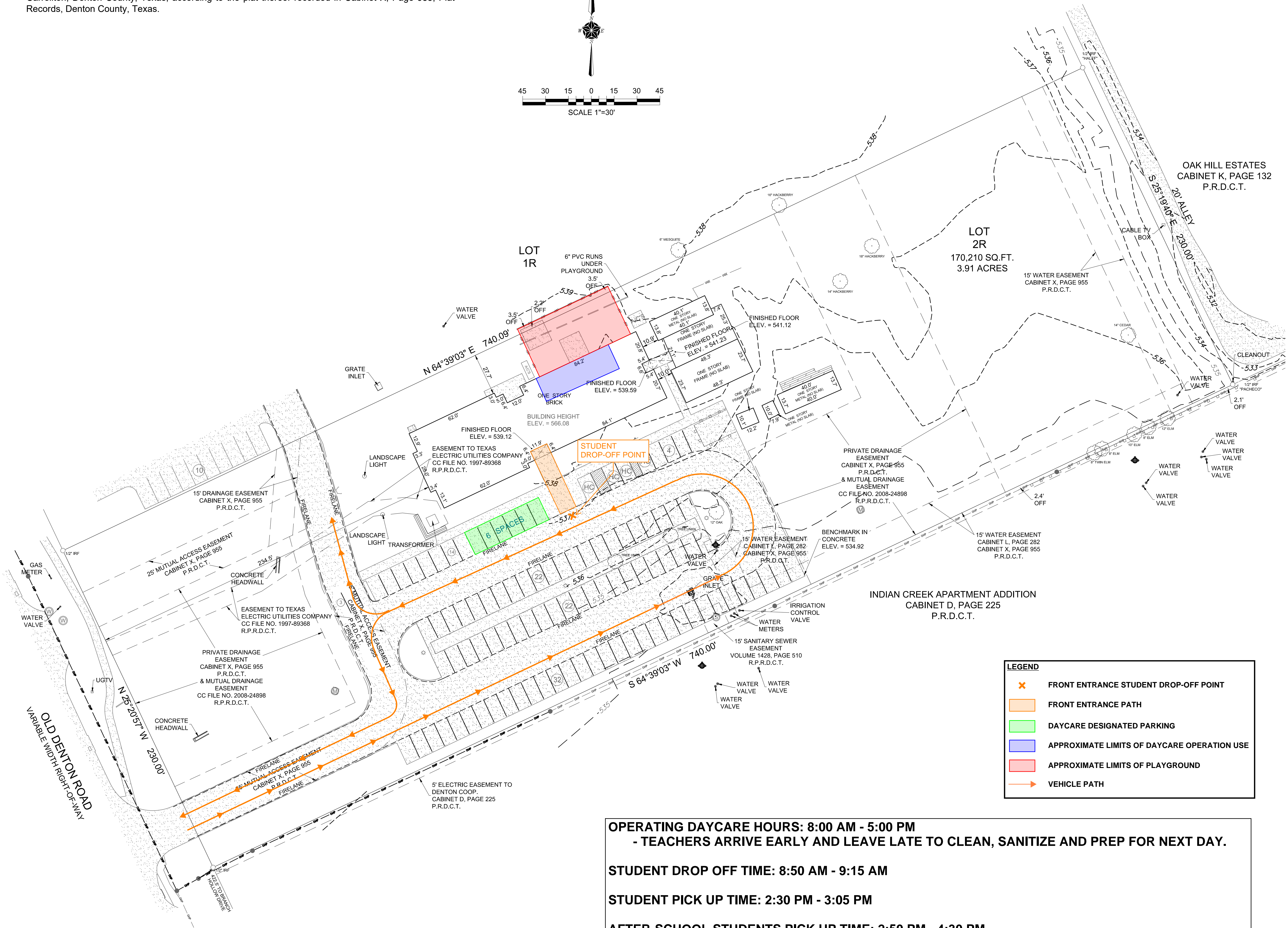
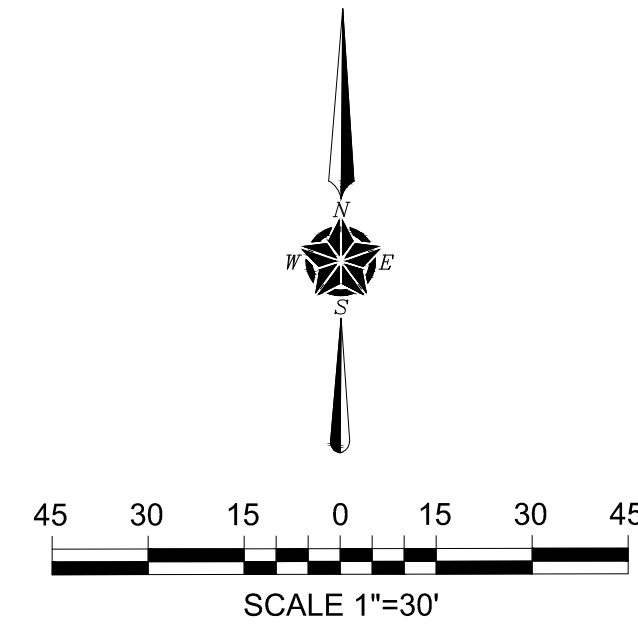
● CARRELL
■ PARTNERS
▼ & YOST
architecture

5646 Millam Street
Suite 888
Dallas, Texas 75206
214.953.0042
214.953.0702 FAX
cyy@cpymarch.com
www.cpyyarch.com

DRAWN BY	-
CHECKED BY	YH
DATE	7/23/2018
REVISIONS	
PROJECT NO.	18038
SHEET NO.	AO

PROPERTY DESCRIPTION

Being Lot 2R, Block A of The Aldersgate United Methodist Church Addition, an addition to the City of Carrollton, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 955, Plat Records, Denton County, Texas.



REVISIONS		
No.	Revision/Issue	Date

LEGEND	
(HC)	HANDICAPPED SPACE
(1)	PARKING SPACE
(O)	IRON ROD FOUND
(X)	IRON ROD SET
(O)	IRON PIPE FOUND
(X)	IRON PIPE SET
(□)	FENCE POST CORNER
(X)	"X" FOUND / SET
(●)	SIGN
(S)	SANITARY SEWER MANHOLE COVER
(M)	STORM SEWER MANHOLE COVER
(L)	LIGHT POLE
(P)	POWER POLE
(B)	BRICK COLUMN
(AC)	AIR CONDITIONING
(F)	FIRE HYDRANT
(E)	ELECTRIC METER
(//)	ASPHALT PAVING
(-o-o-)	CHAIN LINK FENCE
(-x-x-)	WOOD FENCE
(-x-x-)	WIRE FENCE
(-x-x-)	IRON FENCE
(-x-x-)	PIPE FENCE
(---)	COVERED PORCH, DECK OR CARPORT
(---)	CONCRETE PAVING
(---)	GRAVEL/ROCK ROAD OR DRIVE
(---)	UGE UNDERGROUND ELECTRIC SERVICE
(---)	OES OVERHEAD ELECTRIC SERVICE
(---)	OHP OVERHEAD POWER LINE
(---)	SS SANITARY SEWER LINE

GENERAL NOTES

1) According to the F.I.R.M. No. 48121C0570 G, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) Bearings are based on recorded plat thereof.


TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

LEGEND	
(X)	FRONT ENTRANCE STUDENT DROP-OFF POINT
(Path)	FRONT ENTRANCE PATH
(Green)	DAYCARE DESIGNATED PARKING
(Blue)	APPROXIMATE LIMITS OF DAYCARE OPERATION USE
(Red)	APPROXIMATE LIMITS OF PLAYGROUND
(Arrow)	VEHICLE PATH

TOPOGRAPHY, TREE & UTILITIES SURVEY
 3918 OLD DENTON ROAD
 PART OF LOT 2R, BLOCK A, THE ALDERSGATE UNITED METHODIST CHURCH ADDITION
 CARROLLTON, DENTON COUNTY, TX

OPERATING DAYCARE HOURS: 8:00 AM - 5:00 PM
- TEACHERS ARRIVE EARLY AND LEAVE LATE TO CLEAN, SANITIZE AND PREP FOR NEXT DAY.

STUDENT DROP OFF TIME: 8:50 AM - 9:15 AM

STUDENT PICK UP TIME: 2:30 PM - 3:05 PM

AFTER-SCHOOL STUDENTS PICK UP TIME: 2:50 PM - 4:30 PM

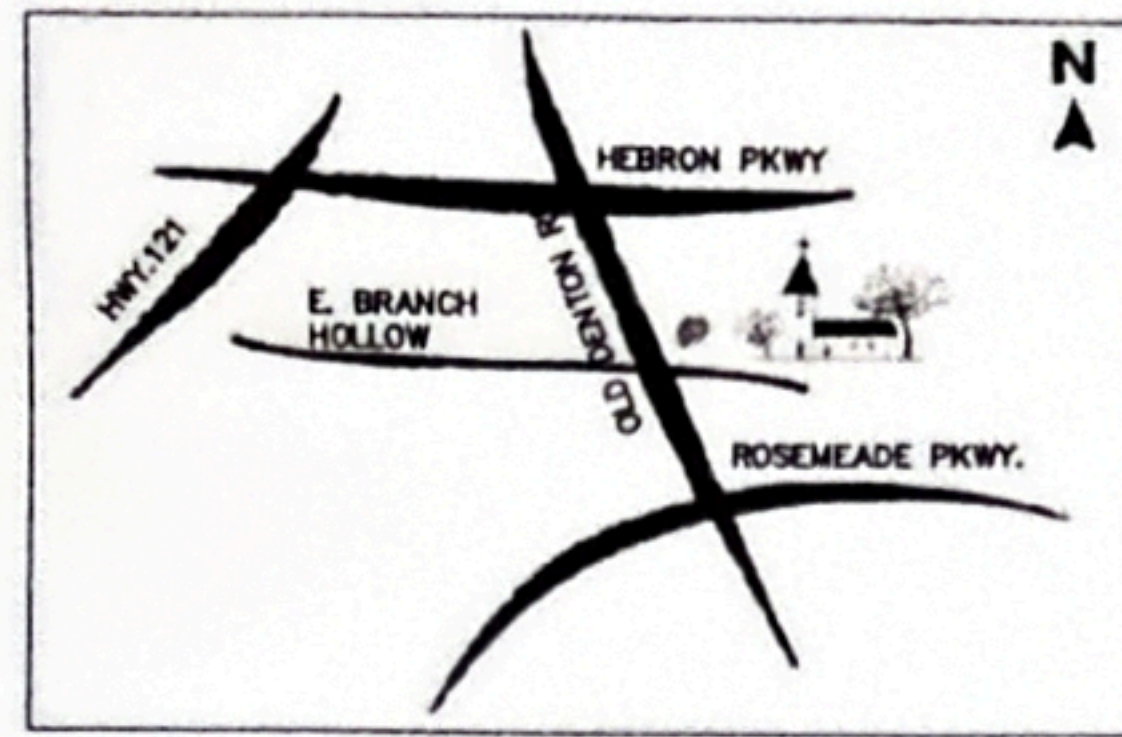
Task No.	1102355-2
Drawn BY	ROD
Date	07/20/2018
Scale	1"=30'



TABULATIONS

1. LOCATION : 3918 OLD DENTON ROAD, CARROLLTON, TEXAS 75007
2. CURRENT ZONNING : OFFICE - 2
3. BUILDING SIZE : TOTAL APPROX. 8,100 SQ.FT. BUILDING AREA
 - SANCTUARY AREA : APPROX. 3,580 SQ.FT.
 - NARTHEX AREA : APPROX. 540 SQ.FT.
 - CLASSROOM AREA : APPROX. 3980 SQ.FT.
 - OUTSIDE PLAYGROUND AREA : APPROX. 2,230 SQ.FT.

VICINITY MAP



1. SUNDAY SCHOOL USES CLASSROOM 110, 111, AND 114 DURING SUNDAY, SOMETIME SATURDAY, AND AFTER HOURS OF DAYCARE WHEN THERE ARE SPECIAL PROGRAMS/EVENTS SUCH AS VACATION BIBLE SCHOOL, PARENTS NIGHT OUT LOCK -INS, PRACTICES FOR HOLIDAY EVENTS AND ETC.

ADDITIONALLY, AS A SPECIAL PROGRAM, THE SUNDAY SCHOOL AT TIMES PROVIDE SHORT SUMMER AND WINTER PROGRAMS AND USE THE FACILITY DURING DAYCARE HOURS. THESE PROGRAMS UTILIZE THE SANCTUARY, RECEPTION ROOM (FOR LUNCH) AND CLASSROOM 114 AT TIMES THE DAYCARE DOES NOT UTILIZE THE ROOM (AFTER 10:00 AM).

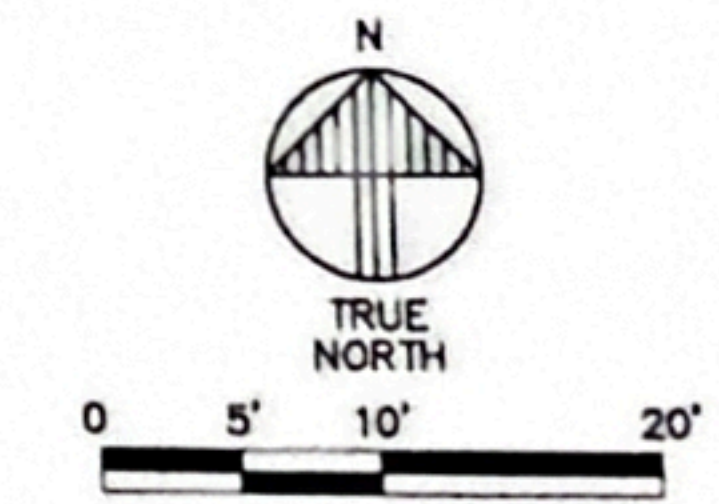
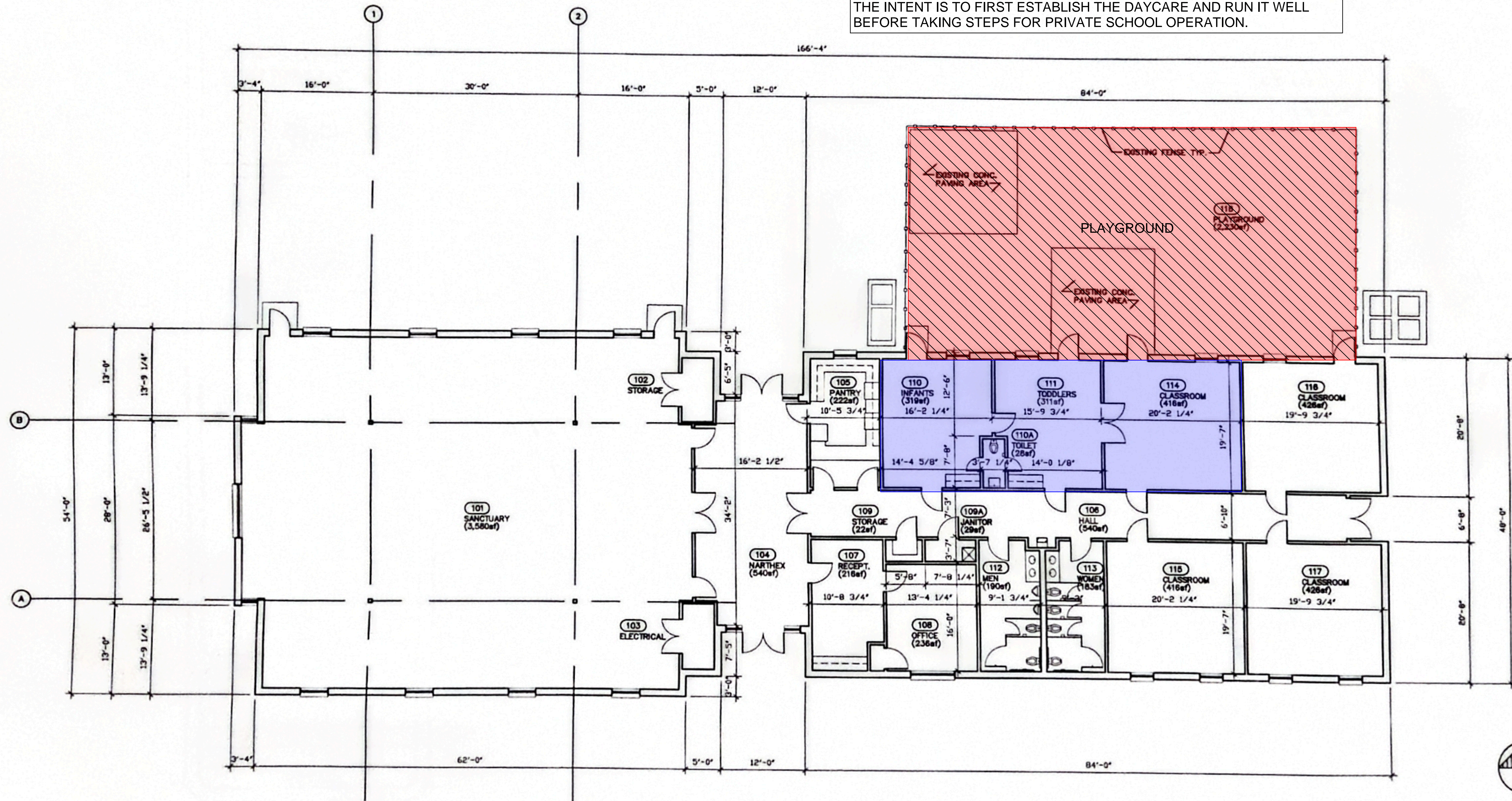
CURRENTLY ROOMS 115, 116, 117 ARE BEING UTILIZED BY THE CHURCH ON WEEKENDS FOR CHOIR PRACTICE, COUNCIL MEETINGS, PRAYER MEETINGS, ETC.

2. WHEN THE PRIVATE SCHOOL BEGINS OPERATIONS, WE PLAN TO UTILIZE ROOMS 115, 116, AND 117. THE PLAYGROUND WILL ALSO BE UTILIZED AT DIFFERENT TIMES THAN THE DAYCARE.

THE INTENT IS TO FIRST ESTABLISH THE DAYCARE AND RUN IT WELL BEFORE TAKING STEPS FOR PRIVATE SCHOOL OPERATION.

LEGEND

- PLAYGROUND**
- DAYCARE OPERATION USE**

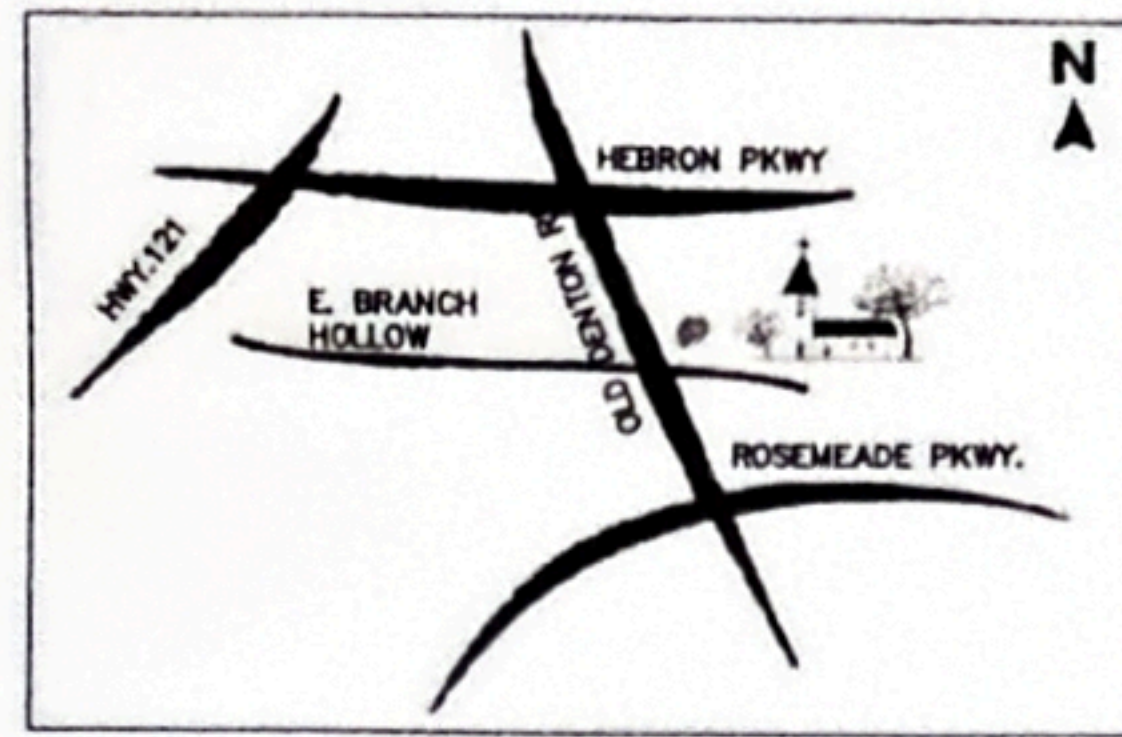


Drawn	4/12/2026
Checked	
Submitted	
Resubmitted	

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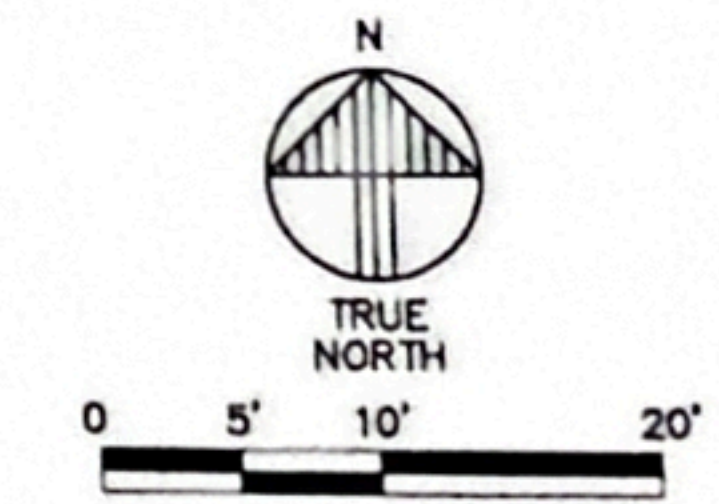
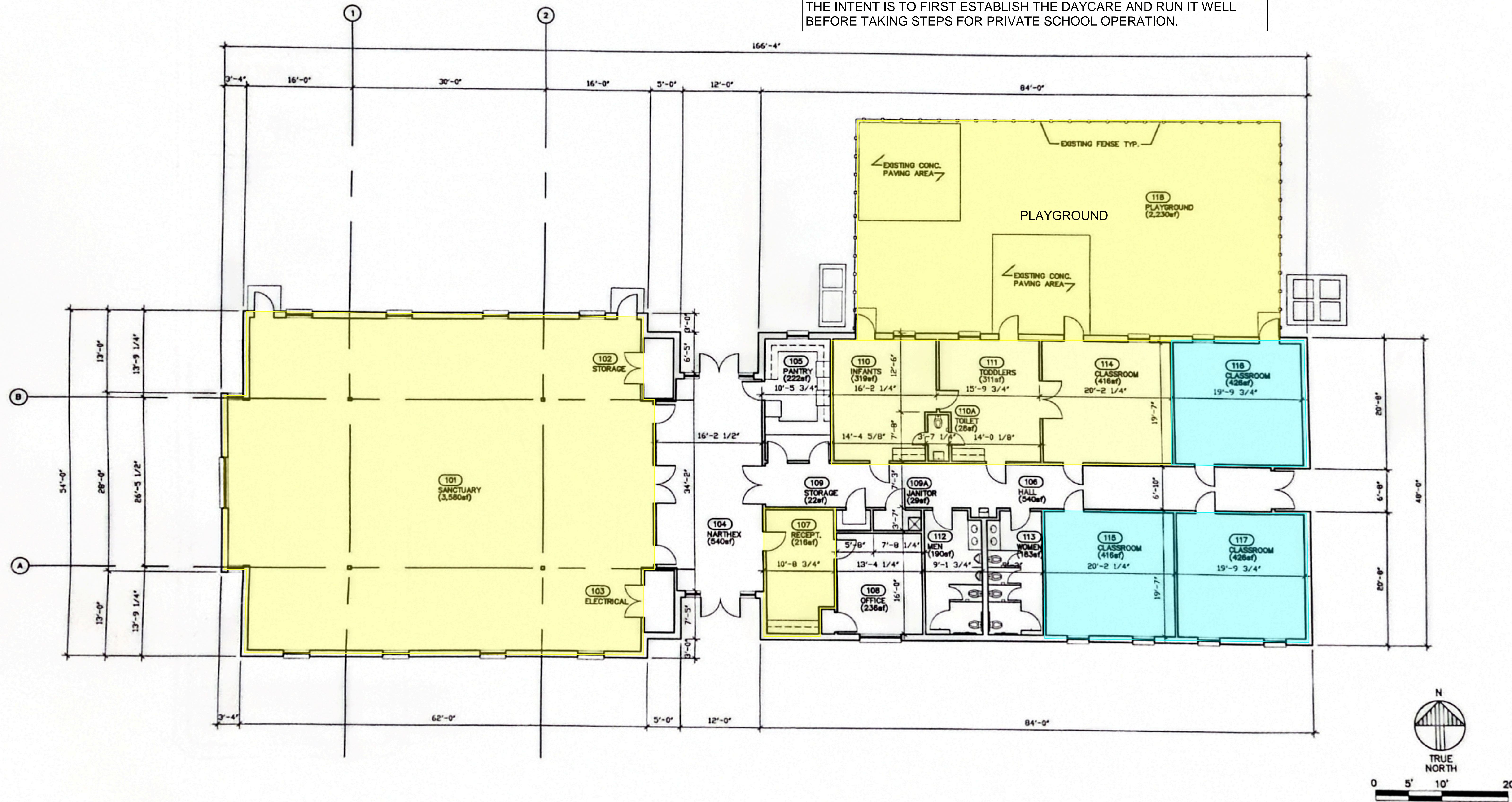
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THE INTENT IS TO FIRST ESTABLISH THE DAYCARE AND RUN IT WELL BEFORE TAKING STEPS FOR PRIVATE SCHOOL OPERATION.

LEGEND

- SUNDAY SCHOOL USE
- CHURCH USE

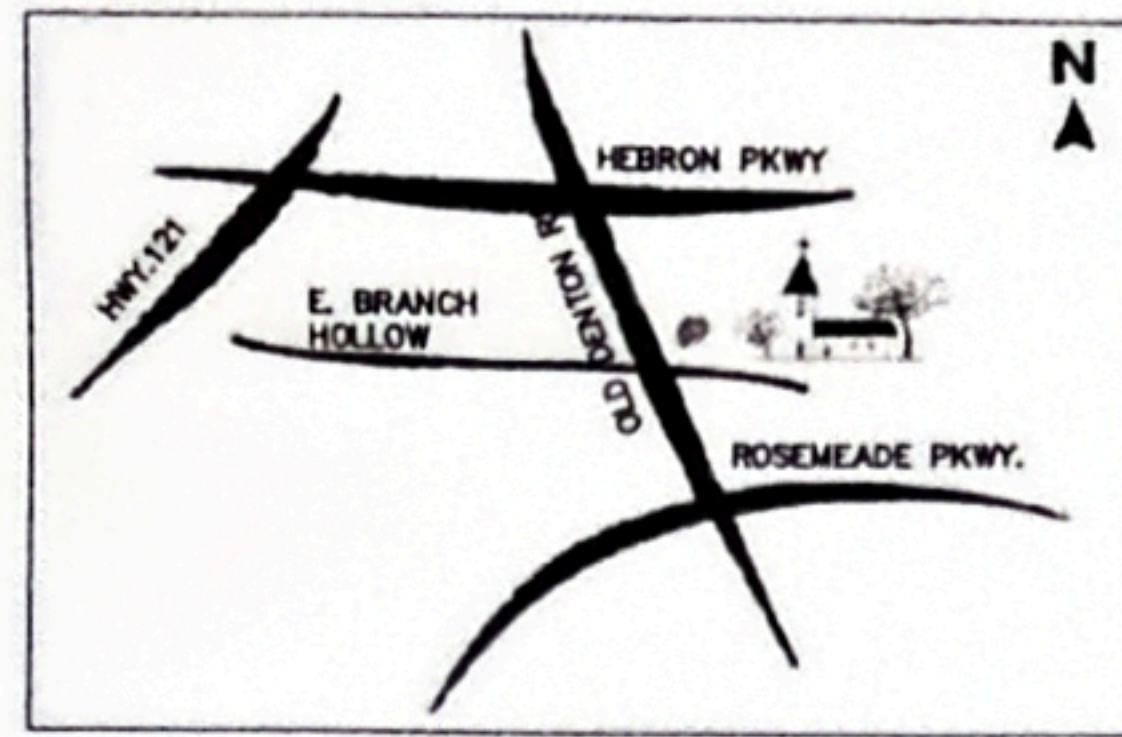


Issue For / Description	RESUBMITTAL
Date	4/12/2026

TABULATIONS

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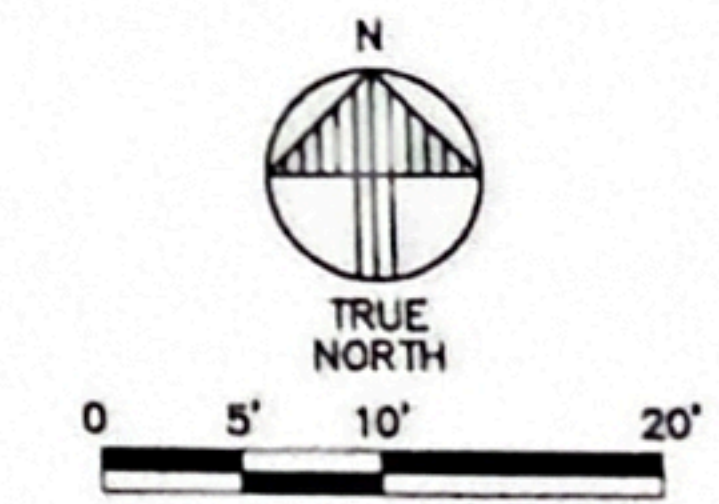
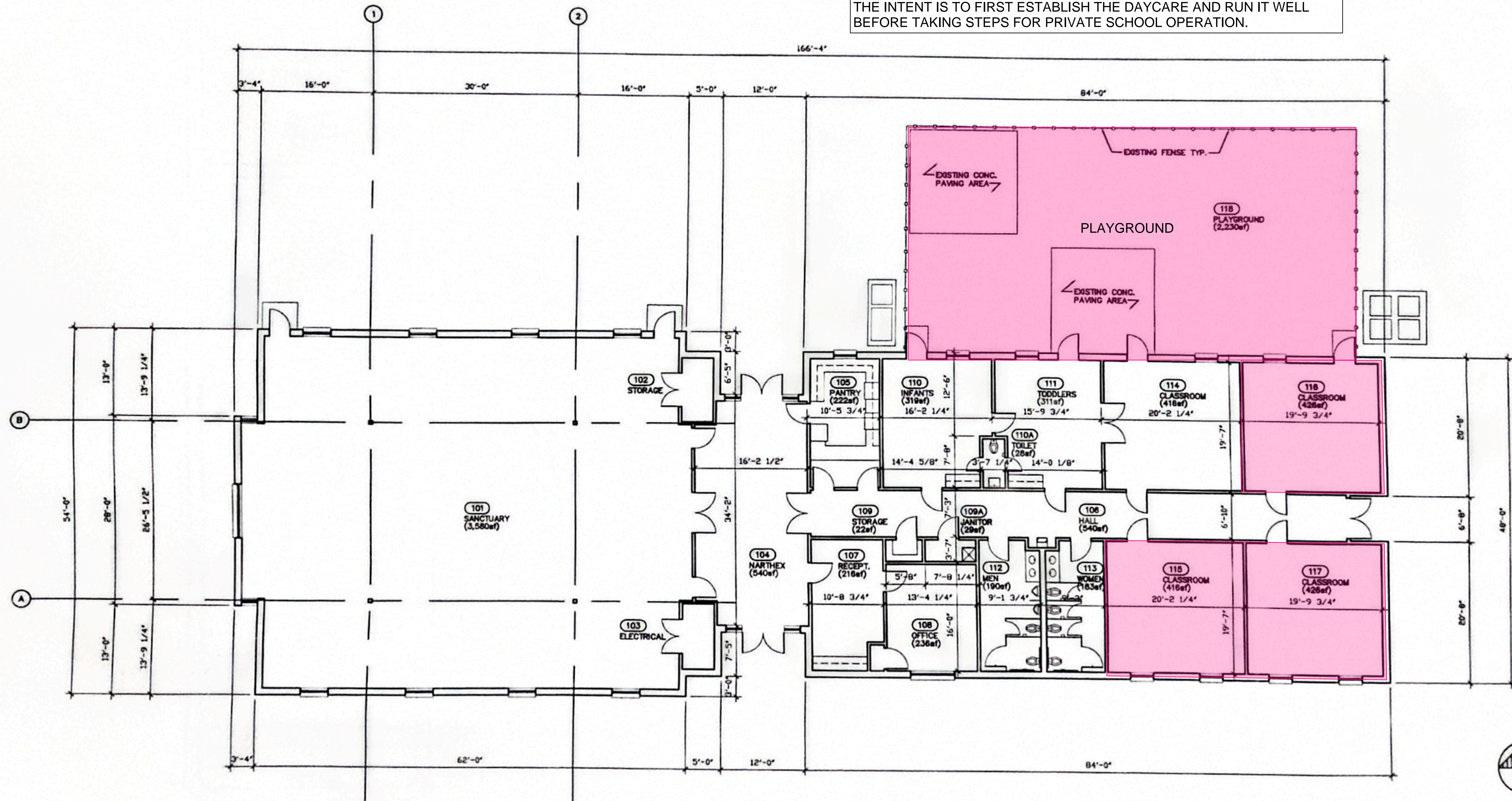
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THE INTENT IS TO FIRST ESTABLISH THE DAYCARE AND RUN IT WELL BEFORE TAKING STEPS FOR PRIVATE SCHOOL OPERATION.

LEGEND

FUTURE PRIVATE SCHOOL USE



FLOOR PLAN SCALE: 1/8"=1'-0" 101

C.D.G.
CORNERSTONE DESIGN GROUP
ARCHITECTS • ENGINEERS • INTERIORS

SARANG MISSION CHURCH
3918 OLD DENTON ROAD, CARROLLTON, TX 75007

CITY FILE NO.
PLSUP 2026-031

C.D.G.
CORNERSTONE DESIGN GROUP
ARCHITECTS • ENGINEERS • INTERIORS

Drawn By / Description	RESUBMITTAL
Date	4/12/2026

FLOOR PLAN
CITY FILE NO.
PLSUP 2026-031

DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
May 7, 2026

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, May 7, 2026 at 6:30 p.m. in the Council Chambers at City Hall, 1945 E. Jackson Rd., Carrollton, Texas.

Commission Members Present: **Commission Members Absent:**

Scott Windrow, Chair

None

Kathleen Foster

Jim Doyle, 1st Vice Chair

Al Overholt

Rusty Pendleton, Vice Chair

Terry Sullivan

Dave Hermon

Greg Kramer

Lou Sartor

Alternate:

Neil Anson

Staff Members Present:

Loren Shapiro, Planning Manager

Michael McCauley, Senior Planner

Emily Offer, Senior Planner

Shad Roten, Planner

Ed Green, Director of Dev. Svcs.

Brian Passwaters, Community Services Division Mgr.

Glendy Kidwell, Community Development Program Spec.

Joe Haefner, Asst. City Attorney

Matthew Graham, Fire Marshal

John Romberger, Transportation Engineer

Zackery White, Police Commander

Lydia Tormos, Planning Technician

Guests Present:

Richard Fleming, Council Observer

*(Note: * = designation of a motion) What is this for??*

PUBLIC HEARING

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Amend Special Use Permit 485 To Allow For A Child Day Care Facility** On An Approximately 3.09-Acres Tract Zoned (O-2) Office District With Special Use Permit (SUP 485) And Located At 3918 Old

Denton Road And Approximately 1,400 Feet South Of West Hebron Parkway; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2026-031 Sarang Mission Day Care.**
Case Coordinator: Shad Rhoten.

Shad Rhoton, Planner, presented this item. He advised that this request is to allow a child daycare use along with the existing religious worship facility and private school already approved for this site. A location map and site plan were provided. Mr. Rhoton added that the day care will be limited to 30 students. He advised that when the private school use was approved previously a Traffic Impact Analysis was done and there is no requirement to have another at this time. The drop off and vehicle queuing stays the same. The hours of operation were reviewed. Mr. Rhoton reviewed a concept floor plan that reflects dual usage of the existing classrooms. During worship services the rooms will be used for Sunday school classes. Mr. Rhoton stated that one notice of support was received .

Chair Windrow inquired if the applicant was present and would like to speak. The applicant was not present.

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

* ***Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2026-031 Sarang Mission Day Care with staff stipulations; second by Commissioner Hermon. The motion was approved with a vote of 9-0.***

PUBLIC COMMENTS

Name: Bobby + Carolyn Hamilton
Address: 1002 Hackberry Ct.
City, ST, ZIP: Carrollton, TX 75007

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

I hereby register my: Support Opposition

To Case No./Name: PLSUP 2026-031 **Received**

Comments: _____
_____ **MAY 05 2026**

_____ **Planning
City of Carrollton**

Signature: Carolyn Hamilton Date: 4/30/26

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 6/09/2026

SPECIAL USE PERMIT NO. 485
DEVELOPMENT NAME: SARANG MISSION
DAYCARE SUP-485 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 485 AND THEREBY REPEAL AND REPLACE ORDINANCE NUMBER 4078 IN ITS ENTIRETY TO REVISE PROVISIONS FOR SPECIAL USE PERMIT 485 TO PROVIDE FOR A CHILD DAY CARE FACILITY, AND A PRIVATE ELEMENTARY AND SECONDARY SCHOOL WITH DEVELOPMENT STANDARDS ON AN APPROXIMATELY 3.09-ACRE TRACT ZONED FOR THE (O-2) OFFICE DISTRICT AND LOCATED AT 3918 OLD DENTON 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 Seventh day of May 2026, the Planning & Zoning Commission considered and made recommendations on a certain request for amending a Special Use Permit (Case No. PLSUP 2026-031); 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 Ninth day of June 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 4078 to amend Special Use Permit Number 485 established by City of Carrollton for a certain 3.09-acre tract located at 3918 Old Denton Road and being more specifically described and generally depicted on the attached Exhibit A, providing for the following:

I. Permitted Uses

- A. Child Day Care Facility; and,
- B. Private Elementary And Secondary School

Section 3.

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

1. Development shall be accordance with the Student Drop-Off/Pick-Up and Traffic Circulation Plan, Floor Plans, and Traffic Management Plan attached, as Exhibits B and C respectively.
2. Private School Maximum Student Enrollment: 50.
 - a. The hours of operation for the private school shall be limited to Monday through Friday, 8:00 AM – 3:00 PM
 1. Private School Drop-Off Time shall be limited to 7:45 am – 8:00 AM
 2. Private School Pick-Up Time shall be limited to 3:00 PM – 3:15 PM
3. Child Day Care Facility Maximum Enrollment: 30.
 - a. The hours of operation for the proposed child day care shall be limited to Monday through Friday, 8:00 AM – 5:00 PM
 1. Child Day Care Student Drop-Off Time shall be limited to 8:50 AM – 9:15 PM
 2. Child Day Care Pick-Up Time shall be limited to 2:30 PM – 3:05 PM
 3. Child Day Care After School Student Pick-Up Time shall be limited to 2:50 PM – 4:30 PM

Section 4.

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

Section 5.

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

Section 6.

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

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 Ninth day of June 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
LEGAL DESCRIPTION

Aldersgate United Methodist Church
Lot 2R, Block A

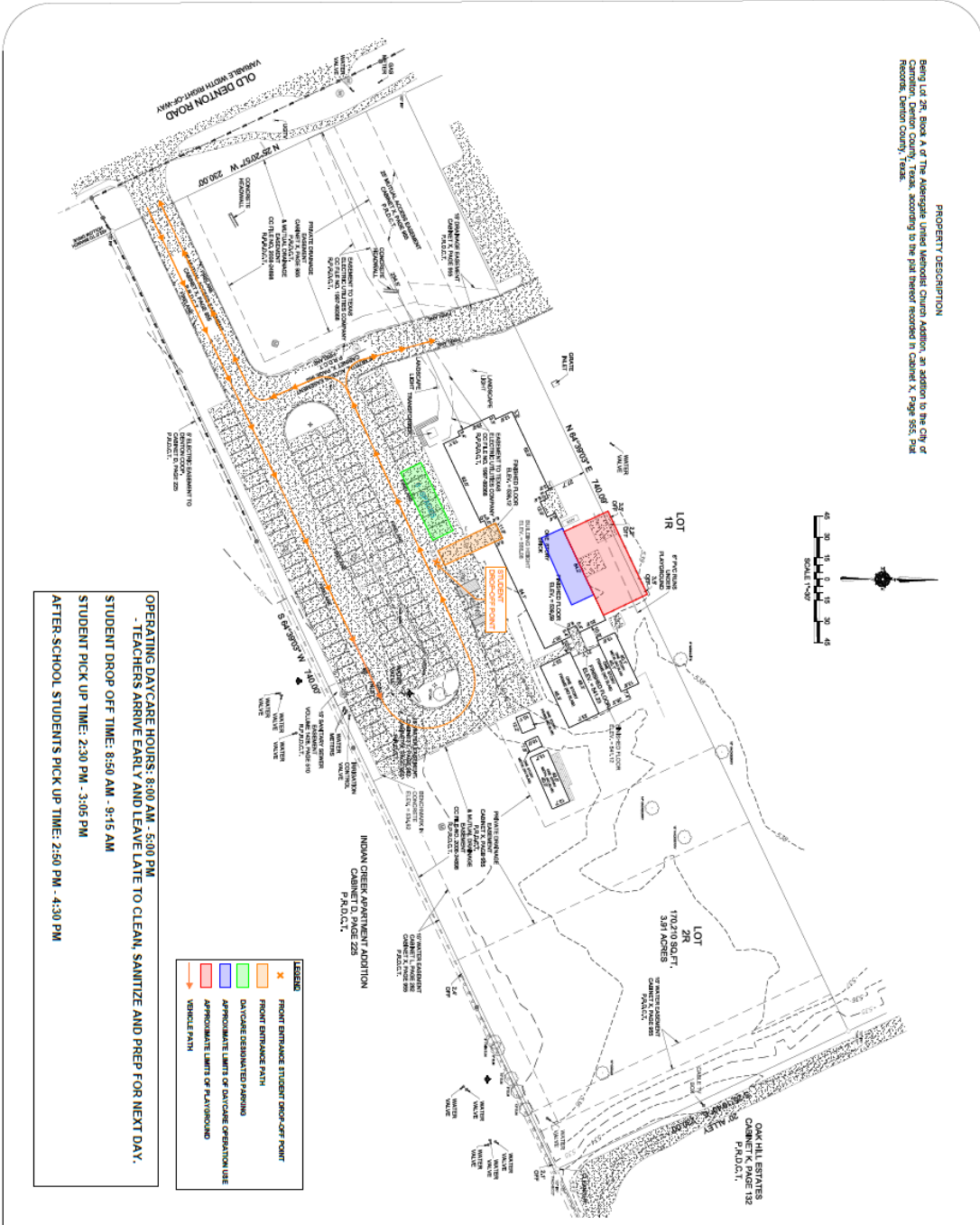
Carrollton, Denton County, Texas
Document No. 109074

GENERAL DEPICTION



EXHIBIT B STUDENT DROP-OFF/PICK-UP AND TRAFFIC CIRCULATION PLAN

PROPERTY DESCRIPTION
 Being Lot 26, Block A of The Aldersgate United Methodist Church Addition, an addition to the City of Canton, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 565, Plat Records, Denton County, Texas.



REVISIONS	
NO.	DATE

GENERAL NOTES

1. This plan is to be read in conjunction with the Survey Plat and the Survey Report.
2. Survey was conducted on or about 07/20/2018.

LEGEND

- X SURVEY POINT
- X BOUNDARY
- X BOUNDARY
- X BOUNDARY
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TEXAS HERITAGE SURVEYING, LLC

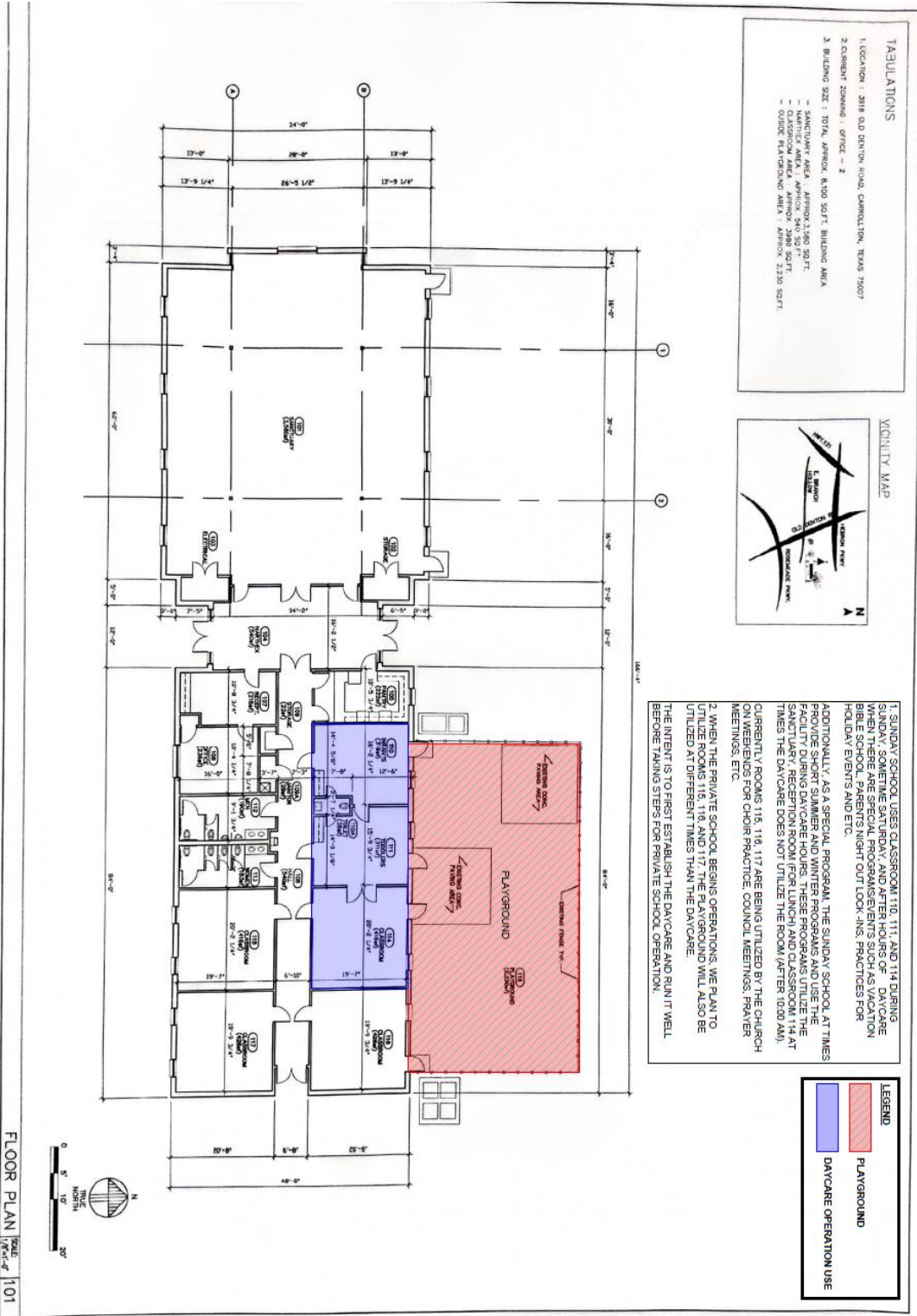
16100 Metric Drive, Suite 154, Dallas, TX 75244
 Office: 972.460.9919 Fax: 972.460.9918
 www.texasheritagesurveying.com

TOPOGRAPHY, TREE & UTILITIES SURVEY

LOT 26, BLOCK A OF THE ALDERSGATE UNITED METHODIST CHURCH ADDITION
 CANTON, DENTON COUNTY, TX

TS 1102355-2
 SPD
 07/20/2018

EXHIBIT C (1 of 3) CONCEPTUAL FLOOR PLAN



TABULATIONS

1. LOCATION : 3918 OLD DENTON ROAD, CARROLLTON, TEXAS 75007

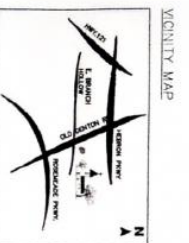
2. CURRENT ZONING : OFFICE - 2

3. BUILDING SIZE : TOTAL APPROX. 6,100 SQ.FT. BUILDING AREA

— SANCTUARY AREA APPROX. 1,500 SQ.FT.

— NARTHEX AREA APPROX. 200 SQ.FT.

— OFFICE PLAYGROUND AREA APPROX. 2,200 SQ.FT.



1. SUNDAY SCHOOL USES CLASSROOM 110, 111, AND 114 DURING SUNDAY. SOMETIME SATURDAY, AND AFTER HOURS OF DAYCARE WHEN THERE ARE SPECIAL PROGRAMS/EVENTS SUCH AS VACATION BIBLE SCHOOLS, NIGHT OUTLOOK-INS, PRACTICES FOR HOLIDAY EVENTS AND ETC.

ADDITIONALLY, AS A SPECIAL PROGRAM, THE SUNDAY SCHOOL ATTENDEES PROVIDE SHORT SUMMER AND WINTER PROGRAMS AND USE THE SANCTUARY DURING THE HOURS THESE PROGRAMS OCCUR. THE SUNDAY SCHOOL ATTENDEES USE THE SANCTUARY AT TIMES THE DAYCARE DOES NOT UTILIZE THE ROOM (AFTER 10:00 AM). CURRENTLY ROOMS 115, 116, 117 ARE BEING UTILIZED BY THE CHURCH ON WEEKENDS FOR CHORUS PRACTICE, COUNCIL MEETINGS, PRAYER MEETINGS, ETC.

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THE INTENT IS TO FIRST ESTABLISH THE DAYCARE AND RUN IT WELL BEFORE TAKING STEPS FOR PRIVATE SCHOOL OPERATION.

LEGEND

- PLAYGROUND
- DAYCARE OPERATION USE

FLOOR PLAN SCALE 1/8" = 1'-0" 101

EXHIBIT C (2 of 3) CONCEPTUAL FLOOR PLAN

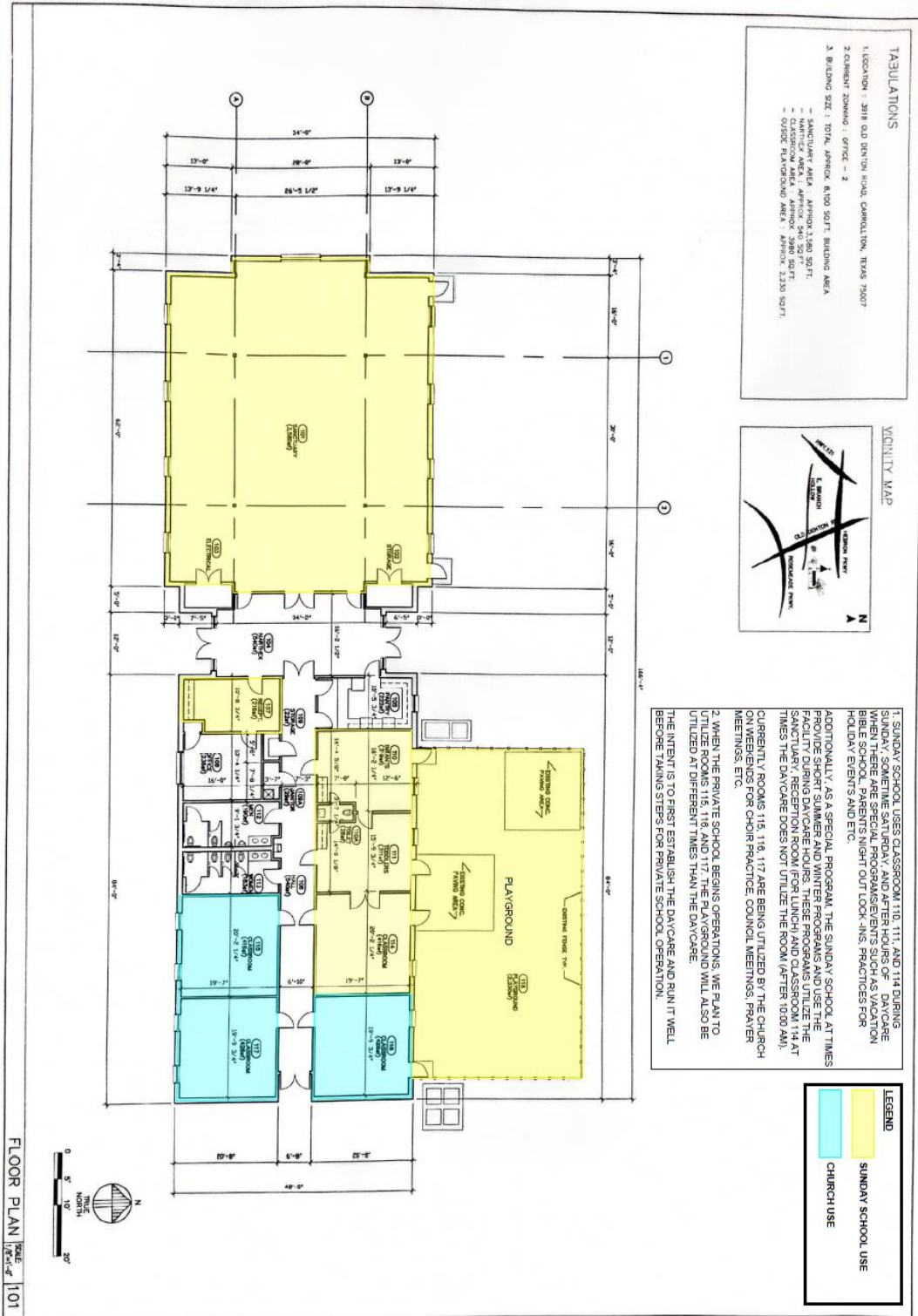
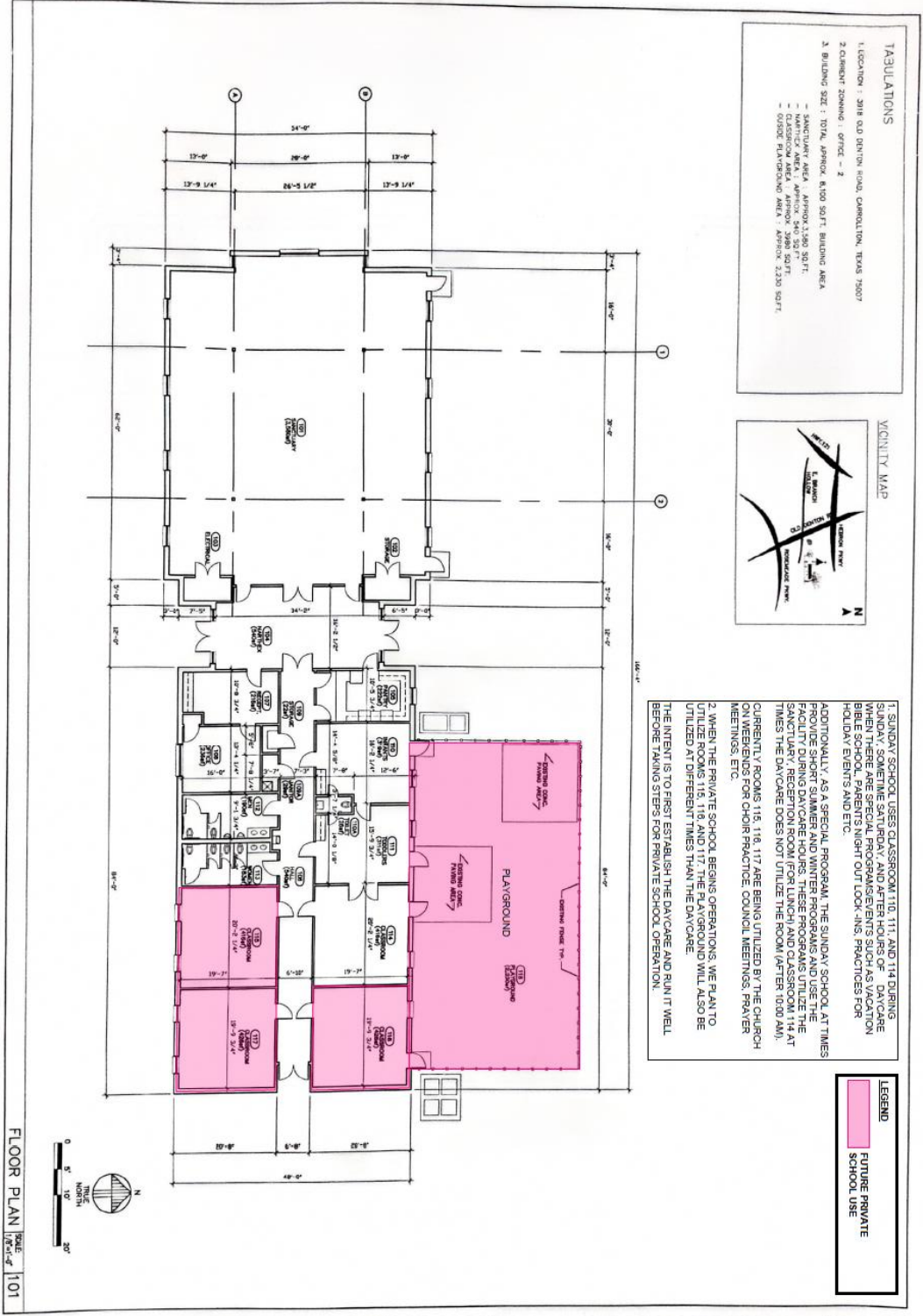


EXHIBIT C (3 of 3) CONCEPTUAL FLOOR PLAN



1. SUNDAY SCHOOL USES CLASSROOMS 116, 117 AND 114 DURING SUNDAY MORNING SERVICES AND AFTERNOON SERVICES. WHEN THERE ARE SPECIAL PROGRAMS/EVENTS SUCH AS VACATION BIBLE SCHOOL, PARENTS NIGHT OUT LOOK-INS, PRACTICES FOR HOLIDAY EVENTS AND ETC.

ADDITIONALLY AS A SPECIAL PROGRAM THE SUNDAY SCHOOL AT TIMES PROVIDE SHORT SUMMER AND WINTER PROGRAMS AND USE THE FACILITY DURING DAYCARE HOURS. THESE PROGRAMS UTILIZE THE SANCTUARY, RECEPTION ROOM FOR LUNCH AND CLASSROOM 114 AT TIMES THE DAYCARE DOES NOT UTILIZE THE ROOM (AFTER 10:00 AM). CURRENTLY ROOMS 115, 116, 117 ARE BEING UTILIZED BY THE CHURCH ON WEEKENDS FOR CHOR PRACTICE, COUNCIL MEETINGS, PRAYER MEETINGS, ETC.

2. WHEN THE PRIVATE SCHOOL BEGINS OPERATIONS, WE PLAN TO UTILIZE ROOMS 115, 116 AND 117. THE PLAYGROUND WILL ALSO BE UTILIZED AT DIFFERENT TIMES THAN THE DAYCARE.

THE INTENT IS TO FIRST ESTABLISH THE DAYCARE AND RUN IT WELL BEFORE TAKING STEPS FOR PRIVATE SCHOOL OPERATION.

C.D.G. <small>COMMUNITY DEVELOPMENT GROUP</small> <small>1101 W. HUNTER STREET, SUITE 100</small> <small>CARROLLTON, TX 75006</small>	SARANG MISSION CHURCH 3918 OLD DENTON ROAD, CARROLLTON, TX 75007	C.B.G. <small>COMMUNITY BUILDING GROUP</small> <small>1101 W. HUNTER STREET, SUITE 100</small> <small>CARROLLTON, TX 75006</small>	CITY FILE NO. PLSUP 2025-031
ROOM NAME CITY BLOCK PLAT NUMBER	Date: _____ Initial For / Description: _____ AP/ SERVIC: _____ RECLAIMMENTAL: _____	101	A-1



Agenda Memo
File Number: 7648

Agenda Date: 6/9/2026

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 19.

City Council Meeting Date: June 9, 2026

Date: May 26, 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 Special Use Permit-405 To Allow “Other Motor Vehicle Sales” On An Approximately 3.17-Acre Tract Zoned (LI) Light Industrial District And Located at 1010 Hutton Drive; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2026-063 Selective Auto.

Background:

The property is zoned (LI) Light Industrial District with Special Use Permit (SUP-405) for Automobile or Light Load Truck Sales, Used; Automobile Repair Service or Maintenance Garage (accessory use); and Automobile Paint and Body Shop (accessory use).

The applicant is requesting to amend the existing SUP to allow the sale of watercraft (boats) and their associated trailers.

No public comments have been received.

Financial Implications:

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

Staff Recommendation/Action Desired:

On May 7, 2026, the Planning and Zoning Commission recommended approval of the request with stipulations.

Staff recommends **APPROVAL** with stipulations. The attached ordinance reflects the action of the Commission.

RESULTS SHEET

Date: 06/09/26

Case No./Name: PLSUP 2026-063 Selective Auto

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **Approval with the following stipulations**. The text in red are new conditions, while black text are existing stipulations from current SUP-405.

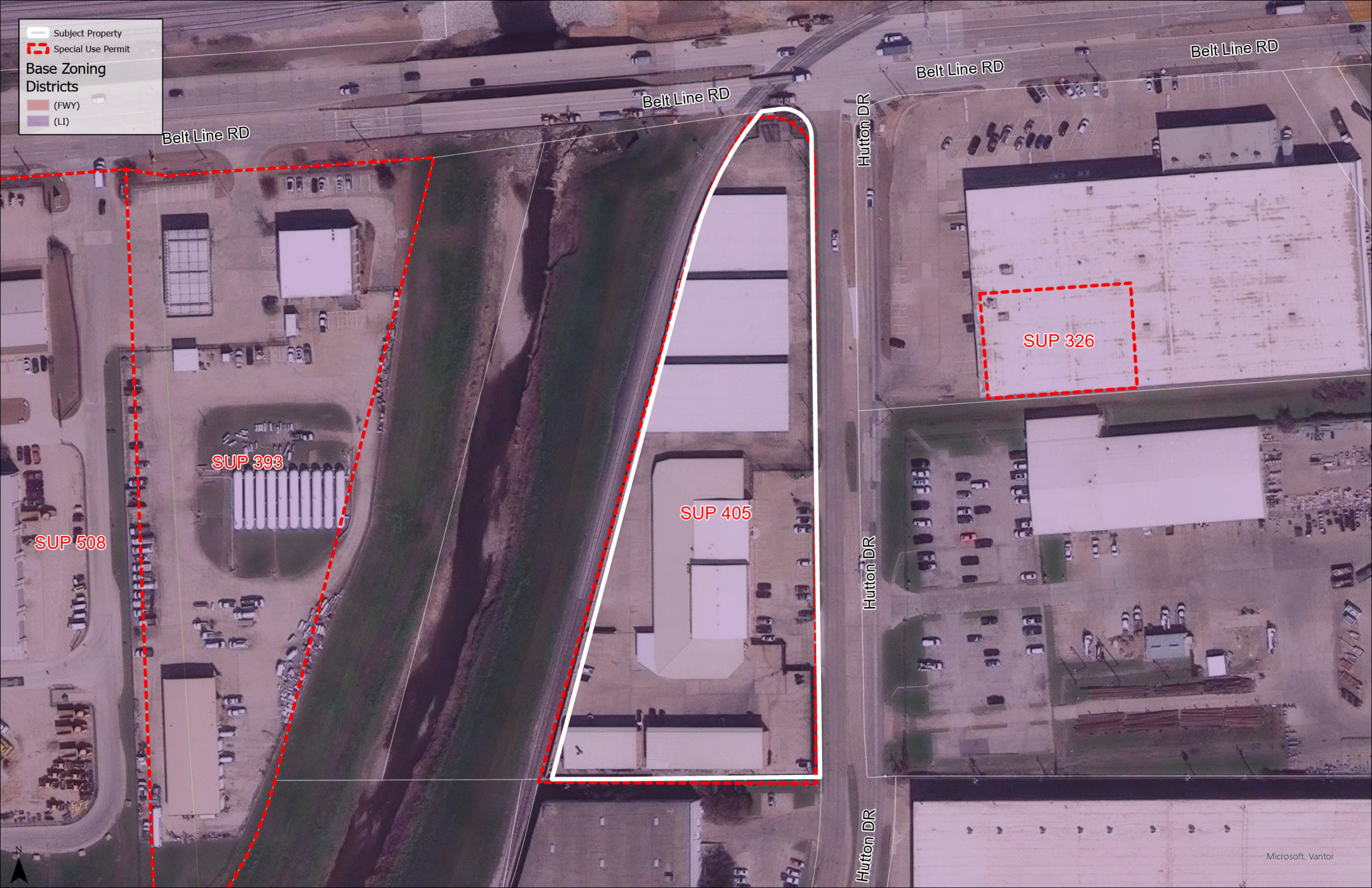
1. Special Use Permit 405 is hereby amended for 1010 Hutton Drive, providing the following uses:
 - a. Used Car Dealer / **Other Motor Vehicle Sales (boats and trailers)**
 - b. Automotive Repair Service or Garage (as an accessory use)
 - c. Automotive Paint & Body Shop (as an accessory use)
2. Development shall be in accordance with the following special conditions, restrictions, and regulations:
 - a. Development shall be accordance with the Conceptual Site Plan, Landscape Plan, and Building Elevations attached, as Exhibits B, C, and D respectively.
 - b. The loading or unloading of vehicles shall occur on the property only and not within the adjacent street right-of-way.**
 - c. All inventory for sale shall be located underneath the canopy structures as depicted on the conceptual site plan and shall not be located in any required customer/employee parking or any designated fire lane or maneuvering aisle.**
 - d. In each case where landscaping other than turf grass or groundcover is located within a public right-of-way, a landscape license agreement shall be executed with the City.
 - e. All landscaping shall be planted prior to Final Acceptance of the parking structures.
 - f. Fencing and screening wall shall be consistent with existing site facility. An 8-foot tall masonry wall along the west property line and 8-foot tall ornamental metal fence along Hutton Drive and Belt Line Road shall be maintained.
 - g. No damaged vehicle shall be located between the front face of any building and Hutton Drive, nor shall any damaged vehicle be visible from Belt Line Road.
 - h. All paint and bodywork shall occur indoors.
 - i. Signage shall not be permitted on carports/canopies, per the current sign ordinance.
 - j. Covered parking structure
 1. Any covered parking shall not encroach into the fire lane or easements.

- 2. Detached parking structure -
 - a. Minimum front setback:
 - 1) Along Hutton Drive: 20 feet;
 - 2) Along Belt Line Road: 33 feet.
 - 3) Minimum side setback: Zero feet along the west side of the property. In no instance shall the structure overhang the masonry wall. The roof shall be designed to control runoff and consistent with city codes.
 - b. The height of the covered parking structure to the top of the structure shall be a maximum 12-feet.
 - c. The covered parking shall consist of at least three structures of equal width along Hutton Drive and separated by a minimum 10-feet and consistent with city codes.

B. P&Z RECOMMENDATION from P&Z meeting: 05/07/26
Result: **APPROVED** /Vote: 9-0

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 06/09/26
Result: /Vote:

Subject Property
Special Use Permit
Base Zoning Districts
(FWY)
(LI)



Belt Line RD

Belt Line RD

Belt Line RD

Belt Line RD

Hutton DR

Hutton DR

Hutton DR

SUP 393

SUP 508

SUP 405

SUP 326

1010 Hutton Dr

200 FT Buffer

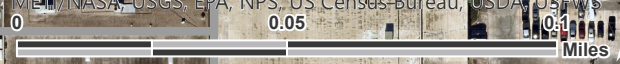


CARROLLTON
TEXAS

April 2026



© 2025 Intellicart, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap contributors, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Application Explanation and Description of Request or Project

This will be for a retail lisenche only not repairs . well be selling boats an trailers

SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten, AICP

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District with SUP-405

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Undeveloped
SOUTH	(LI) Light Industrial District	Warehouse/Manufacturing
EAST	(LI) Light Industrial District	Administrative Offices / Warehousing / Outside Storage Yard
WEST	(LI) Light Industrial District	Hutton Branch Creek

REQUEST: Amend SUP-405 to add the use “Other Motor Vehicle Sales” for the sale of watercraft (boats) and associated trailers

PROPOSED USE: Used automobile sales and repair (existing) with the sale of boats and trailers

ACRES/LOTS: Approximately 3.17-acres / 1 lot

LOCATION: 1010 Hutton Drive

HISTORY: On April 2, 2013, SUP-405 was established to allow used automobile sales and accessory repair service (Ord. 3547).

On September 2, 2014, SUP-405 was re-established to allow used automobile sales and adding automobile repair services and automobile paint and body services as an accessory use (Ord. 3639).

On July 17, 2015, there was an amendment to SUP-405 to include additional property in the SUP boundary (Ord. 3690).

On September 4, 2018, there was an amendment to SUP-405 to add covered parking to protect the automobile inventory from inclement weather (Ord. 3873).

COMPREHENSIVE PLAN: Industrial

TRANSPORTATION PLAN: West Belt Line Road is a Six-Lane Divided Arterial (A6D) and Hutton Drive is a Four-Lane Divided Arterial (A4D).

OWNER: MMM Realty LLC / Mehdi Ebrahim

REPRESENTED BY: Kamal Khalilian

STAFF ANALYSIS

PROPOSAL

Request an amendment to Special Use Permit (SUP-405) to add the use “Other Motor Vehicle Sales” for the sale of watercraft (boats) and associated trailers. The business is currently operating as a used automobile and light load truck dealership with accessory auto repair and automotive paint and body services.

HISTORY

In 2013, SUP-405 was approved allowing a used car dealership with an accessory repair shop.

In 2014, SUP-405 was amended to allow an accessory garage and a paint and body shop.

In 2015, SUP-405 was amended to expand the used car dealership northward for the used car dealership with accessory automotive repair and paint and body shop.

In 2018, there was an amendment to SUP-405 to add covered parking to protect the automobile inventory from inclement weather (Ord. 3873).

Three existing buildings are located on the property with surface parking for auto display. The middle main building contains canopies at the center of the property covering vehicles. An 8-foot tall masonry wall is located along the west side of the property and an 8-foot tall ornamental metal fence along Belt Line Road and Hutton Drive.

ZONING ORDINANCE

Uses classified as other motor vehicle sales including the sale of watercraft or boats, require a Special Use Permit. Amendments to approved Special Use Permits require Planning and Zoning Commission recommendation and City Council approval.

ELEMENTS TO CONSIDER

The existing covered parking contains three separate structures of equal width and provide a minimum 10 feet separation in-between each, in order to meet city building code. The Conceptual Site Plan exhibit shows the general location of three covered parking structures. The structures consist of a metal roof supported by posts over an existing surface parking lot.

Additional land area and pavement was added to the site in 2015. All automobile inventory for sale is located underneath the canopy structures.

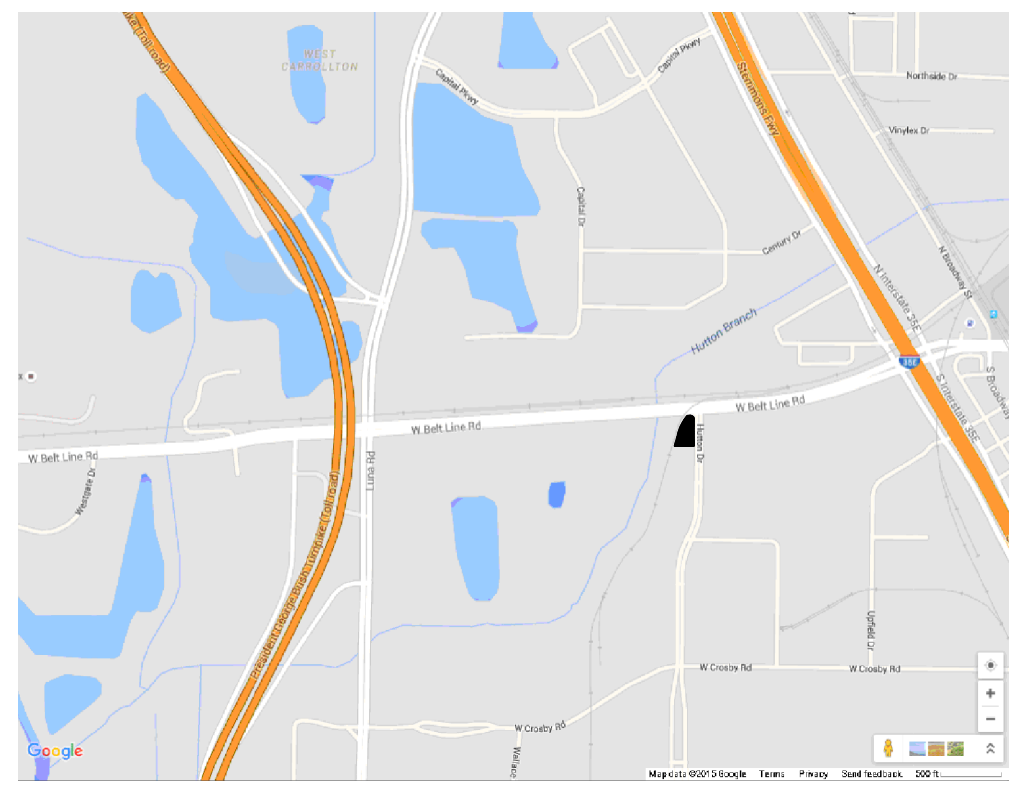
The applicant proposes to store the boats and trailers underneath the canopy structures similar to the used automobiles. No automobiles would be permitted to be stored between the front face of the building and Hutton Drive, within any required customer/employee parking or any designated fire lane or maneuvering aisle.

Enhanced landscaping was provided at the periphery of the property along Belt Line Road and Hutton Drive.

CONCLUSION

Staff believes the use of “Other Motor Vehicle Sales” is appropriate at this location. The boats and trailers shall be stored underneath the existing canopies similar to the used automobile inventory. No additional area is being added to the property for the sale and storage of boats and trailers.

The property is located adjacent to industrial warehouse and distribution, a drainage canal, and flood plain. This property configuration, location, and frontage on Belt Line Road appears to have minimal visibility compared to most other dealerships adjacent to arterials and expressways. The impacts of adding additional inventory for sale should be minimal at this location.

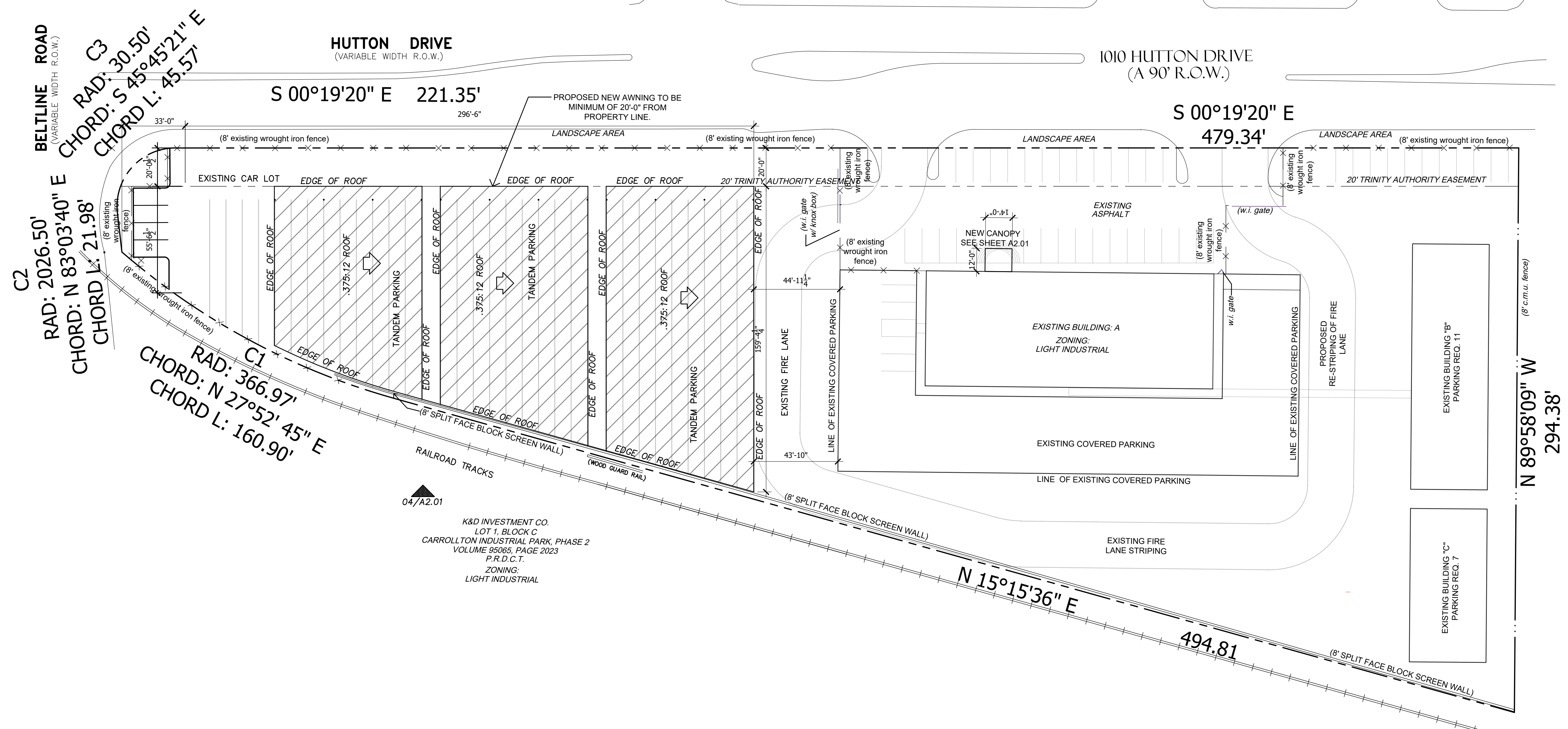


SITE MAP

SITE INFORMATION TABLE	
USE:	A SPECIAL USE PERMIT FOR A USED CAR DEALERSHIP WITH ACCESSORY USES FOR AUTOMOTIVE REPAIR SERVICE OR MAINTENANCE GARAGE AND AUTOMOBILE PAINT AND BODY SHOP
ACREAGE AREA:	3.170 ACRES
TOTAL EXISTING BUILDING AREA: FOR BUILDINGS A	APPOXIMATE 9,000 SQ. FT.
TOTAL EXISTING BUILDING AREA: FOR BUILDINGS A - B - C	APPOXIMATE 17,320 SQ. FT.
PROPOSED COVERED PARKING AREA:	35,350 SQ. FT.
PARKING:	60 SPACES NON-STORAGE
	220 SPACES STORAGE
	280 SPACES TOTAL ON SITE

CASE NO. PLSUP 2026-063
PLANS FOR:
OWNER - KAMI AKHAVEISSY
ADDRESS - 1010 HUTTON DR
CARROLLTON, TX 75006
PHONE - (214) 663-8689

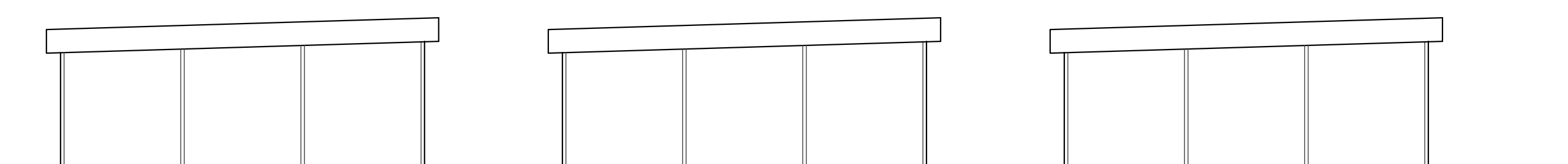
COPYRIGHT: BUSH DESIGN & ASSOCIATES, INC. - 2016
 THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CARROLLTON, TEXAS, AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CARROLLTON, TEXAS, AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CARROLLTON, TEXAS, AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CARROLLTON, TEXAS, AND THE STATE OF TEXAS.



K&D INVESTMENT CO.
 LOT 1, BLOCK C
 CARROLLTON INDUSTRIAL PARK, PHASE 2
 VOLUME 95065, PAGE 2023
 P.R.D.C.T.
 ZONING:
 LIGHT INDUSTRIAL



01 SITE PLAN
 SCALE: 1" = 30'-0"



02 CONCEPTUAL AWNING ELEVATION FROM HUTTON DRIVE
 SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION
 LOT 1, BLOCK 4
 CARROLLTON INDUSTRIAL PARK, PHASE 4
 ELIZABETH LARNER SURVEY, ABST. 797
 CITY OF CARROLLTON, DENTON COUNTY, TEXAS

CONCEPTUAL SITE PLAN FOR CERTIFIED AUTOPEX
 1010 HUTTON DR.
 CARROLLTON, TEXAS

BUSH
 DESIGN & ASSOCIATES
 1800 VALLEY VIEW LN, STE 300
 FARMERS BRANCH, TEXAS 75224
 PHONE: 972-333-9455
 EMAIL: ralphbush@hotmail.com

ISSUE LOG	
DATE	DESCRIPTION
2/15/2017	DD PRELIM
2/27/2017	DD REVISIONS
7/18/2018	CITY COMMENTS
7/24/2018	CITY COMMENTS II
7/26/2018	CITY COMMENTS II

SCALE
 1" = 30'-0"

DATE
 04/14/2026

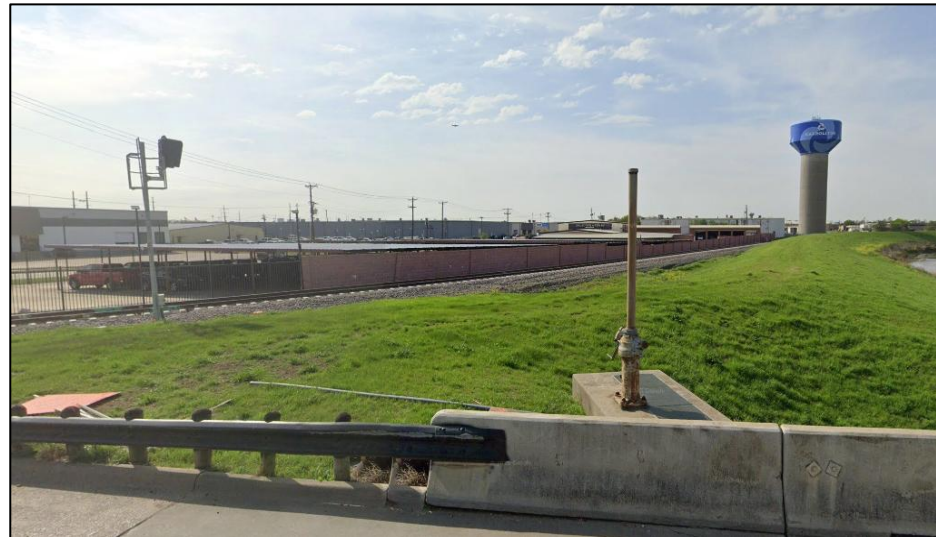
SHEET
 A0.01

SITE / ROOF PLAN

**View from Hutton Drive:
EXISTING CONDITIONS ON PROPERTY**



**View from Belt Line Road:
EXISTING CONDITIONS ON PROPERTY**



DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
May 7, 2026

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, May 7, 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
Kathleen Foster
Jim Doyle, 1st Vice Chair
Al Overholt
Rusty Pendleton, Vice Chair
Terry Sullivan
Dave Hermon
Greg Kramer
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 Roten, Planner
Ed Green, Director of Dev. Svcs.
Brian Passwaters, Community Services Division Mgr.
Glendy Kidwell, Community Development Program Spec.
Joe Haefner, Asst. City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer
Zackery White, Police Commander
Lydia Tormos, Planning Technician

Guests Present:

Richard Fleming, Council Observer

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

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Amend SUP-405 To Allow "Other Motor Vehicle Sales"** On An Approximately 3.17-Acre Tract Zoned (LI) Light Industrial District And Located At 1010 Hutton Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2026-063 Selective Auto.** Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item. He advised this request is to amend the planned development to allow boat and trailer sales. Sales of used autos, as well as automotive paint and repair currently exist on the site. A site location and zoning map was provided. Mr. Rhoten reviewed a

conceptual site plan. He advised that the boats and trailers would be displayed under existing canopies. Exterior photos of the site were provided. Staff recommended approval with stipulations.

Commissioner Foster asked whether repair and painting of boats will also be allowed on site. Mr. Rhoten advised it is allowed under the previous special use permit approval. Chair Windrow asked if the applicant was present and would like to speak. The applicant was not present.

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

**** Commissioner Doyle moved to close the public hearing and approve Case No. PLSUP 2026-063 Selective Auto with staff stipulations; second by Commissioner Pendleton. The motion was approved with a vote of 9-0.***

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 6/09/2026

SPECIAL USE PERMIT NO. 405
DEVELOPMENT NAME: SELECTIVE AUTO
SUP-405 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 405 AND THEREBY REPEAL AND REPLACE ORDINANCE NUMBER 3873 IN ITS ENTIRETY TO REVISE PROVISIONS FOR SPECIAL USE PERMIT 405 TO ALLOW AUTOMOBILE OR LIGHT LOAD TRUCK SALES (USED), OTHER MOTOR VEHICLE SALES (BOATS AND TRAILERS), AUTOMOBILE OR LIGHT LOAD TRUCK REPAIR GARAGE (ACCESSORY USE), AND AUTOMOBILE PAINT AND BODY SHOP (ACCESSORY USE) AND ALLOWING A CANOPY WITH DEVELOPMENT STANDARDS ON AN APPROXIMATELY 3.17-ACRE LOCATED AT 1010 HUTTON DRIVE; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Seventh day of May 2026, the Planning & Zoning Commission considered and made recommendations on a certain request for amending a Special Use Permit (Case No. PLSUP 2026-063); 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 Ninth day of June 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 3873 to amend Special Use Permit Number 405 established by City of Carrollton for a certain tract located at the southwest corner of Belt Line Road and Hutton Drive and being more specifically described and generally depicted on the attached Exhibit A, providing for the following uses:

Automobile Or Light Load Truck Sales (Used)
Other Motor Vehicle Sales (Boats And Trailers)
Automobile Or Light Load Truck Repair Garage (Accessory Use)
Automobile Paint And Body Shop (Accessory Use)

Section 3.

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

1. Development shall be accordance with the Conceptual Site Plan and Canopy Elevations, Landscape Plan, and Existing Building Elevations attached, as Exhibits B, C, and D respectively.
2. The loading or unloading of vehicles shall occur on the property only and not within the adjacent street right-of-way.
3. All inventory for sale shall be located underneath the canopy structures as depicted on the conceptual site plan and shall not be located in any required customer/employee parking or any designated fire lane or maneuvering aisle.
4. In each case, where landscaping other than turf grass or groundcover is located within a public right-of-way, a landscape license agreement shall be executed with the City.
5. All landscaping shall be planted prior to final acceptance of the canopy structures.
6. Fencing and screening wall shall be consistent with existing site facility. An 8-foot tall masonry wall along the west property line and 8-foot tall ornamental metal fence along Hutton Drive and Belt Line Road shall be maintained.
7. No damaged vehicle shall be located between the front face of any building and Hutton Drive, nor shall any damaged vehicle be visible from Belt Line Road.
8. All paint and body work shall occur indoors.
9. Signage shall not be permitted on canopies, per the current sign ordinance.

10. Canopy structure:

- a. Any canopy shall not encroach into the fire lane or easements.
- b. Detached canopy structure:
 - 1.) Minimum front setback:
 - a) Along Hutton Drive: 20 feet;
 - b) Along Belt Line Road: 33 feet.
 - c) Minimum side setback: Zero feet along the west side of the property. In no instance shall the structure overhang over the masonry wall. The roof shall be designed to control runoff and be consistent with city codes.
 - 2.) The height of the canopies to the top of the structure shall be a maximum of 12-feet.
 - 3.) Canopies shall consist of at least three structures of equal width along Hutton Drive and separated by a minimum 10-feet and consistent with city codes.

Section 4.

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

Section 5.

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

Section 6.

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

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 Ninth day of June 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
LEGAL DESCRIPTION**

**Carrollton Industrial Park, Part 4
Lot 1, Block 1**

**Carrollton, Denton County, Texas
Document No. 201600057888**

GENERAL DEPICTION

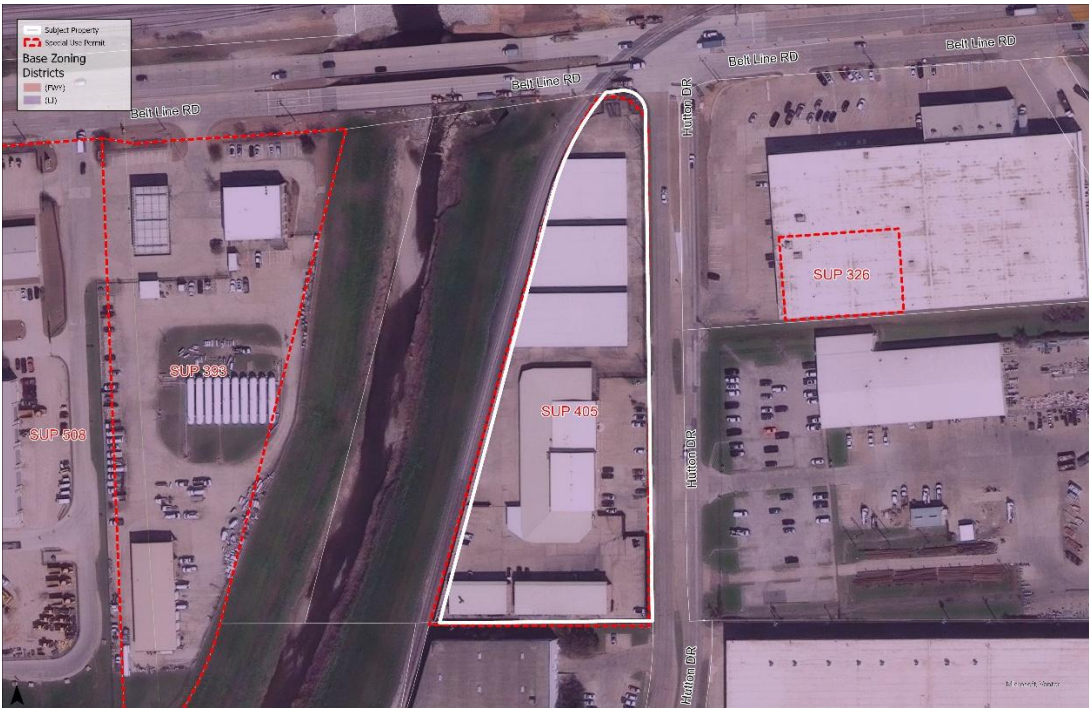
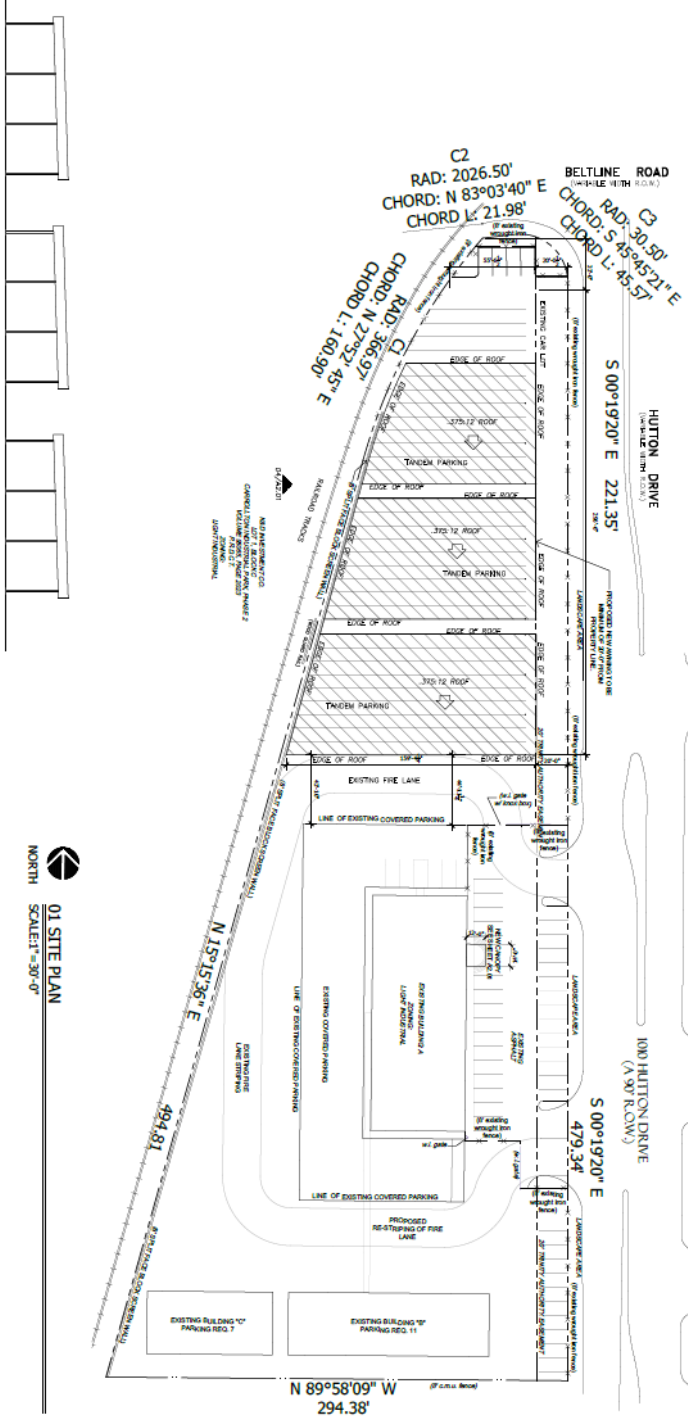
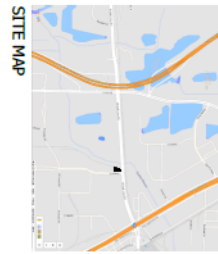


EXHIBIT B CONCEPTUAL SITE PLAN AND CANOPY ELEVATIONS

02 CONCEPTUAL AWNING ELEVATION FROM HULTON DRIVE
SCALE: 1/8"=1'-0"



01 SITE PLAN
SCALE: 1/8"=1'-0"
NORTH



SITE INFORMATION TABLE	
USE:	A SPECIAL USE PERMIT FOR A USED CAR DEALERSHIP WITH ACCESSORY USES FOR AUTOMOTIVE REPAIR SERVICE OR MAINTENANCE GARAGE AND AUTOMOBILE PAINT AND BODY SHOP
ACREAGE AREA:	3.170 ACRES
TOTAL EXISTING BUILDING AREA, FOR BUILDINGS A	APPROXIMATE 9,000 SQ. FT.
TOTAL EXISTING BUILDING AREA, FOR BUILDINGS A, B - C	APPROXIMATE 17,300 SQ. FT.
COVERED PARKING AREA:	35,350 SQ. FT.
PARKING:	60 SPACES NON-STORAGE 220 SPACES STORAGE 280 SPACES TOTAL ON SITE

CASE NO. PLSUP 2026-063
PLANS FOR:
OWNER - KAMI AKHAEISSY
ADDRESS - 1010 HUTTON DR
CARROLLTON, TX 75006
PHONE - (214) 663-8689

<p>DATE: 04/14/2025 SCALE: 1"=30'-0" SHEET: A-01</p>	<p>CONCEPTUAL SITE PLAN FOR CERTIFIED AUTOPEX 1010 HUTTON DR. CARROLLTON, TEXAS</p>	<p>CONCEPTUAL SITE PLAN FOR CERTIFIED AUTOPEX 1010 HUTTON DR. CARROLLTON, TEXAS DATE: 04/14/2025 SCALE: 1"=30'-0" SHEET: A-01</p>
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EXHIBIT D
EXISTING BUILDING ELEVATIONS





Agenda Memo
File Number: 7649

Agenda Date: 6/9/2026

Version: 1

Status: Public Hearing/Individual Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 20.

City Council Meeting Date: June 9, 2026

Date: May 26, 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 21.08-Acre Tract Zoned Planned Development District 005 (PD-005) For The (LR-2) Local Retail District And Located At 1213 East Trinity Mills Road, To Amend PD-005 To Allow A Gasoline Station Without A Special Use Permit, To Modify Development Standards And Conceptual Plans; Amending The Official Zoning Map Accordingly. Case No. PLZ 2026-017 Walmart Gasoline Station.

Background:

The applicant’s request is to amend PD-005 to modify conceptual plans and revise development standards to allow a gasoline station (and without a Special Use Permit) for Tract 3 (approximately 21.08-acre Walmart location) in the approximately 54.6029-acre portion of the PD by removing the prohibition of gasoline sales and gasoline service stations (gasoline stations).

Financial Implications:

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

Staff Recommendation/Action Desired:

On May 7, 2026, the Planning and Zoning Commission recommended **APPROVAL** of the request with stipulations.

Staff recommends **DENIAL**. The attached ordinance reflects the action of the Commission.

RESULTS SHEET

Date: 06/09/26

Case No./Name: PLZ 2026-017 Walmart Gasoline Station

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **DENIAL** amending PD-005 to remove language in the PD prohibiting gasoline sales and gasoline service stations (gasoline station). However, should the Planning and Zoning Commission decide that the proposal is suitable for the area and will not adversely affect other properties in the general vicinity of the property involved, the following stipulations are recommended (the text additions are red and underlined and text deletions are red and struck-out for PD-005:

That said 54.6029-acre portion of Planned Development 5 shall be developed in accordance with the following special conditions, restrictions and regulations and in conformance with Exhibits A, B-1, B-2, B-3, B-4, C, D, E, F, and **G** attached hereto.

1. The following uses are specifically prohibited:
 - ~~1. Gasoline Sales (As Accessory or Principal Use)~~
 - ~~2. Gasoline Service Station~~
 - 3. Gasoline Station (except Tract 3)**
4. For Tract 3, additional permitted use is a gasoline station allowed by right and shall be in general conformance with the conceptual plans attached herein as Exhibit G.
 - a. Signs shown are for illustrative purposes only and shall be reviewed separately for permitting.
 - b. The building's eastern and southern elevations shall be revised to provide greater architectural elements and detail with staff's final review for approval before permit issuance.
 - c. 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: 05/07/26:

Result: **APPROVED** /Vote: 7-2 (Overholt and Windrow opposed)

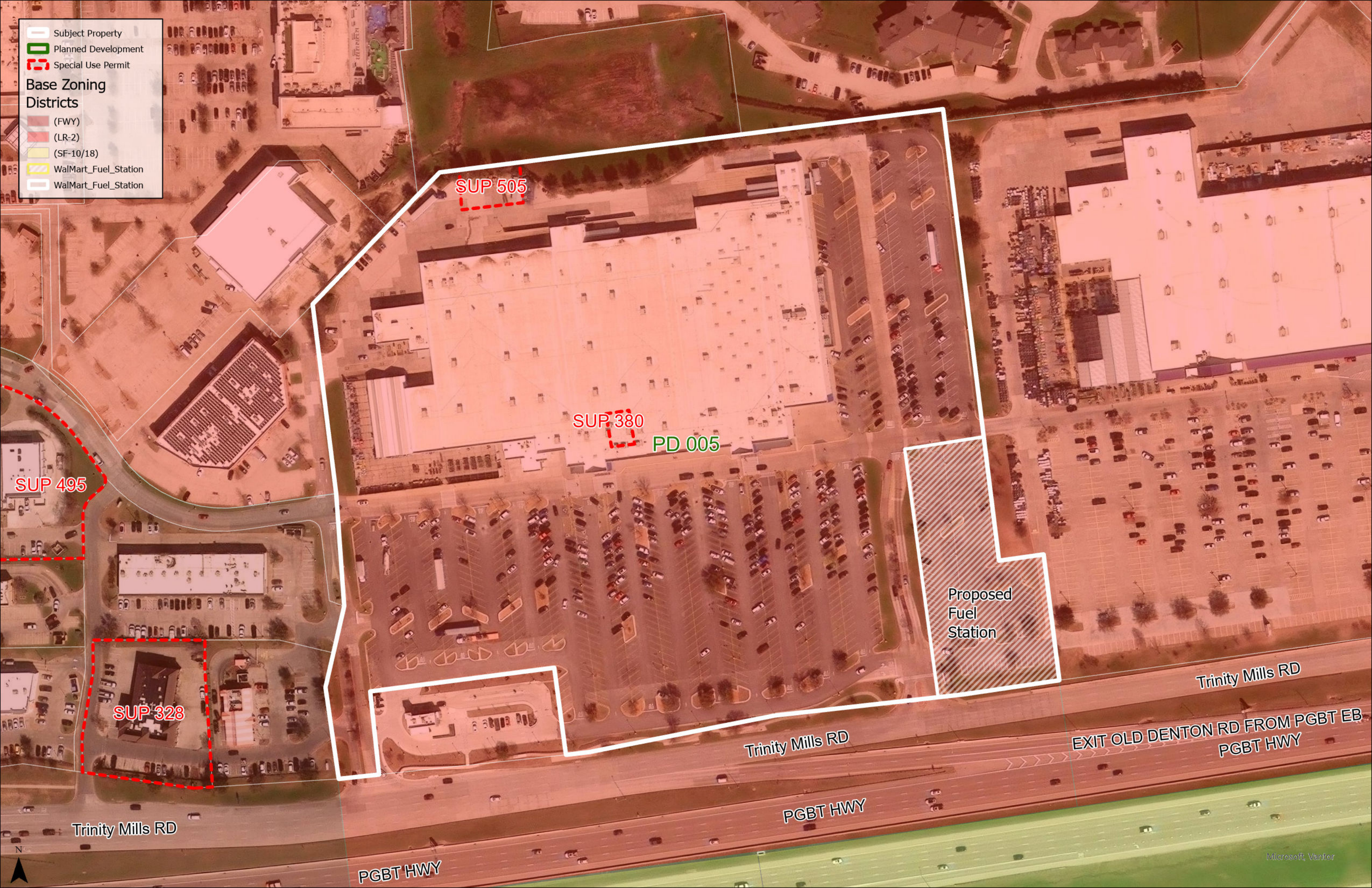
D. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 06/09/26:

Result: /Vote:

-  Subject Property
-  Planned Development
-  Special Use Permit

Base Zoning Districts

-  (FWY)
-  (LR-2)
-  (SF-10/18)
-  WalMart_Fuel_Station
-  WalMart_Fuel_Station



SUP 505

SUP 380

PD 005

Proposed Fuel Station

SUP 495

SUP 328

Trinity Mills RD

Trinity Mills RD

PGBT HWY

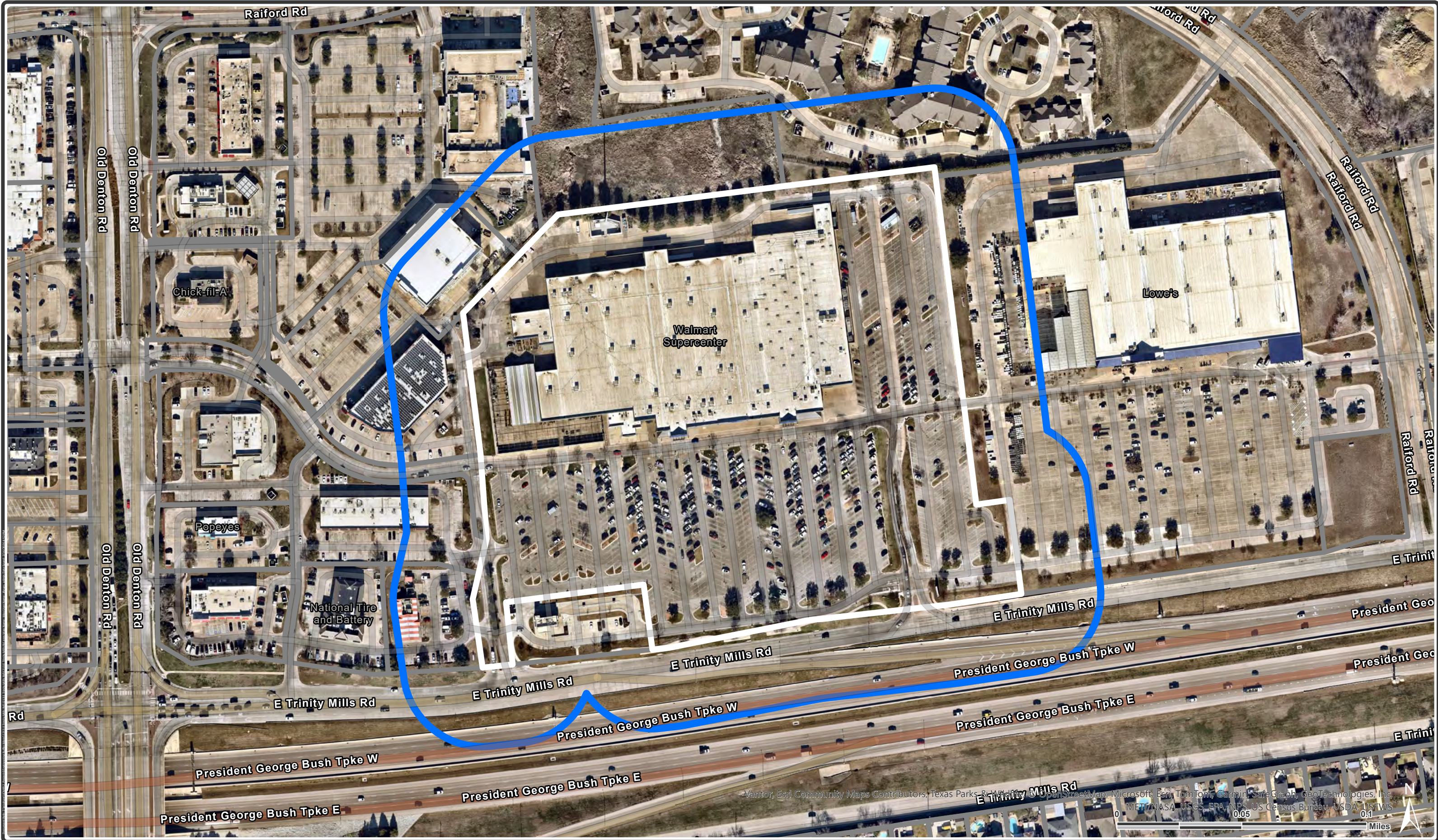
PGBT HWY

Trinity Mills RD

EXIT OLD DENTON RD FROM PGBT EB
PGBT HWY

1213 E Trinity Mills Rd

200 FT Buffer



APPLICANT'S NARRATIVE

NARRATIVE – Provide a detailed explanation and description of the project or request

The applicant requests an amendment to Planned Development 005 (PD 005) to revise Section 3 of the document in order to remove gasoline sales and gasoline service stations as prohibited primary and accessory uses. The amendment would allow the construction of a 1,454 square foot fuel station located at the southeast corner of the Walmart parking lot at 1213 East Trinity Mills Road. The proposed fuel station would serve customers of the existing Walmart and surrounding retail uses within the Planned Development and would be located within the current parking lot area. No expansion of the overall development boundaries are proposed, and the fuel station is intended to function as a subordinate and accessory use to the primary retail use already permitted under PD 005.

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-005 for the (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-005 for the (LR-2) Local Retail District	Big-Box Retailer (Walmart)
SOUTH	PD-005 for the (LR-2) Local Retail District	PGBT
EAST	PD-005 for the (LR-2) Local Retail District	Big-Box Home Improvement Retailer (Lowe’s)
WEST	(FWY) Freeway District	Retail and Restaurant Uses

REQUEST: An amendment to PD-005 to modify conceptual plans and revise development standards to allow a gasoline station (and without a Special Use Permit) for Tract 3 (approximately 21.08-acre Walmart location)

PROPOSED USE: Gasoline station

ACRES/LOTS: Approximately 21 acres / 1 lot

LOCATION: 1213 East Trinity Mills Road

HISTORY: The Planned Development (PD-005) was established in 1969 and amended numerous times since then.

On November 1, 1994, the PD was amended prohibiting gasoline sales and automobile related uses, including repair and service.

The PD was amended on September 7, 2004 for the approximately 54.6029 site providing for the (LR-2) Local Retail District with modified development standards.

PD-005 was last amended on September 14, 2021, for Dutch Bros. Coffee, also in front of Walmart.

The property was replatted in 2021.

COMPREHENSIVE PLAN: High Intensity Commercial

TRANSPORTATION PLAN: This section of East Trinity Mills Road is the service road for PGBT which is designated as a Controlled Access Highway.

OWNER: Walmart Real Estate Business Trust

REPRESENTED BY: David Upton / Kimley-Horn and Associates, Inc.

STAFF ANALYSIS

PROPOSAL

This request is an amendment to PD-005 to modify conceptual plans and revise development standards to allow a gasoline station (by right, without a Special Use Permit) for Tract 3 (approximately 21.08-acres - Walmart location).

ZONING

The property is zoned PD-005 for the (LR-2) Local Retail District. PD-05 has prohibited gasoline sales and automobile related land uses since 1994.

ELEMENTS TO CONSIDER

1. Highly visible corridors often aim for attractive, high-quality development to enhance the area's image. Auto-related uses can create visual blight.

Properties between Old Denton Road and McCoy Road are highly visible to westbound traffic on Trinity Mills Road, highlighting the importance of maintaining a clean, attractive, and positively contributing land-use character that reflects the City's desired image.

- a. In response, PD-005 was amended in 1994 to deliberately set the standard for regulating development and land uses along Trinity Mills Road when Walmart and Lowes were constructed on the properties in 1994 and 1997 respectively.
 - b. Specifically, a list of automotive-related land uses were intentionally prohibited in PD-005 by right or via Special Use Permit. The uses prohibited include “gasoline sales (as accessory or as a principle use)” and “gas service stations”.
2. Enforcement of the PD-005 zoning restrictions.

The former 7-Eleven convenience store, located at 2680 Old Denton (southeast corner of Old Denton Road and Raiford Road) was in operation without a gas station, as a result of restrictions in PD-005.

City staff has had several pre-development meetings with potential tenants who wanted to locate gas stations on the subject property or within PD-005, including the following:

- a. On August 12, 2014 city staff met with Murphy USA who requested a gas station on the subject property. Staff explained that PD-005 specifically prohibited the automotive uses. A planning application was not submitted.

- b. On November 27, 2018 staff met with representatives interested in placing a Walmart fueling station on the subject property. Staff explained the current PD-005 zoning restrictions and a planning application to amend the zoning was not submitted.
 - c. 1261 E. Trinity Mills (Lowe's Outparcel – Northwest corner of Trinity Mills and Raiford). On October 24, 2023 city staff met with applicants interested in building a Murphy Express convenience store and gas station. The applicant did not apply for a rezoning change after being explained the PD-005 restrictions.
 - d. On August 27, 2025 staff met with the current applicant who proposed a Walmart fueling station along Trinity Mills, in-front of Walmart. Staff explained the current PD-005 zoning restrictions. However, the applicant applied for this rezoning request to consider allowing a gas station by right amending PD-05.
3. The proposed request amends PD-005 to allow a gas station by right.
- a. The applicant provided a site plan, landscape plan and elevations proposing a 1,454 square foot convenience store and 12 fuel pump stations beneath a canopy.
 - b. The kiosk will be perpendicular to (rather than facing) Trinity Mills Road with the front entry, display windows, and canopy facing west. The east side façade faces one-way westbound traffic and proposes to contain a blank wall with trellises and metal downspouts. The south elevation proposes to have the propane kiosk facing Trinity Mills along with the blank wall. The north façade, which does not face a street, will have a blank wall.

City staff identified the concerns regarding the location of the building and facades lacking architectural features facing the highly traversed westbound Trinity Mills Road. Staff directed the applicant to enhance the elevations with visibility to Trinity Mills Road, including the east and south sides of the building. However, the only improvements provided were in the form of a cornice on the top walls and a parapet extension to the top of the building prior to the P&Z meeting.

The applicant did provide revisions, after the P&Z meeting, adding medium gray striping on all sides of the building. The south and east elevations were modified adding blue to portions of the façade along with the Walmart spark on the east side. However, no additional architectural features were added nor additional landscaping on the east side of the building.

Since the applicant provided revised facades, prior to City Council, staff is recommending removing stipulation 4b requesting city staff review the facades prior to permitting.

- c. Most convenience stores and kiosk retail buildings have front entries and display windows facing the street and not perpendicular to roadways. The examples below provide convenience stores with gas stations which have front facing facades to the George Bush Turnpike (Trinity Mills Road):

- 1.) *Chevron Gas Station (constructed in 1985) – 1010 W. Trinity Mills Road – Front door and windows face the eastbound service road.*
- 2.) *Chevron Gas Station (constructed in 2006) – 2525 N. Josey Lane – Front doors, display windows, canopies and elevation enhancements face both Josey Lane and eastbound Trinity Mills Road.*
- 3.) *Shell Gas Station (constructed in 1988) – 2414 E. Trinity Mills Road – Front doors and windows display face the eastbound service road. Display windows also face towards Kelly Boulevard.*

- c. The proposed fuel loading area for the subject rezoning request will extend into a portion of the sodded area reducing the vegetative buffer along the divided driveway from Trinity Mills Road.
- d. The landscape plan provides sufficient screening along Trinity Mills Road and does add additional canopy trees along the divided entry driveway. However, the east elevation will only have Texas Sage to screen the blank wall.

Texas Sage is a shrub that grows up to 10 feet, but generally a lesser height, and would not sufficiently screen the back of the building from traffic on Trinity Mills Road.

- e. A Traffic Impact Analysis was provided and concluded that circulation and access provided from the existing divided driveway from Trinity Mills Road is sufficient. A westbound right-turn lane will further alleviate ingress traffic while reducing impact on egress from the gas station.

4. City Code Violations and Incidents.

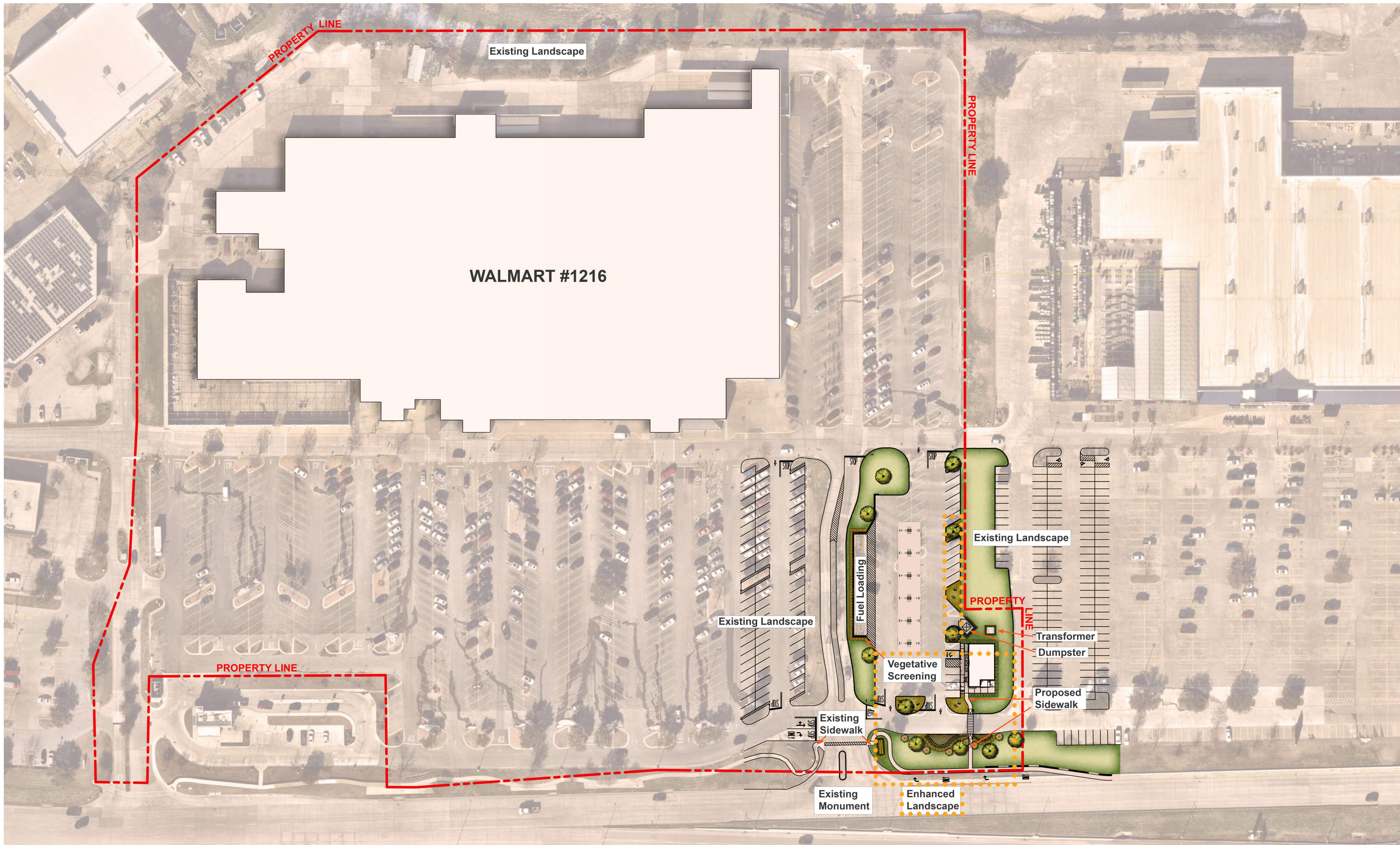
- a. Since 2021, there has been an increased activity towards code violations (such as zoning, trash and debris, parking lot maintenance, environmental quality spills and discharges), and police calls, for theft, solicitor complaints, traffic complaints, motor vehicle theft, assault, suspicious activities, disturbances, and sexual assault. This is problematic because Walmart is one of two large anchor tenants generating the most traffic along Trinity Mills Road, between Raiford Road and Old Denton Road (the other is Lowe's). Police has stated that Walmart has consistently been their top location for calls for service and offenses, far outweighing any other big box store.

5. One written public comment was received in support.

CONCLUSION:

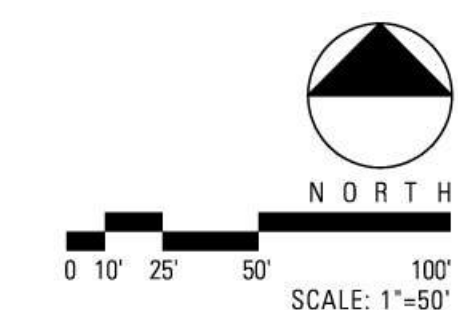
Staff recognizes the proposed gas station is typical for a Walmart. However, the Council-approved PD-005 plainly and purposefully prohibits the automotive uses, such as gas stations, to maintain a quality corridor image along the highly visible Trinity Mills Road and President George Bush

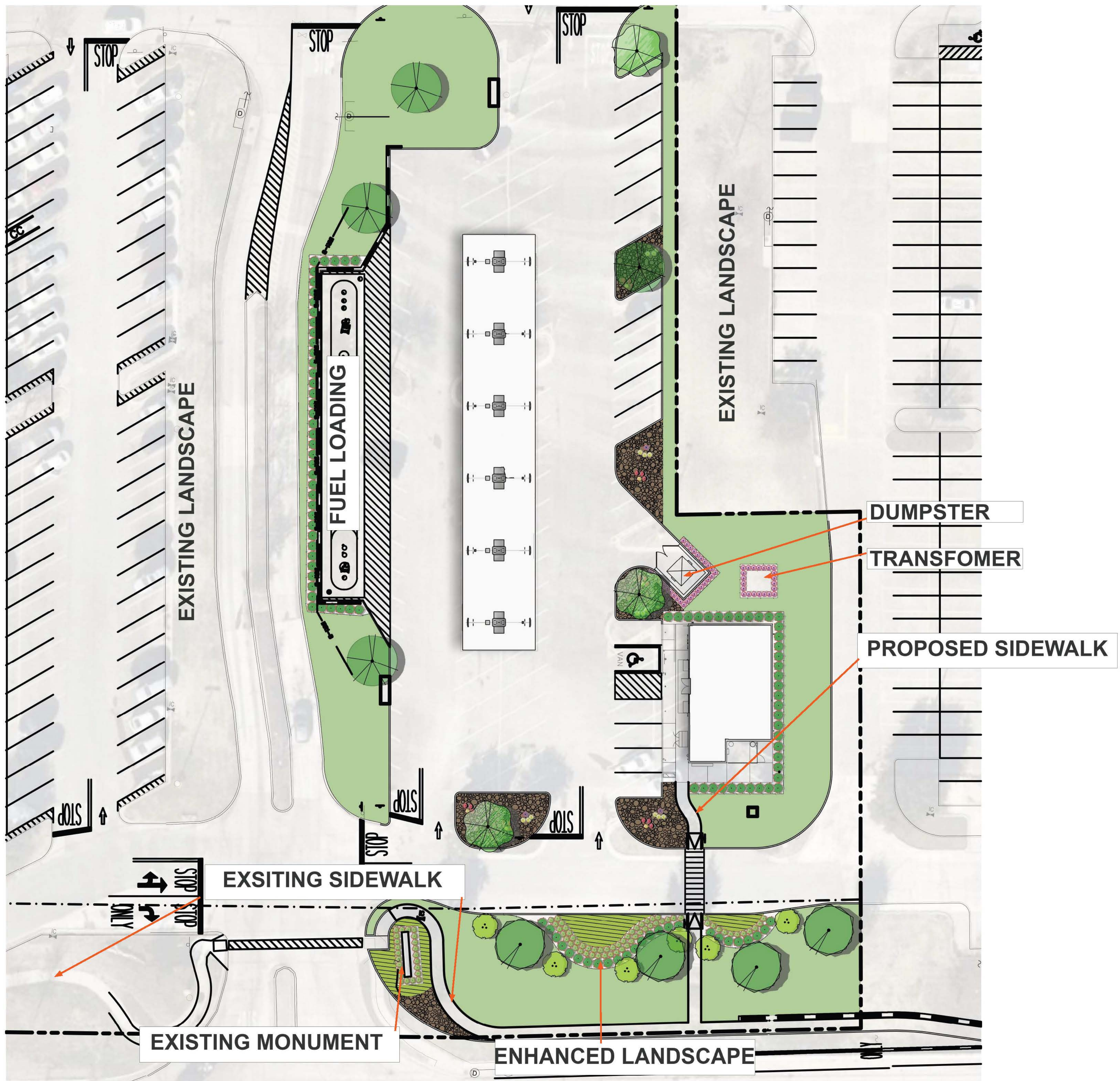
Turnpike. Additionally, city staff requested the applicant design the kiosk retail building to address visibility along westbound Trinity Mills Road. However, the applicant responded with little improvement to the building regarding the building location and façade enhancements needed along Trinity Mills Road. In conclusion, the gas station use and proposed site layout and design does not appear to demonstrate compatibility with the overall vision and goals of PD-005. Therefore, staff does not support the PD-005 rezoning request.



CARROLLTON, TX

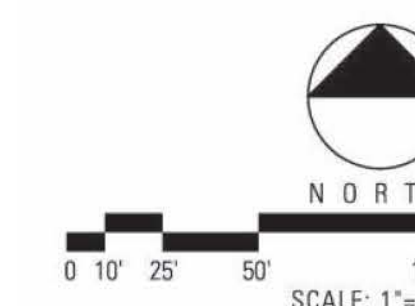
OVERALL SITE PLAN





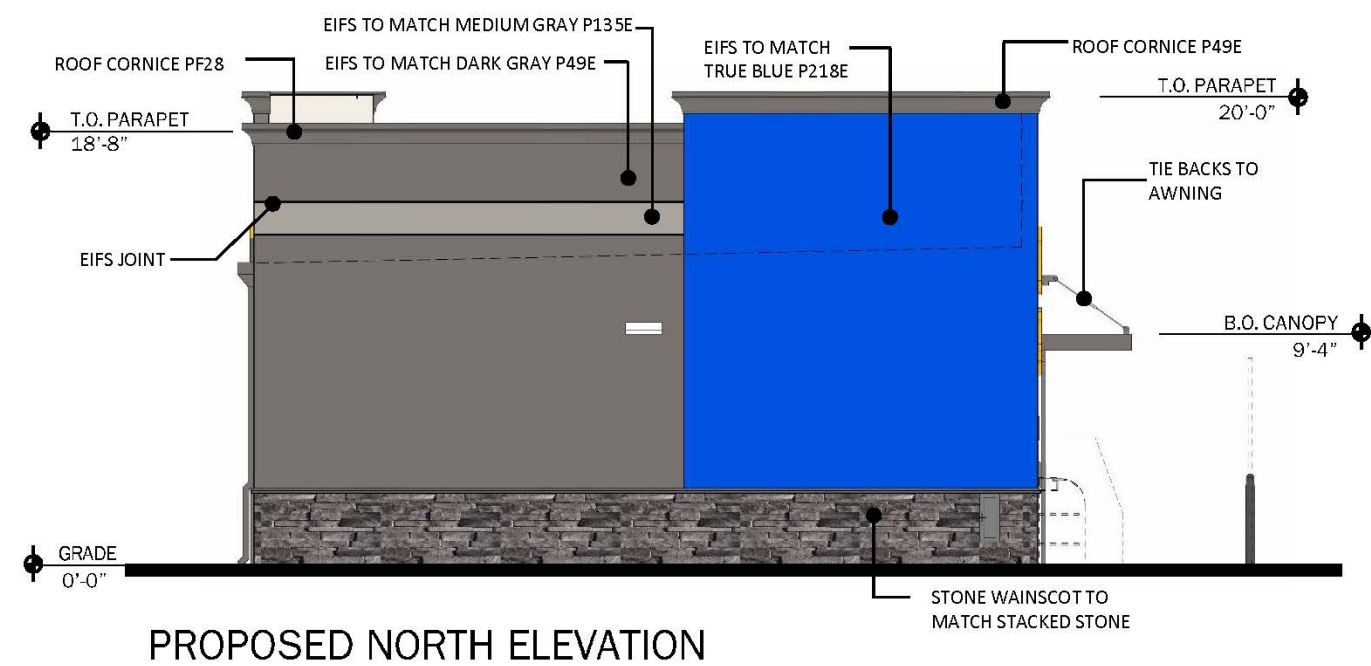
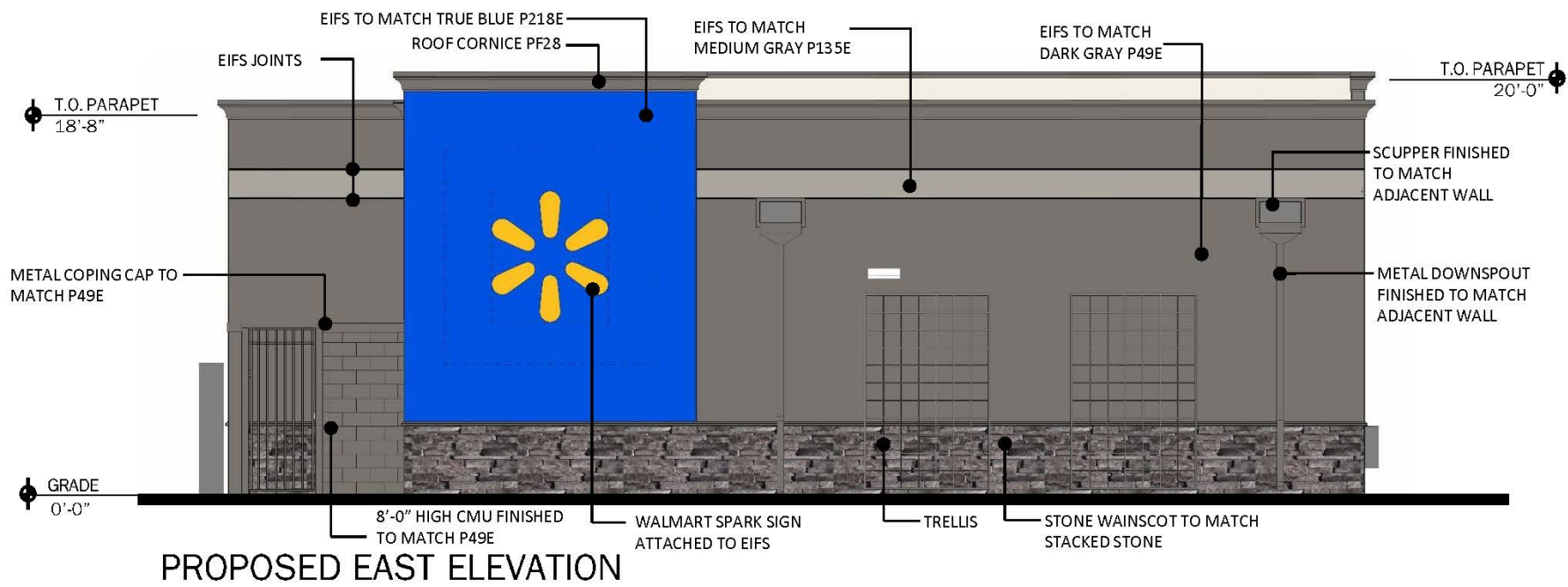
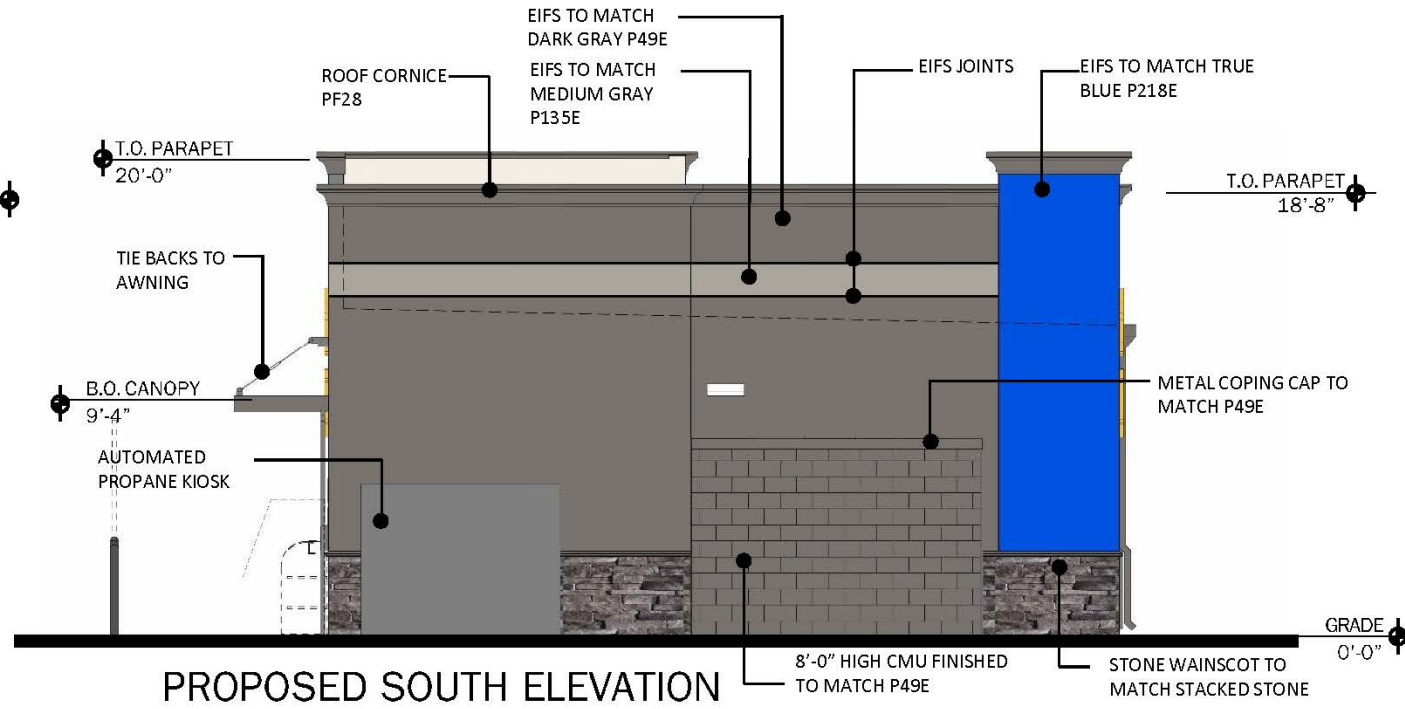
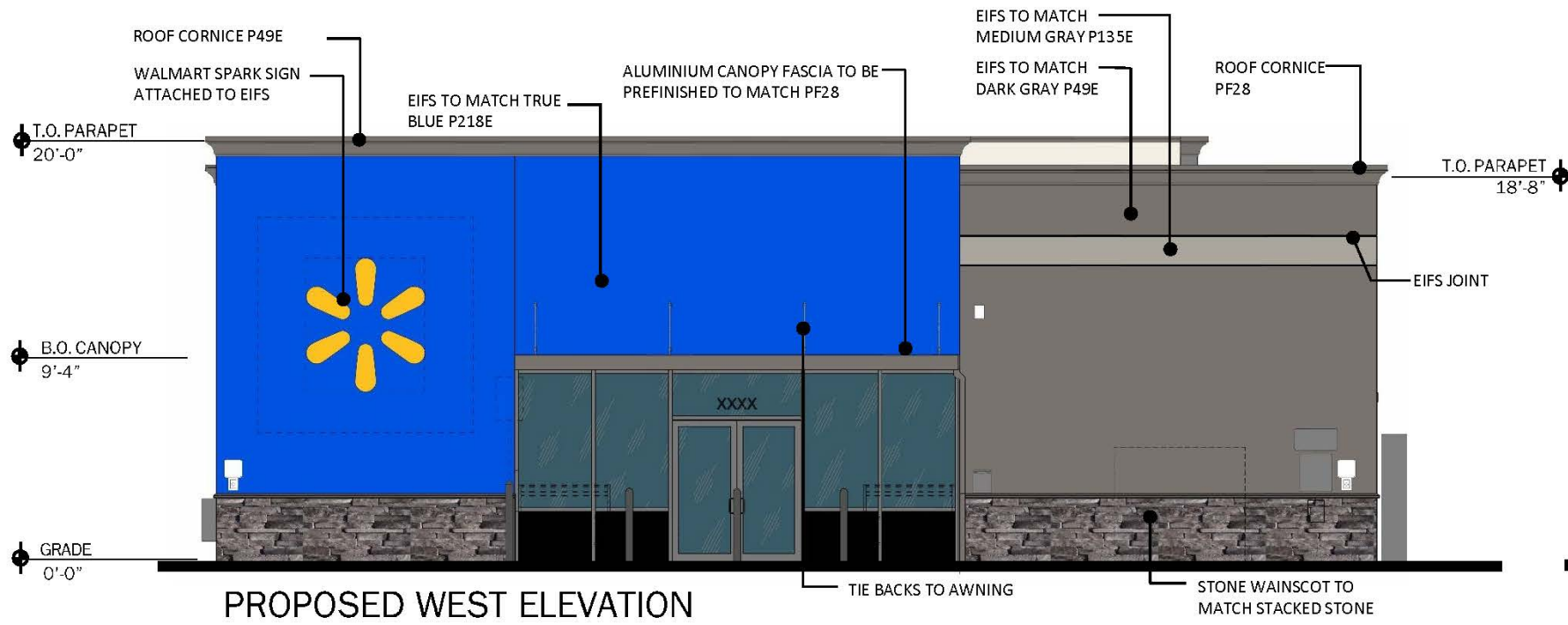
CARROLLTON, TX

OVERALL SITE PLAN



Kimley»Horn

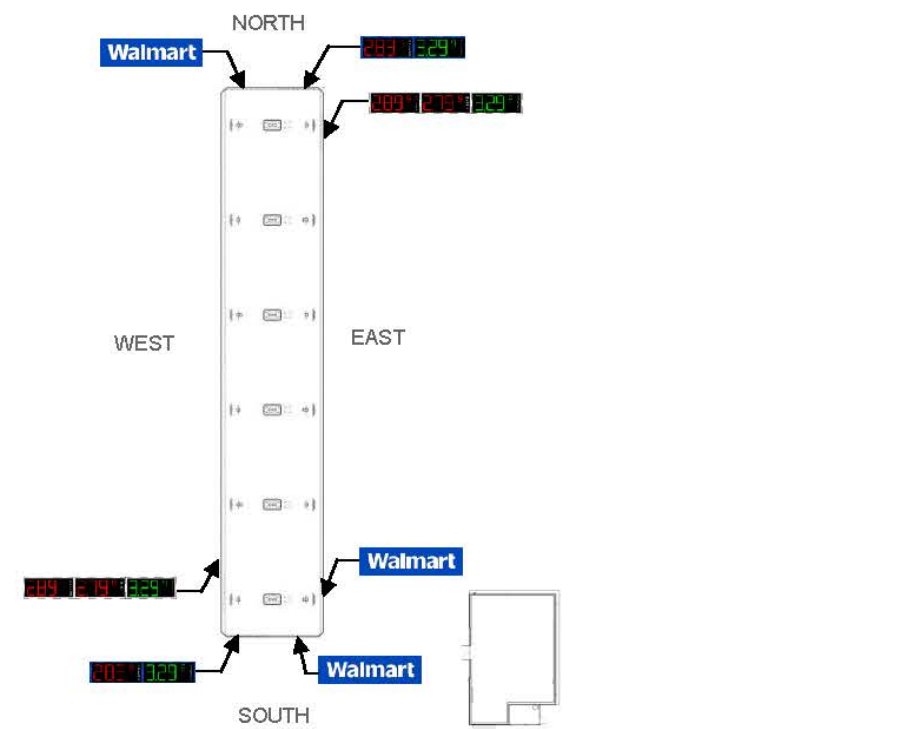
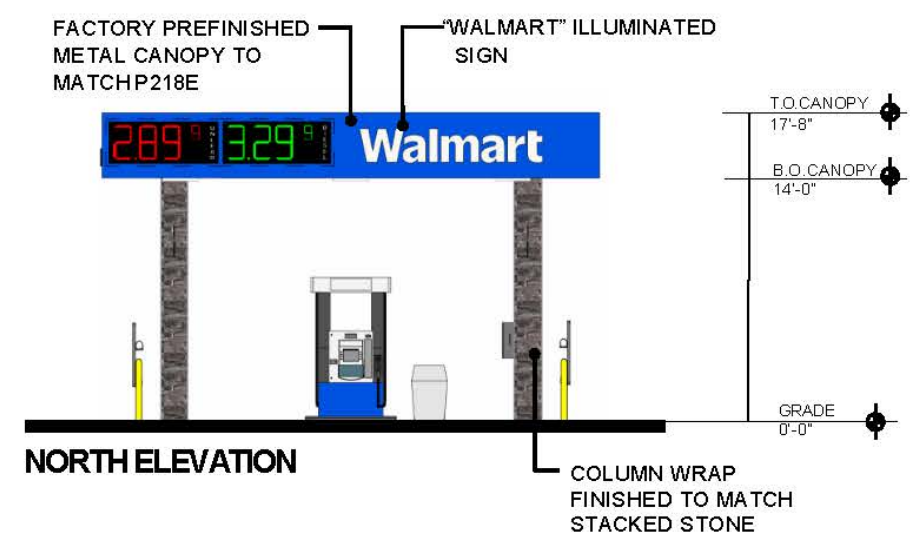
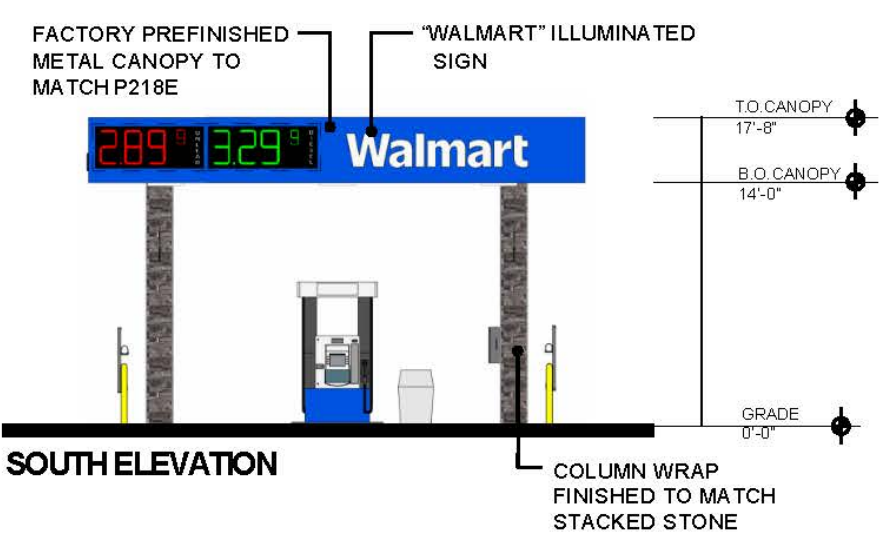
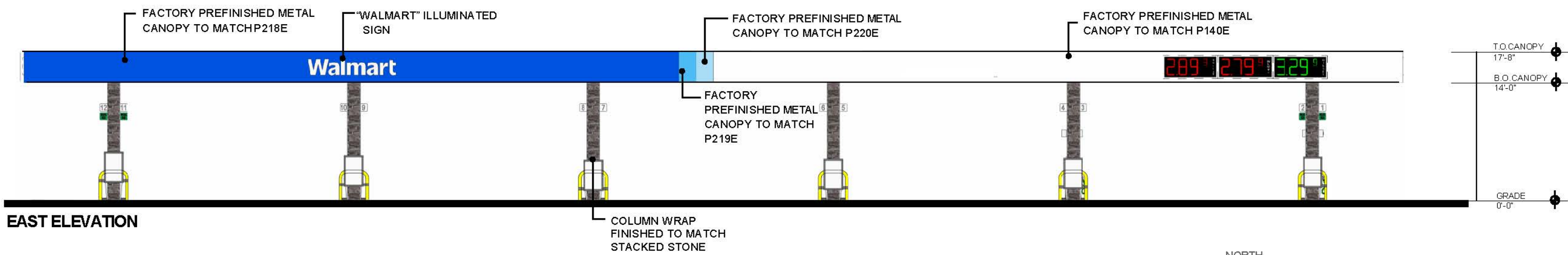
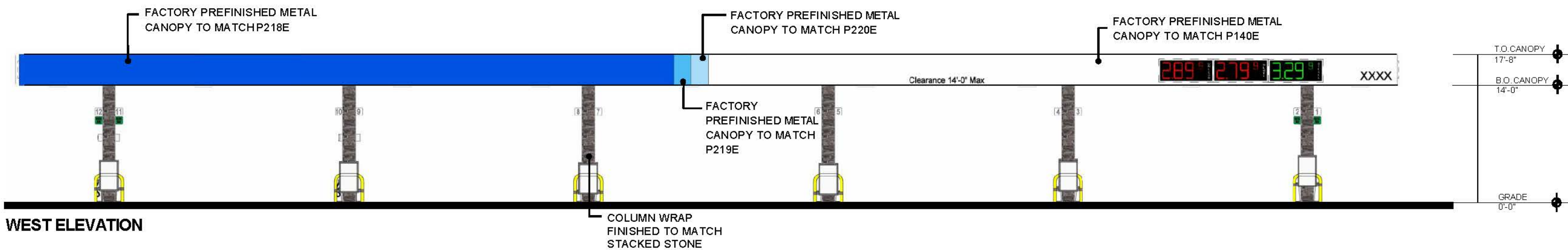
3/20/2026



PROTO ELEVATION ORDINANCE COMPARISON			
CARROLLTON, TEXAS DEQ	DEFICIENT	MEETS	ADDITIONAL
Glazing		x	NA
Facade Massing		x	No
Articulation Options		x	None
Colors		x	Non - Proto
Cornice Treatments		x	Yes
Rooftop Equipment Screening		x	Extend Parapet
Outdoor Storage/Trash Enclosure		x	CMU

Materials Square Footage Breakdown	
Proposed Material Beyond Proto – Materials and quantity match PROTO	Proposed Quantity(Approx)
* Square footages dependent upon final elevation design as agreed upon with AHJ throughout Entitlement process	
Proposed raised parapets	563 SF
CMU Trash Enclosure	301 SF
CMU Equipment Enclosure	132.49 SF
Column Wrap – Fullerton panel (stacked stone)	1008 SF
Service Building – Stone Wainscot	509.24 SF
EIFS Joint	210'4" LF
Proposed Cornice	155' 5" LF

Stacked stone, Paint P219E Medium Blue, Paint P220E Sky Blue, Paint PF28 Pre-Finished Dark Gray, Paint P218E True Blue, Paint P49E Dark Gray, Paint P135E Medium Gray.



Canopy Key Plan



2.89⁹ 3.29⁹

Walmart



Walmart



WEST FACADE



EAST FACADE



Walmart

289⁹ 329⁹

1
DIESEL
HERE

12

DIESEL
HERE

Walmart

Walmart

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of May 7, 2026**

Commission Members Present:

Scott Windrow, Chair
Kathleen Foster
Jim Doyle, 1st Vice Chair
Al Overholt
Rusty Pendleton, Vice Chair
Terry Sullivan
Dave Hermon
Greg Kramer
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 Roten, Planner
Ed Green, Director of Dev. Svcs.
Brian Passwaters, Community Services Division Mgr.
Glendy Kidwell, Community Development Program Spec.
Joe Haefner, Asst. City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer
Zackery White, Police Commander
Lydia Tormos, Planning Technician

Guests Present:

Richard Fleming, Council Observer

6. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning On An Approximately 21.08-Acre Tract** Zoned Planned Development District 005 (PD-005) For The (LR-2) Local Retail District And Located At 1213 East Trinity Mills Road, To Amend PD-005 To Allow A Gasoline Station Without A Special Use Permit, To Modify Development Standards And Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2026-017 Walmart Gasoline Station.** Case Coordinator: Michael McCauley.

Loren Shapiro, Planning Manager, presented this item. He advised this request is to amend PD-005 to allow a gas station on the property. Restrictions are in place to disallow certain uses, including a gas station. He advised that currently there are three other gas stations along the Bush Turnpike that are “grandfathered”. The front of those buildings are oriented to front-

face the street. He advised the applicant proposes a convenience store approximately 1,400-1,500 square feet that is oriented perpendicular to the road where traffic runs westbound. The store front faces west instead of the street. Staff's concerns are regarding the orientation of the building as well as the land use.

Mr. Shapiro reviewed a location map, a concept site plan and landscape plan. He noted that the applicant did provide additional landscaping and a right-turn bay. Conceptual elevations were provided reflecting the building and fueling station canopies. A traffic study was provided.

Mr. Shapiro advised that staff has concerns about allowing this use at this location. Staff does not recommend approval, however, should the Commission approve, a list of staff recommended stipulations has been provided. He added that staff has requested the applicant provide revised elevations that enhance the south and the east façades facing out to the street and westbound traffic.

Commissioner Foster asked whether the applicant said why they cannot face the building toward the street. Mr. Shapiro responded that they are trying to fit the plan onto the subject property.

Commissioner Pendleton asked if the applicant painted the east façade similar to how the west elevation is painted, would it then be acceptable. Mr. Shapiro responded yes.

Commissioner Overholt said that his concern is the traffic on this roadway. He would vote against it at this time.

Mr. Shapiro added that as noted in the case report, there are numerous police calls to this site as well as code enforcement violations. A landscape issue has been resolved.

David Upton, Kimley Horn, 6160 Warren Parkway, Frisco, Texas, representing the applicant, provided a PowerPoint presentation. He reviewed that there are other gas stations in the LR-2 zoning, the same as this Walmart. He stated the Walmart has been at this location for 30 years. The proposed convenience store and six-pump gas station provides a service since there are no other gas stations westbound within three miles. Mr. Upton advised that the space on the site does not allow for a south facing store and gas station. He added that Walmart is providing a deceleration lane and he provided additional landscape details. He described the building's west elevations and stated the east side has trellises and shrubbery.

Commissioner Sullivan stated he agrees that the east elevation has a bland appearance and is in support of adding the deceleration lane. Mr. Upton responded that the east elevation can be painted with additional color.

Chair Windrow opened the public hearing. There were no speakers. He stated one card in support was received.

* ***Commissioner Pendleton moved to close the public hearing and approve Case No. PLZ 2026-017 Walmart Gasoline Station with staff stipulations; second by Commissioner Doyle. The motion was approved with a vote of 7-2 (Overholt, Windrow opposed).***

PUBLIC COMMENTS

Name:

James Lee

Address:

6509 Terrace Dr.

City, ST, ZIP:

The Colony, TX 75056

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

I hereby register my: Support Opposition

To Case No./Name:

PLZ 2026-017 Walmart Gasoline Station

Comments:

2026

Planning
City of Carrollton

Signature:

[Handwritten Signature]

Date:

04-29-26

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 06/09/26

PLANNED DEVELOPMENT NO. 005
WALMART GASOLINE STATION
PD-005 AMENDMENT

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PROVISIONS OF ORDINANCE NUMBER 3366 AND THEREBY SUPERSEDING ORDINANCE NUMBER 4032 IN ITS ENTIRETY TO AMEND PLANNED DEVELOPMENT NUMBER 005 FOR A CERTAIN 22-ACRE TRACT LOCATED AT 1213 EAST TRINITY MILLS ROAD, TO AMEND TRACT 3 FOR THE (LR-2) LOCAL RETAIL DISTRICT TO ALLOW A GASOLINE STATION WITHOUT A SPECIAL USE PERMIT, AND TO MODIFY CONCEPTUAL PLANS AND TO REVISE DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; 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 Seventh day of May 2026, the Planning and Zoning Commission considered and made recommendations on a certain request to amend a Planned Development District (Case No. PLZ 2026-017); 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 Ninth day of June 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 22-acre parcel (Tract 3); 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.

The regulations of Ordinance 3366 approved March 2, 2010, for Planned Development Number 05 are hereby amended in part for that portion of Newcrest Centre Subdivision, Lot 1R, Block A, located in Tract 3 (subject area), approximately 22-acres, and including the adjacent north ½ right-of-way of Trinity Mills Road near adjoining 1213 E. Trinity Mills Road, and shown on Exhibits L and M.

Section 3.

Section 3 of Ordinance 3366 is hereby amended to include the following:

“4. For Tract 3, additional permitted use allowed by right shall be in general conformance with the conceptual building elevations, conceptual site plans, and conceptual landscape plans depicted in Exhibits N, O and P, respectively, and shall comply with the following additional special conditions, restrictions, and regulations:

Additional Permitted Use

Gasoline Station

- a. Signs shown are for illustrative purposes only and shall be reviewed separately for permitting.
- b. 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 4.

Section 4 of Ordinance 3366 is hereby amended to read as follows:

“Restaurants

That a maximum of five (5) restaurants with drive-through service shall be allowed in accordance with the following development schedule:

A maximum of three (3) restaurants with drive-through service shall be permitted until one (1) dine-in restaurant, consisting of minimum floor area of 5,000 square feet with no drive-in, drive-up or drive-through facilities is constructed on site. Following the construction of the first dine-in restaurant, additional drive through service restaurants shall be permitted for a maximum of five (5) restaurants with drive through service.”

Section 5.

Section 5, subsection B.2., Ordinance 3366, is hereby amended to read as follows:

“1. Development of Tract 3 shall be in general conformance with the conceptual elevations, and conceptual site plan and conceptual landscape plan depicted in Exhibits N, O, and P respectively, and shall comply with the following additional special conditions, restrictions, and regulations:

- a. The landscaping shall be consistent with the requirements in the Comprehensive Zoning Ordinance, Article 25 Landscaping and Screening.”

Section 6.

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

Section 7.

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 8.

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

Section 9.

Ordinance 3366, and Ordinance 1470, otherwise known as the Comprehensive Zoning Ordinance, and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 10.

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 11.

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

PASSED AND APPROVED this the Ninth day of June 2026.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

Joseph Haefner
Assistant City Attorney III

APPROVED AS TO CONTENT:

Michael McCauley
Senior Planner

EXHIBIT L
LOCATION AND TRACTS

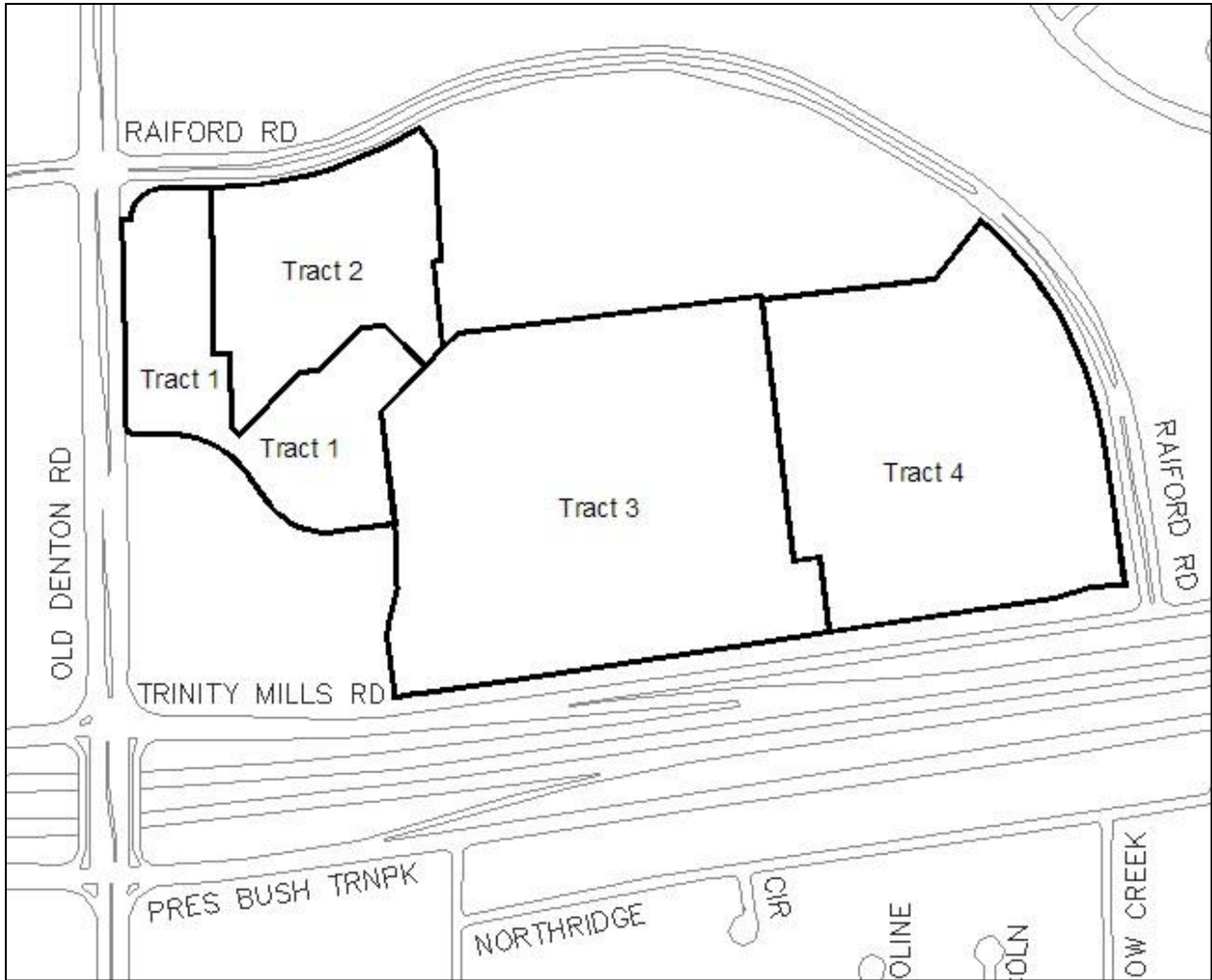



EXHIBIT M
LOCATION MAP

Portion of Newcrest Centre Subdivision, Lot 1R, Block A (Tract 3)
and adjacent north ½ right-of-way of Trinity Mills Road



EXHIBIT N (2 OF 4) CONCEPTUAL ELEVATIONS (NEWCREST COFFEE CENTRE)



The Nunnally Studio
Architectural Interior Photography
3274 N. 24th Street, Suite 2100
Phoenix, AZ 85016
Tel: 214-400-0007
Fax: 214-400-0003
www.nunnallystudio.com

Property Owner:
Lava Drinks
2500 West Camelback Road, Suite 200
Phoenix, AZ 85017
Tel: 480-938-2328

PROGRESS PRINT
NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION
THIS DOCUMENT IS FOR INFORMATION ONLY.
IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
ALL MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

Project No: TX3004
Dutch Bros Coffee - New Freestanding Store
1213 Trinity Mills Rd
Carrollton, Texas 75006
Parcel #14081830041R0000
110 SW 4th St
Mc, Dutch Bros Coffee
Grants Pass, OR 97526

Revisions:
1. CITY PLAN - 10/20/21
Drawn By: MS
Checked By: MS
Date: 07/18/2021
Project #: 2021-170004

CITY FILE NO. RLZ 2021-103

MATERIAL COMPOSITION

FRONT ELEVATION:
 *STUCCO - 206 S.F./40%
 *HARDENED CONCRETE - 100 S.F./20%
 *FIBER CEMENT SIDING - 38 S.F./8%
 *GLAZING - 57 S.F./11%
LEFT ELEVATION:
 *STUCCO - 630 S.F./68%
 *HARDENED CONCRETE - 100 S.F./11%
 *FIBER CEMENT SIDING - 183 S.F./20%
 *GLAZING - 26 S.F./3%

RIGHT ELEVATION:
 *STUCCO - 645 S.F./73%
 *HARDENED CONCRETE - 100 S.F./12%
 *FIBER CEMENT SIDING - 38 S.F./4%
 *GLAZING - 74 S.F./9%
REAR ELEVATION:
 *STUCCO - 331 S.F./75%
 *HARDENED CONCRETE - 100 S.F./24%
 *FIBER CEMENT SIDING - 96 S.F./22%
 *GLAZING - 0 S.F.

MATERIAL MANUFACTURERS

*STUCCO - ELDMORADO STONE
 *HARDENED CONCRETE - DRYVIT / 810 DDMR
 *FIBER CEMENT SIDING - WOODBRIDGE
 *GLAZING - 4M WINDOW GLASS
 *GLAZING FRAMING GLASS - KAWNEER/VEITRO

1 FRONT ELEVATION - WALK-UP WINDOW - A1 SCALE: 1/4" = 1'-0"

2 RIGHT ELEVATION - WALK-UP WINDOW - A1 SCALE: 1/4" = 1'-0"

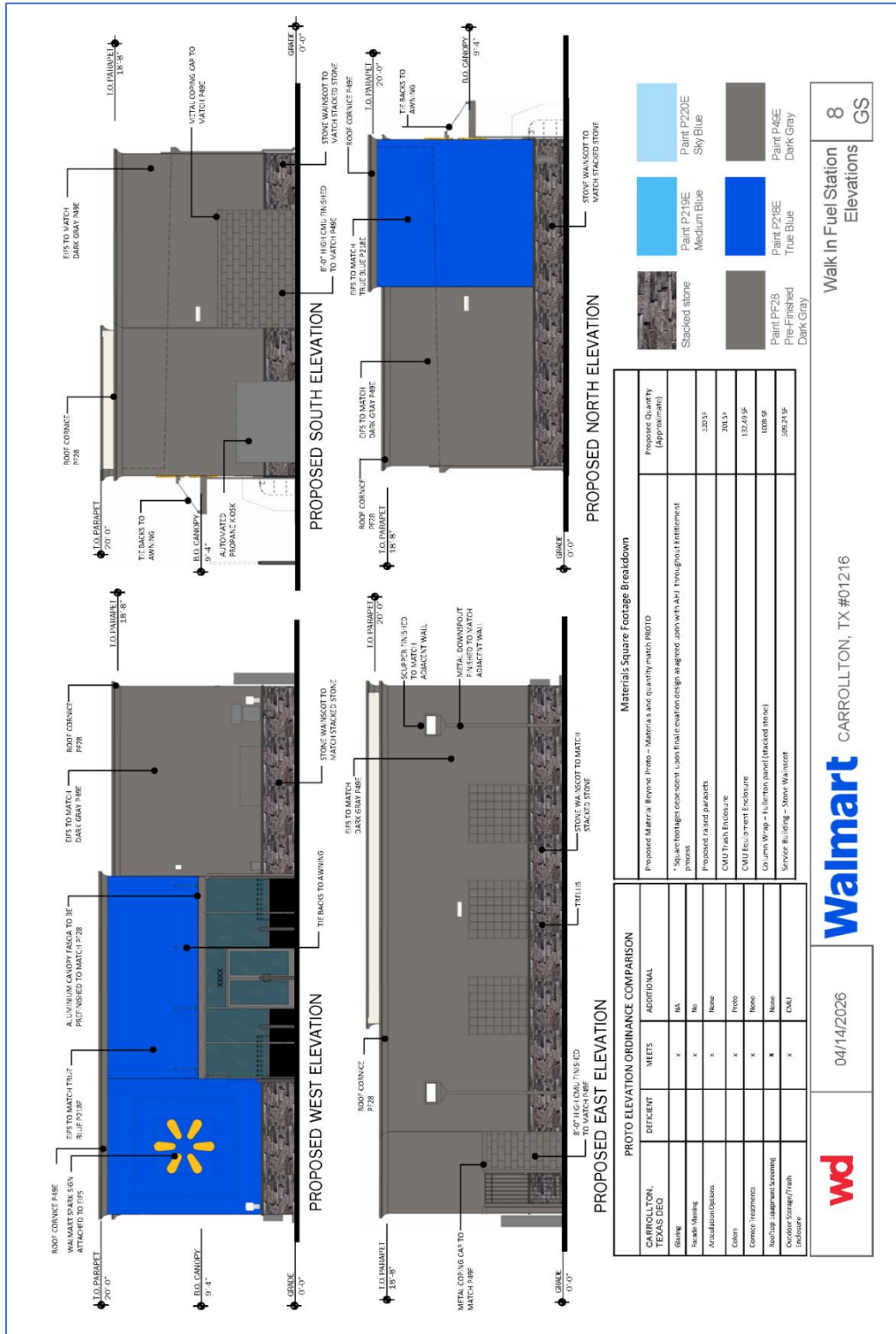
3 LEFT ELEVATION - DRIVE-THRU WINDOW SCALE: 1/4" = 1'-0"

4 REAR ELEVATION - A1 SCALE: 1/4" = 1'-0"

CONCEPTUAL EXTERIOR ELEVATIONS

A101

EXHIBIT N (3 OF 4) CONCEPTUAL ELEVATIONS (WALMART GASOLINE STATION)

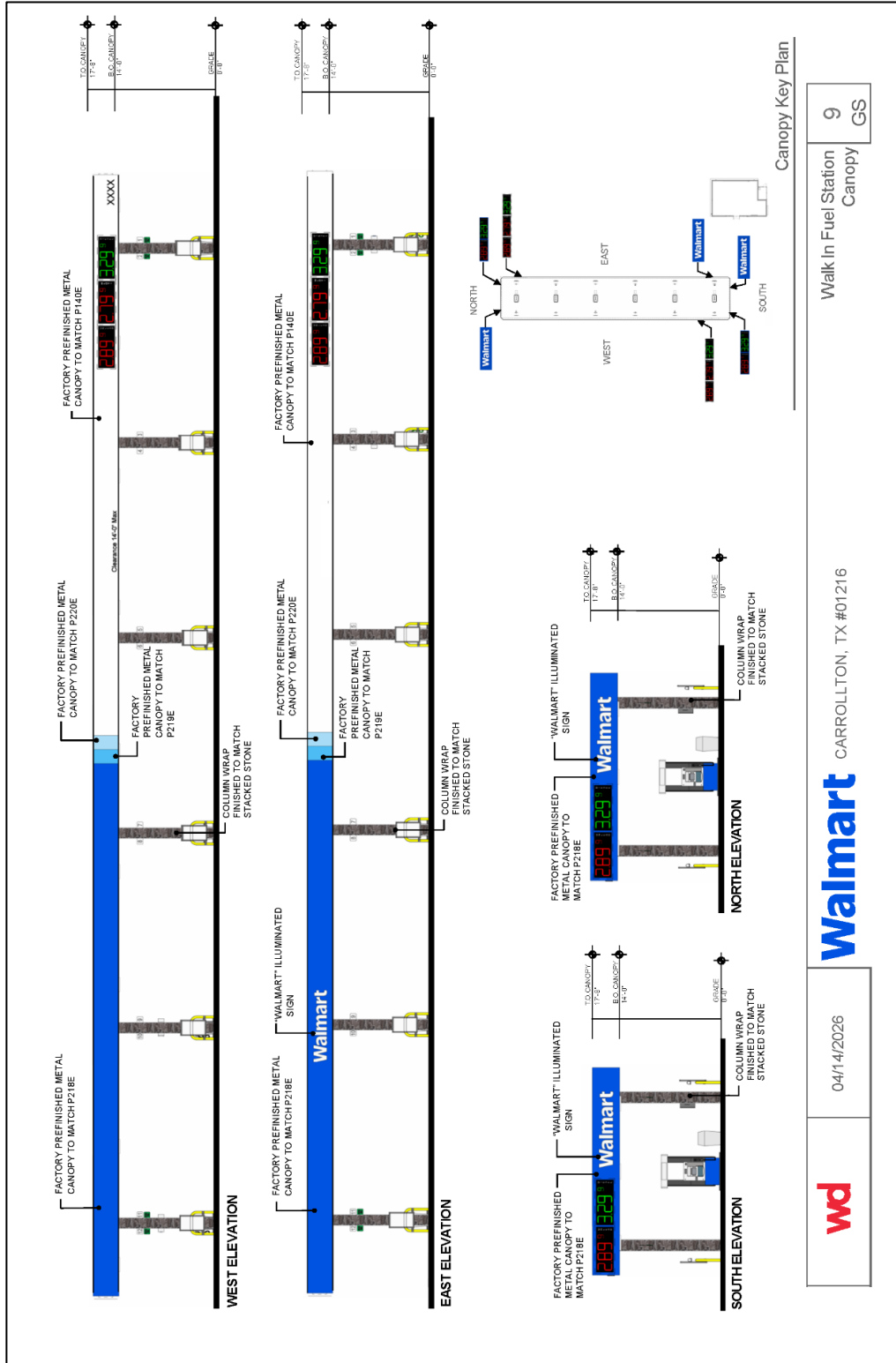


Walk In Fuel Station Elevations
8 GS

Walmart CARROLLTON, TX #01216

wd 04/14/2026

EXHIBIT N (4 OF 4) CONCEPTUAL ELEVATIONS (WALMART GASOLINE STATION)



9
GS

Walk In Fuel Station
Canopy

CARROLLTON, TX #01216



04/14/2026



**EXHIBIT O (1 OF 3)
CONCEPTUAL SITE PLAN (WALMART)**

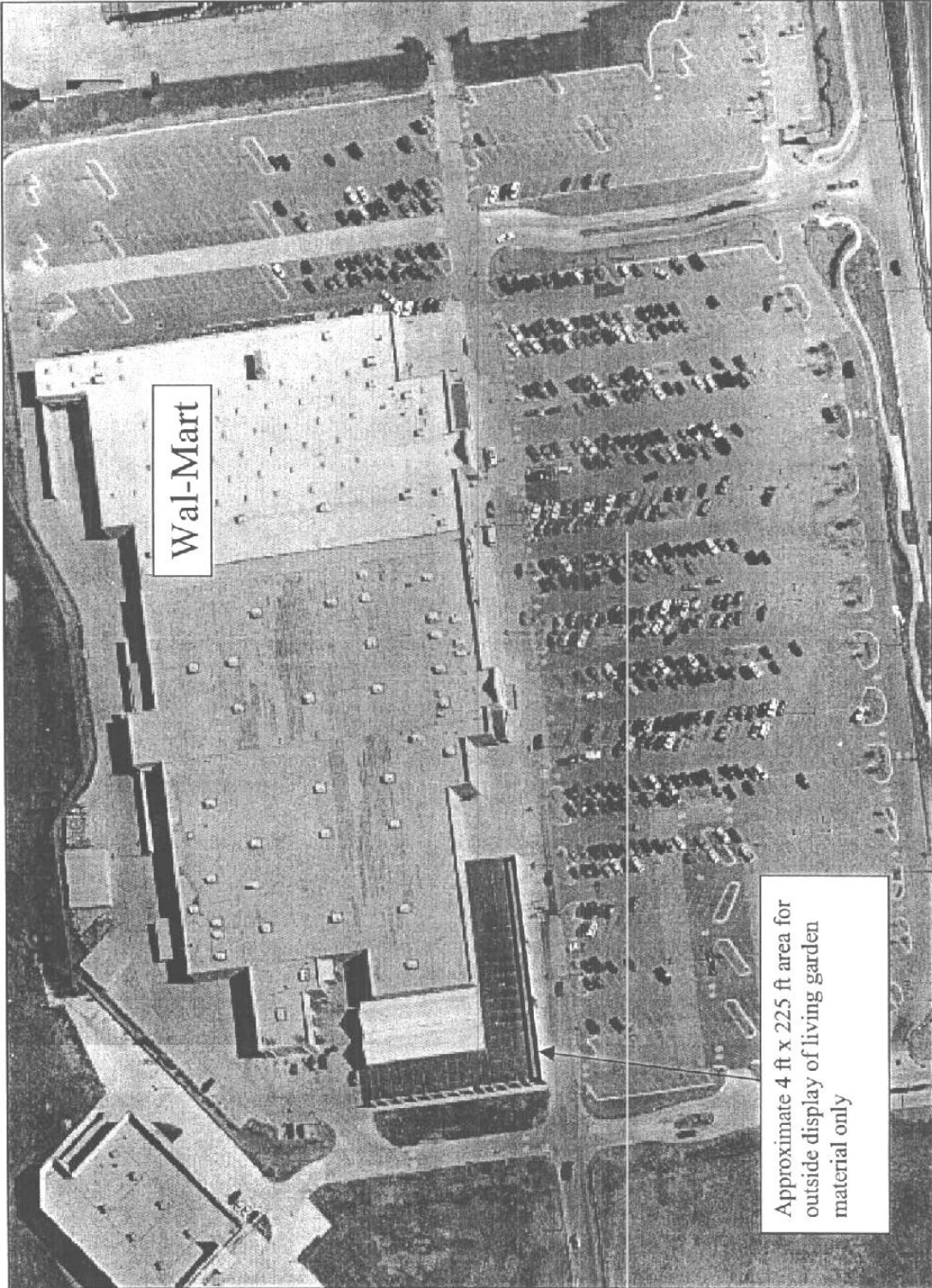


EXHIBIT O (2 OF 3) CONCEPTUAL SITE PLAN (NEWCREST COFFEE CENTRE)

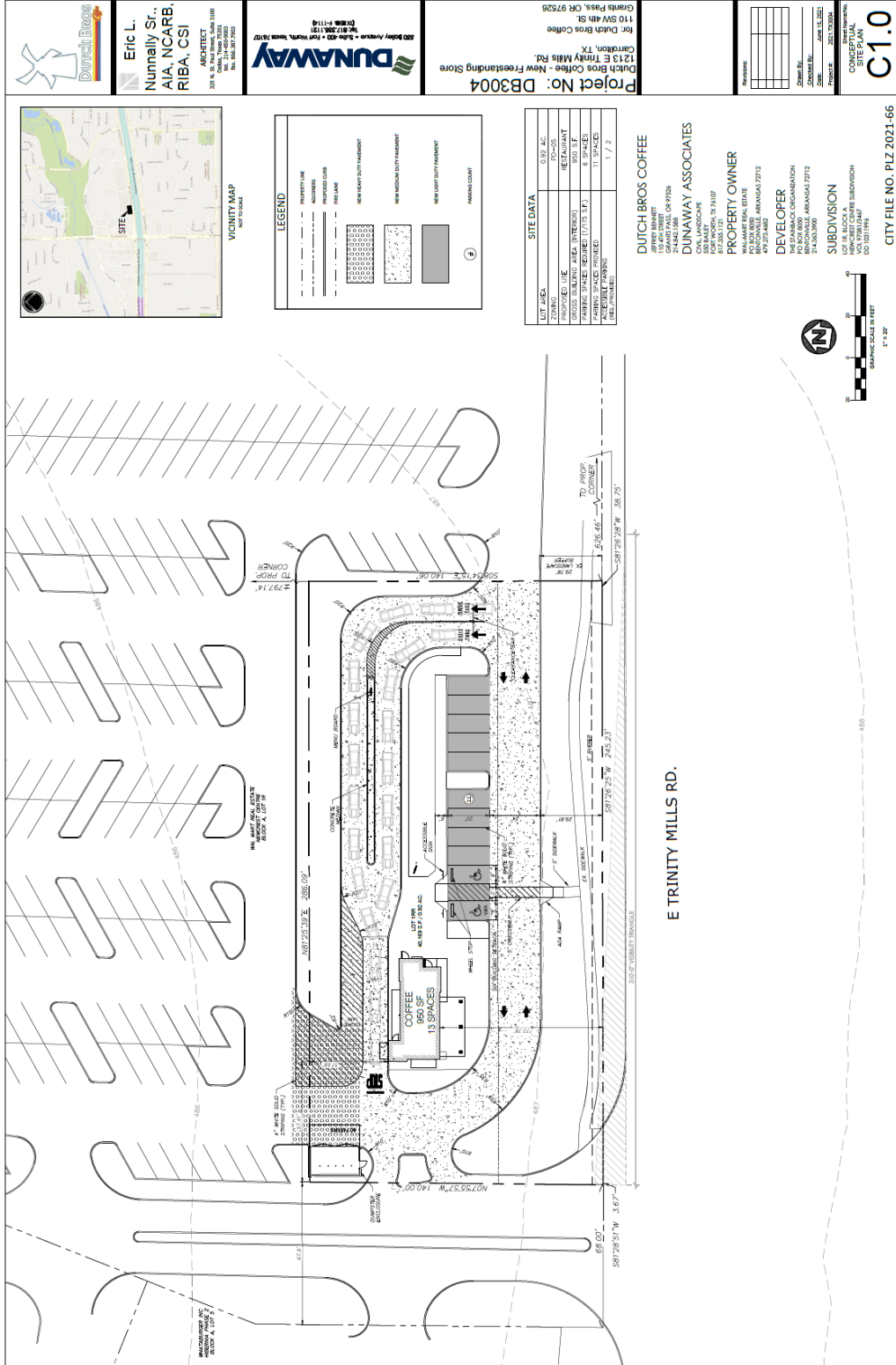
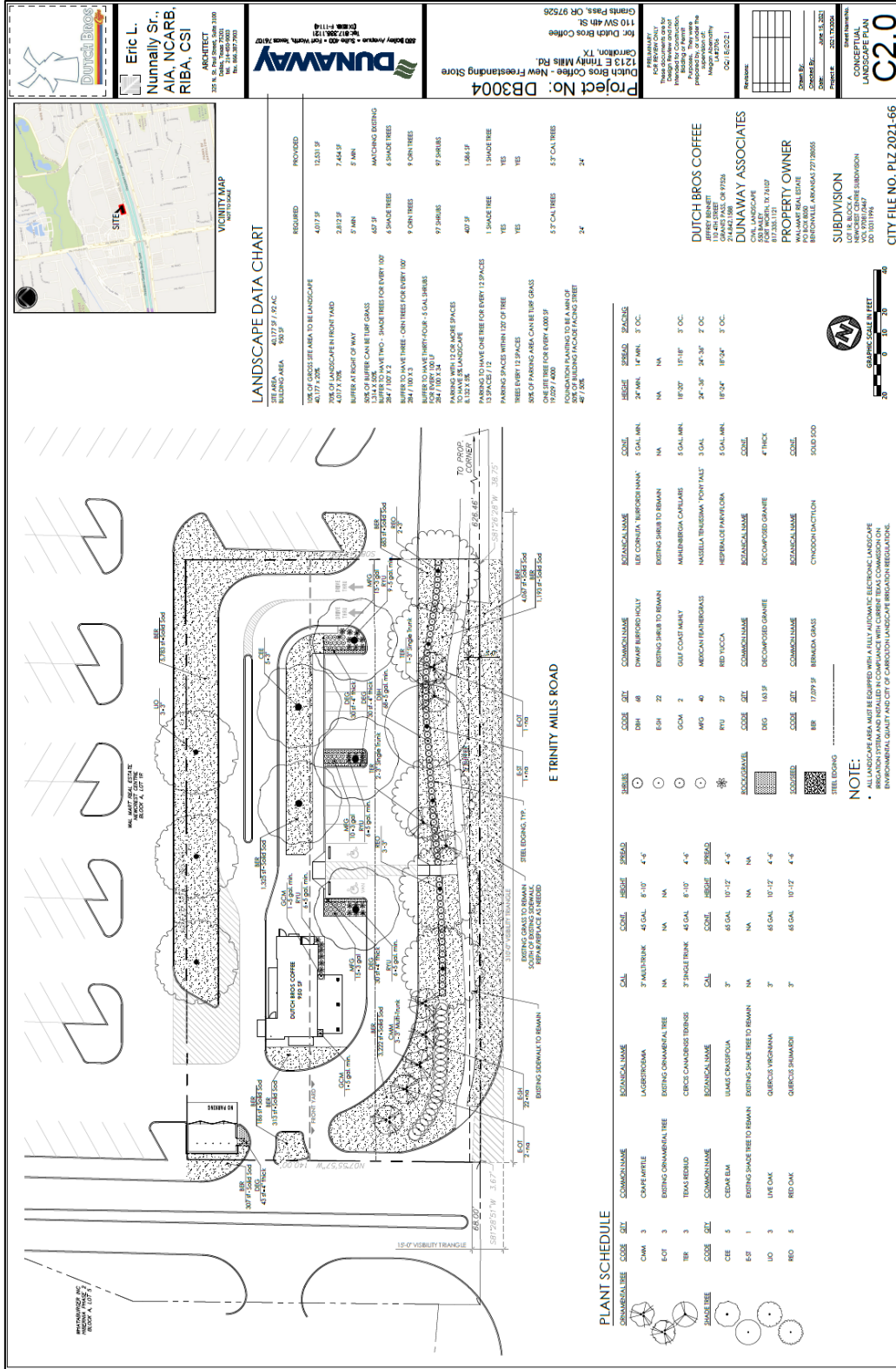


EXHIBIT P (1 OF 2) CONCEPTUAL LANDSCAPE PLAN (NEWCREST COFFEE CENTRE)





Agenda Memo

Agenda Date:

Version: 1

Status: Public Forum

In Control: City Council

File Type: Public Forum

Agenda Number: 21.

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.