

# City of Carrollton

1945 E. Jackson Road  
Carrollton, TX 75006



## REGULAR WORKSESSION & MEETING

Tuesday, January 6, 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 Andrew Palacios*  
*Councilmember Nancy Cline*  
*Councilmember Rowena Watters*

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

1. Receive **information and discuss Agenda.**
2. Council will convene in Executive Session pursuant to Texas Government Code:
  - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct regarding confidential communication with the City Council.
    - Mustang Park Homeowners Association, Inc. v. JBGL Mustang, LLC; et al., 23-7902-467 (Denton)
  - **Section 551.087** to discuss Economic Development.
3. Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.

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

4. Discuss **Denton County 2022 Bond Funding Updates.**
5. Discuss **2026 Bond Election.**
6. **Mayor And Council Reports And Information Sharing.**

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

**INVOCATION - Councilmember Nancy Cline**

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



**CITIZEN COMMENT**

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

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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**

- \*8. Consider Approval Of The November 18, 2025 Regular Meeting Minutes.
- \*9. Consider Approval Of The December 2, 2025 Regular Meeting Minutes.

**CONTRACTS & AGREEMENTS**

- \*10. Consider Authorizing the City Manager To Enter Into An Agreement With Hilltop Securities Asset Management LLC Pursuant to RFP 26-002 For Arbitrage Rebate Compliance Services In An Amount Not To Exceed \$32,000.00 Annually, For A Five-Year Total Contract Not To Exceed \$160,000.00.
- \*11. Consider Authorizing the City Manager To Enter Into An Agreement With Total Safety U.S. Inc. For The Purchase Of Fire Fighter Protective Clothing In An Amount Not To Exceed \$250,000.00.

- \*12.** Consider Authorizing The City Manager To Enter Into An Agreement With Rebel Strike Pursuant To BID #26-008 To Purchase A Brush Truck - Type 6 Wildland Apparatus For A One-Time Amount Not To Exceed \$347,800.00.
- \*13.** Consider Authorizing The City Manager To Execute Change Order No. 3 With Camino Construction, LP For Additional Work As Part Of Country Villas Street Reconstruction Project, In An Amount Not To Exceed \$257,045.00, Increasing The Total Project Contract To An Amount Not To Exceed \$8,047,045.00.
- \*14.** Consider Authorizing The City Manager To Enter Into An Agreement With Beacon Emergency Services Team, P.A. d/b/a BEST EMS For Medical Director Services And An Agreement For EMS Continuing Education Curriculum And Training In An Amount To Not Exceed \$115,000.

## **ORDINANCES**

- \*15.** Consider An Ordinance Of The City Of Carrollton, Texas, Amending Article VII, Chapter 72 Of The Carrollton City Code By Adding Section 72.13 Creating Specific Parking Prohibitions Consistent With The Texas Transportation Code And Amending Article VII, Chapter 70 Of The Carrollton City Code By Adding Section 70.55 Authorizing Public Safety Officers, In Addition To Sworn Peace Officers, To Enforce And Issue Notices For Parking Violations Set Forth In Chapter 72; And Establishing A Penalty Of Up To \$500.

## **RESOLUTIONS**

- \*16.** Consider A Resolution Nominating A Candidate To Fill A Vacancy On The Denton Central Appraisal District For The Board Of Directors.
- \*17.** Consider A Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 1 With Dallas, Garland & Northeastern Railroad, Inc. (DGNO) For The Review Of The Railroad Sidewalk Construction Plans Associated With The Country Club Drive Improvement Project, In An Amount Not To Exceed \$20,636.00 For A Total Contract Amount Of \$46,640.

**PUBLIC HEARING - INDIVIDUAL CONSIDERATION**

18. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 33-Acre Tract Zoned PD-215 For The (SF-7/14) Single Family Residential District Located At 2205 East Hebron Parkway To Repeal and Replace Ordinance No. 3922 Reestablishing Planned Development 215; To Allow A Reduction In The Required Setback, And To Modify Conceptual Plans; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-180 First United Methodist Church.
19. Hold A Public Hearing To Consider An Ordinance Amending the Zoning On An Approximately 17.2-Acre Tract Zoned (LR-2) Local Retail District And Located On The Northeast Corner Of Parker Road And Josey Lane To Establish A Planned Development District To Repeal Special Use Permit (SUP-416), Ordinance No. 3634, Allowing A Gas Station; To Allow A Gasoline Station, Car Wash, Retail Store In Excess Of 75,000 Square Feet, And To Allow Parking As A Primary Use On A Separate Lot And Accessory To The Retail Store In Excess Of 75,000 Square Feet; To Allow Outside Display In Excess Of 5 Percent; To Create Development Standards And To Provide Concept Plans; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-182 North East Corner Of Parker Road And Josey Lane (Rezoning).

**PUBLIC FORUM**

20. 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.

**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 30th day of December 2025 at 5:00pm.*

*Chloe Sawatzky*

*Chloe Sawatzky, City Secretary*

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

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

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



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 2a

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**Agenda Date:**

**Version:** 1

**Status:** Pre-meeting

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** 1.

Receive **information and discuss Agenda.**





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 5215

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**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.
  - Mustang Park Homeowners Association, Inc. v. JBGL Mustang, LLC; et al., 23-7902-467 (Denton)
- **Section 551.087** to discuss Economic Development.







# City of Carrollton

1945 E. Jackson Rd  
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## Agenda Memo

File Number: 5218

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**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: 7509

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**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Work Session

**In Control:** City Council

**File Type:** Work Session Item

**Agenda Number:** 4.

**CC MEETING: January 6, 2026**

**DATE:** December 19, 2025

**TO:** Erin Rinehart, City Manager

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

Discuss **Denton County 2022 Bond Funding Updates.**

### **BACKGROUND:**

The 2022 Denton County Bond included three projects within the City of Carrollton. This work session will provide an update on the funding status for each project.





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7508

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**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Work Session

**In Control:** City Council

**File Type:** Work Session Item

**Agenda Number:** 5.

**CC MEETING: January 6, 2026**

**DATE:** December 19, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Jonathan Wheat, P.E., Director of Engineering  
Diana Vaugh, Chief Financial Officer  
Shannon Hicks, P.E., Assistant City Manager

Discuss **2026 Bond Election**.

### **BACKGROUND:**

Over the last year, staff and the Capital Improvements Plan Advisory Committee (CIPAC) have been working to identify and prioritize projects for the proposed May 2026 bond election. As a follow up to the presentation at the December 2, 2025, Council Meeting, this work session will allow for discussion of the projects and prioritization. Staff seeks Council's recommendation to finalize the list of potential projects for the 2026 Bond.





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 5231

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**Agenda Date:**

**Version:** 1

**Status:** Work Session

**In Control:** City Council

**File Type:** Work Session Item

**Agenda Number:** 6.

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







# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

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**Agenda Date:**

**Version:** 1

**Status:** Citizen Comment

**In Control:** City Council

**File Type:** Citizen Comment

**Agenda Number:** 7.

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# City of Carrollton

1945 E. Jackson Rd  
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## Agenda Memo

File Number: 7500

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**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Minutes

**Agenda Number:** \*8.

**CC MEETING:** January 6, 2025

**DATE:** December 16, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Chloe Sawatzky, City Secretary

Consider **Approval Of The November 18, 2025 Regular Meeting Minutes.**

**CARROLLTON CITY COUNCIL  
REGULAR MEETING AND WORKSESSION  
NOVEMBER 18, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, November 18, 2025 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Nancy Cline, Jason Carpenter, Andrew Palacios, Richard Fleming, and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

**5:45 P.M. – COUNCIL BRIEFING ROOM**

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

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

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

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

Mayor Babick advised that Item 16 will be pulled from the Consent Agenda for separate consideration. Interim Parks and Recreation Director Jonathan Scheu provided a brief presentation on the Oak Creek Tennis Center Management Services item. *See Item 16 below.*

Council discussed the names of those under consideration for Items 23, 24, and 25. With a consensus on those names, he advised those items would be voted on "as amended". Mayor Babick advised that for Item 28 the Alternate, Linda Fielder, will be appointed to serve as a full member on PSB.

- 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 An Update From the Trinity River Authority.**

The City contracts with the Trinity River Authority (TRA) for its wastewater treatment services at the Central Regional Wastewater System (CRWS). Matthew Jalbert, Executive Manager of the Northern Region of the Trinity River Authority, provided an update on services.

Mr. Jalbert provided data reflecting Carrollton's wastewater flows, which he said are driving capital improvements to expand the treatment facilities. He said that currently TRA has 209 miles of pipeline, 128 meter stations, and 4 lift stations in Carrollton. He provided a map reflecting planned expansions and improvements planned over the next several years.

Mr. Jalbert briefly reviewed a project underway for the reuse of biogas (methane) and described the project that will ultimately provide a revenue stream for TRA.

Projections of cost of service (debt and operations/maintenance) over the next several years was provided. Mr. Jalbert noted that PFAS (forever chemicals) testing is not yet mandated for wastewater however at some point it will be.

*At 7:00 p.m. and following Item 4, the Worksession was recessed to convene the Regular Meeting.*

**5. Discuss Proposed Changes To Chapter 56 Cross Connection Control Program And Prevention Updates.**

Jody Byerly, Public Works Director, presented this item. He explained that a cross-connection is a connection between a potable drinking water supply and a possible source of contamination or pollution. Since January 1996, the Texas Commission on Environmental Quality (TCEQ) has required municipalities to implement a program to prevent cross-connection. This is done by devices that are installed and those must be tested upon installation and annually thereafter.

Mr. Byerly advised that the City of Carrollton adopted an ordinance in 1998 to begin following TCEQ's requirements. This agenda item is to update that ordinance. Proposed changes are as follows:

- New definitions
- Changing from TNRCC (Texas Natural Resource Conservation Commission) to TCEQ
- Adding a requirement to upgrade non-compliant devices within 90 days
- Atmospheric vacuum breakers (AVB) are no longer allowed on landscape irrigation systems
- Proposed fee changes-
  - Annual registration fee for each device changing from \$35 to \$40
  - Annual backflow tester registration fee changing from \$75 to \$100
  - City test of devices changing from \$100 to \$250
  - City re-test of devices changing from \$50 to \$100
  - Annual Customer Service Inspection registration changing from \$75 to \$100

Mr. Byerly advised that Council will consider the proposed updated ordinance in December. In response to questions from Council, he advised that there are approximately 200 devices in the city. He also confirmed that the fees have not been updated since the original ordinance was adopted in 1998.

**6. Discuss The January Through July 2026 City Council Meeting Dates.**

City Secretary Chloe Sawatzky presented proposed Council meeting dates for January through July, 2026. After discussing with Council, the following meeting dates were set:

- January 6 and 20
- February 3 and 17
- March 3 and 24 (to accommodate ISD's Spring Break)
- April 7 and 21
- May 12 and 26 (Election Day is May 2; canvas must be conducted by the 13<sup>th</sup>)
- June 9 and 23 (possible runoff election canvas)
- July 7 and 21
- July 24 & 25 Council Strategic Retreat

#### 7. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

*Worksession and meeting adjourned at 8:46 p.m.*

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

Mayor Babick called the Regular Meeting to order at 7:08 p.m.

**INVOCATION** – Mayor Pro Tem Christopher Axberg

**PLEDGE OF ALLEGIANCE** – Councilmember Jason Carpenter

#### **CITIZEN COMMENT**

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Mayor Babick opened the citizen comment period. Those who spoke regarding Item 16 included the following:

Fort Battad: Spoke regarding the transition to new management at the Oak Creek Tennis Center.

Sarah Dell: Spoke opposed to there being any management change.

Adrienne Bransley: Spoke in favor of Impact Activities as a new management.

Yali Xie: Spoke regarding potential increased rates with new management at the Oak Creek Tennis Center.

Theresa Patterson: Spoke opposed to new management at the Oak Creek Tennis Center.

Marvin Reader: Spoke opposed to new management at the Oak Creek Tennis Center.

Sarah Wu: Spoke opposed to new management at the Oak Creek Tennis Center.

Claire Cai: Spoke opposed to new management at the Oak Creek Tennis Center, and in favor of existing coaches.

Lan Chen: Spoke opposed to new management at the Oak Creek Tennis Center.

Jennifer Turner: Spoke opposed to new management at the Oak Creek Tennis Center.

Tatia Mahaley: Tennis court access and convenience at the Oak Creek Tennis Center; opposed to Impact Activities.

Ryoko Xsuzuki: Spoke opposed to new management at the Oak Creek Tennis Center.

Leah Sanchez: Suggested training for the current staff at the tennis center. She requested Item 16 be tabled.

Ben Alexander: Monopoly of tennis facilities should not exist. Impact Activities run several facilities in this area.

Gay Trusty: Drainage concerns after the tennis center was built in her neighborhood and possible future expansion creating more issues.

Bruce Davidson: Opposed to tennis center management change.

Haiping Yen: Spoke opposed to new management at the Oak Creek Tennis Center.

Daniel Yang: Spoke in favor of the current management at the Oak Creek Tennis Center.

Michael Tisdale: (Tennis pro at Oak Creek Tennis Center) Spoke regarding issues with current management at the Oak Creek Tennis Center.

Michelle Nguyen: Spoke regarding issues with current management at Oak Creek Tennis Center.

Mark Voss: (Academy director at Courts of McKinney) Spoke regarding issues with current management at Oak Creek Tennis Center and in favor of Impact Activities.

Shilu Ni: Opposed to tennis center management change.

Bonnie Zhao: Spoke in favor of Oak Creek Tennis Center.

Dana Leach: Spoke in favor of management of Courts of McKinney (Impact Activities).

Estaban Padilla: Spoke in favor of management of Courts of McKinney (Impact Activities).

Lesa Wracher: (President of Carrollton Tennis Association) Spoke in support of “Impact Activities” as a possible management company for the Tennis Center.

## CONSENT AGENDA

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

**Councilmember Cline moved to approve Consent Agenda Items 9-15 and 17-28, with 23, 24, and 25 as stipulated; second by Deputy Mayor Pro Tem Palomo. The motion was approved with a unanimous 7-0 vote.**

## MINUTES

**\*9. Consider Approval Of The October 14, 2025 Regular Council Meeting Minutes.**

**\*10. Consider Approval Of The October 28, 2025 Regular Council Meeting Minutes.**

- \*11. Consider Approval Of The November 4, 2025 Regular Council Meeting Minutes.**

#### **CONTRACTS & AGREEMENTS**

- \*12. Consider Authorizing The City Manager To Enter Into An Agreement With Cascade Strategy USA, Inc. Pursuant To RFQ #25-058 For City Of Carrollton Strategy Executive And Visualization Software In An Amount Not To Exceed \$36,880.00 Annually, For A Five-Year Total Amount Not To Exceed \$184,400.00.**
- \*13. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of Six Ford F-150 Trucks From Silsbee Ford Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$362,734.58.**
- \*14. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Ford F-250 Truck From Sames Ford Through An Interlocal Agreement With The TIPS Purchasing Cooperative In An Amount Not To Exceed \$122,178.00.**
- \*15. Consider Authorizing The City Manager To Approve A Contract For The Purchase Of One Hitachi ZX135US-7H Excavator From Associated Supply Company (ASCO) Through An Interlocal Agreement With Sourcewell Purchasing Cooperative In An Amount Not To Exceed \$189,310.00.**
- \*16. Consider Authorizing The City Manager To Enter Into An Agreement With Impact Activities Pursuant To RFP #25-036 For Oak Creek Tennis Center Management Services For A Term Not To Exceed Five (5) Years With A Management Fee Not To Exceed \$150,000 Per Year.**

*Item 16 was considered separately.*

During the Worksession, Interim Parks and Recreation Director Jonathan Scheu provided background information on the Oak Creek Tennis Center. He advised that it opened in 2001 and has 12 lighted courts, a pro shop, and a clubhouse. It is currently being operated by BDM Tennis, Inc. The existing contract was reviewed.

Mr. Scheu advised that in 2022 a bond proposal to expand the tennis center was approved by the voters. The tax exempt bonds for the expansion require certain provisions that currently are not being met by BDM Tennis. As a result, a new contract is required and a Request for Proposals was issued as required for the bonds. He reviewed the process, criteria, and scoring methodology applied to three proposals received. Impact Activities scored highest overall.

Mr. Scheu reviewed the proposed contract that includes a revised financial structure and satisfies the tax exempt bond requirements. Additionally, the new contract will include the city having oversight of fees and programs; membership is not required. Fees for public usage will not change during this process. Mr. Scheu provided a list of tennis centers currently being operated by Impact Activities.

Discussion followed in regard to maintenance issues with the facility that are not being addressed by the current management company and regarding fees charged for various services.



*The following motion was made:*

**Mayor Pro Tem Axberg moved to approve Agenda Item 16; Deputy Mayor Pro Tem Palomo seconded the motion.**

Deputy Mayor Pro Tem Palomo expressed her appreciation to the speakers and to staff for their thorough due diligence in preparation for this agenda item.

Mayor Pro Tem Axberg expressed his appreciation to the speakers. He noted that during the work session it was clarified that the city has the oversight of services and fees at the tennis center.

Councilmember Cline expressed her appreciation to the speakers and to the Mayor for providing the work session information so that Council could be fully informed on this decision. She advised that with the bonds being used to expand the Oak Creek Tennis Center, the current management cannot exist as it is.

Councilmember Fleming expressed appreciation to all who participated in this meeting. He stated a lot of concerns with pricing have been raised however, the city conducted a Request for Proposal and Impact Activities won the bid. He voiced his appreciation to the speakers who organized themselves to present their points of view on this agenda item.

Councilmember Watters stated that all the input received on this item has been taken into account.

Mayor Babick advised that the process used to receive bids on the tennis center management is regulated by the state and fully transparent.

**The motion was approved with a 6-1 vote. Councilmember Fleming voted in opposition.**

- \*17. Consider Authorizing The City Manager To Renew Project Management Software From Carahsoft Technology Corporation Through A Co-Operative Agreement With Texas Department Information Resources Under DIR Contract No. DIR-CPO-5687 In An Amount Not To Exceed \$114,934.98.**
- \*18. Consider Authorizing The City Manager To Execute Change Order No. 3 With Gomez Floor Covering, Inc. dba GFC Contracting For The City Hall Basement Remodel Project In An Amount Not To Exceed \$28,138.00 Increasing The Total Project Contract To \$961,946.00.**

## **ORDINANCES**

- \*19. Consider An Ordinance Amending Title IX, Chapter 91, Animal Regulations, Of The Carrollton Code Of Ordinances.**
- \*20. Consider An Ordinance Amending The Operating And Capital Budgets For Fiscal Year October 1, 2025 Through September 30, 2026.**

## **RESOLUTIONS**

- \*21. Consider A Resolution Accepting The Investment Officer's Fourth Quarter And Annual Report And Investment Strategies For Fiscal Year Ending September 30, 2025.**
- \*22. Consider A Resolution Adopting The Investment Policy As A Fulfillment Of The Public Funds Investment Act, Sections 2256.005 and 2256.025.**
- \*23. Consider A Resolution Casting The City of Carrollton's Vote For A Member Of The Board Of Directors For The Collin Central Appraisal District.**

Council discussed voting for Doug Bender and advised this item would be considered "as amended".

- \*24. Consider A Resolution Casting The City of Carrollton's Votes For a Member Of The Board Of Directors For The Dallas Central Appraisal District.**

Council discussed voting for Clyde Hairston and advised this item would be considered "as amended".

- \*25. Consider A Resolution Casting The City of Carrollton's Votes for a member of the Board of Directors for the Denton Central Appraisal District.**

Council discussed voting for Mike Hennefer and advised this item would be considered "as amended".

- \*26. Consider A Resolution Authorizing The City Manager To Enter Into A Demolition Grant and Rehabilitation Incentive Agreement On An Eligible Property Located At 1505 Jackson St. And Located Within A Neighborhood Empowerment Zone, In A Total Grant Amount Not To Exceed \$12,061.10.**
- \*27. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Professional Services Contract With Magee Architects, Inc. For Architectural and Engineering Services Related To The Crosby Recreation Center Renovations Project In An Amount Not To Exceed \$157,000.00.**
- \*28. Consider A Resolution Appointing A Member To The Property Standards Board.**

## **PUBLIC FORUM**

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

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

to attend a future meeting. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

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

*At 8:15 p.m. the Regular Meeting concluded and worksession reconvened. Mayor Pro Tem Axberg continued the Worksession with Item 5. At this time, Mayor Babick left the meeting.*

**ADJOURNMENT** - Mayor Babick adjourned the meeting at 8:46 p.m.

**ATTEST:**

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Chloe Sawatzky, City Secretary

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Steve Babick, Mayor





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo File Number: 7501

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**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Minutes

**Agenda Number:** \*9.

**CC MEETING:** January 6, 2025

**DATE:** December 16, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Chloe Sawatzky, City Secretary

Consider **Approval Of The December 2, 2025 Regular Meeting Minutes.**

**CARROLLTON CITY COUNCIL  
REGULAR MEETING AND WORKSESSION  
DECEMBER 2, 2025**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, December 2, 2025 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Nancy Cline, Jason Carpenter, Andrew Palacios, Richard Fleming, and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, City Attorney Meredith Ladd and City Secretary Chloe Sawatzky.

**5:45 P.M. – COUNCIL BRIEFING ROOM**

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

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

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

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

*Item 5 followed item 1.*

**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. Discuss The Utility Fund, Water And Wastewater Rates.**

*Item 4 was heard following Item 5.*

Melissa Everett, Finance Director, presented this item. She reviewed that the Utility Fund is an Enterprise Fund, which means it is self-supporting, paid for by those who use it. She added that it is required to have a 90-day fund balance, and it also has a AAA bond rating.

Ms. Everett advised that the preliminary budget presented to Council in August included a utility rate increase of 8.1 percent. Because of the summer usage, the city actually considers rate increases in November of each year. Also, she advised that the city typically "feathers in" rate increases so that utility customers have more incremental adjustments rather than experiencing large rate increases in

any given year. Increases are typically due to rising construction costs, capital investments, anticipated rate increases from Trinity River Authority (TRA) and Dallas Water Utilities (DWU), and for future bond projects.

Ms. Everett explained that expenses in the Utility Fund cover wastewater services (TRA), water services (DWU), Public Works operations for water and wastewater systems, fleet costs, debt, and capital projects.

Current capital projects include the following:

- Automatic Meter Infrastructure
- ATB Funding (\$1.4M Generator Transfer Switch; \$550K Pump Station Well)
- \$5M annually for water and sewer rehab
- \$2M for other capital projects
- CIPAC recommendations for the next bond issue

Ms. Everett stated that this year's Utility Fund is anticipated to end with 147 days in the Fund Balance. The FY26 budget absorbed all overages and includes an increase in TRA and DWU rates, capital funding and \$10 million for the FY26 bond issuance. Additionally, the FY29 and FY31 bond issuances are included as well as bond covenant requirements.

Ms. Everett advised that staff is recommending a 7.5 percent rate increase for FY26 (rather than 8.1%), a 9 percent rate increase in FY27, and for FY28, a 14 percent rate increase. The monthly increase for residential customers will range from \$1.73 to \$3.67 depending on usage, and commercial customers will see an increase of \$8.57 (for 15K gallon users.)

*Item 6 followed item 5.*

**5. Discuss 2026 Bond Referendum.**

*Item 5 was heard following Item 1.*

Karim Ali, Chair of the CIPAC Committee, provided Council with an overview of the 2026 Bond Election. He advised that the Committee began meeting in February 2025 to evaluate and prioritize the various proposals and he presented a summary of the proposed projects. Mr. Ali stated that the proposed projects total \$235 million, with 70 percent of that toward infrastructure projects and 30 percent toward facilities improvements. He advised these percentages are consistent with those from previous bond elections.

A list with details of each facility project that included Public Safety, Parks and Recreation, Libraries, and Municipal Court was provided. The infrastructure list was detailed as to the exact location of roadway improvements and number of miles of roadway improvements. It was noted that street replacements also include replacement of water and sewer lines. Mr. Ali also provided a list of alternatives.

Jonathan Wheat, Director of Engineering, provided details of each facility project which includes two fire stations, a fitness and training facility for police, court safety and usage upgrades, library redesign, and items included in the Parks and Recreation Master Plan (trail connections, Senior Center expansion, Elm Fork Nature Preserve building refresh, Crosby Rec Center expansion, Josey Ranch

football field turf, and the TC Rice Nature Area though it is not recommended by the CIPAC Committee.

The propositions on the election ballot will be specific to each project. Mayor Babick stated that plans are to call the election at the February 3<sup>rd</sup> Council meeting.

*Item 4 followed.*

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

*Item 6 was heard following Item 4.*

Council reviewed their recent activities and upcoming events.

City Secretary Chloe Sawatzky confirmed with Council that the December 16<sup>th</sup> Council meeting would be cancelled. The next meeting will be on January 6, 2026.

*Worksession concluded at 6:51 p.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** – Councilmember Richard Fleming

**PRESENTATIONS**

**7. Presentation Of ISO 1 Property Protection Classification To Carrollton Fire Rescue By The Texas State Fire Marshal's Office And Insurance Service Office.**

On behalf of the City of Carrollton, Fire Chief Mike Thompson accepted plaques of recognition from the Texas State Fire Marshal's Office and Insurance Service Office recognizing Carrollton's ISO Class 1 Property Protection Classification. Chief Thompson recognized not only the Fire Department but Public Works and the NTECC Joint Dispatch Center for their efforts at keeping the community safe and keeping property owners' insurance rates as low as possible.

**8. Present Certificates To The 2025 Environmental Leadership Recognition Recipients And To The 2025 Environmental Distinction Award Recipients.**

Mayor Babick provided background on this annual recognition program and introduced Council Liaison Mayor Pro Tem Christopher Axberg who chaired the Selection Committee. Several businesses in Carrollton were recognized for being recipients of the 2025 Environmental Leadership Award. The 2025 Environmental Distinction Award was also awarded to five Carrollton businesses. Representatives from the businesses were present to accept the awards.



**CITIZEN COMMENT**

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

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

Mayor Babick opened the citizen comment period.

Philip Hague – Item #19 – opposed to noise monitoring systems required for exterior and additional insurance requirement.

Angela Hague – Item #19 – opposed to background checks being required for all adults staying in STRs.

Mayor Babick closed the citizen comment period.

**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.)*

**Mayor Pro Tem Axberg moved to approve Consent Agenda Items 10-23 (10 as stipulated); second by Councilmember Cline. The motion was approved with a unanimous 7-0 vote.**

**MINUTES**

- \*10. Consider Approval Of The September 9, 2025 City Council Regular Meeting Minutes.**

**BIDS & PURCHASES**

- \*11. Consider Approval Of The Purchase Of A New SWAT Vehicle And Accessories From Lenco Industries, Inc. Through A US General Services Administration (GSA) Purchasing Contract In An Amount Not To Exceed \$365,000.00.**

**CONTRACTS & AGREEMENTS**

- \*12. Consider Authorizing The City Manager To Enter Into Agreements With Various Furniture Vendors Through Interlocal Cooperative Agreements With Collin County Governmental Purchaser's Forum And Collin County College In An Amount Not To Exceed \$730,000.00 For Fiscal Year 2026.**
- \*13. Consider Authorizing The City Manager To Enter Into An Agreement With Samsara, Inc. Through An Interlocal With Sourcewell Purchasing Cooperative For Vehicle Cameras In An Amount Not To Exceed \$96,660.74 Annually, For A Total Three-Year Contract Amount Not To Exceed \$289,982.22.**
- \*14. Consider Authorizing The City Manager To Enter Into An Agreement With Cigna Health and Life Insurance Company Pursuant To RFP 25-056 For Stop Loss Insurance In An Amount Not To Exceed \$1,293,855.00.**
- \*15. Consider Authorizing The City Manager To Enter Into An Agreement With Mcliff Coffee & Vending Pursuant to RFP 25-033 For Case or Bulk Beverage And Food Supply and Vending Machine Services In An Amount Not To Exceed \$12,000.00 Annually, For A Five-Year Contract Amount Not To Exceed \$60,000.00.**
- \*16. Consider Authorizing The City Manager To Enter Into An Agreement With BCAC Underground LLC Pursuant To BID #26-006 For Sanitary Sewer Cleaning - Trunk Interceptors In An Amount Not To Exceed \$137,000.00 Annually, For A Total Three-Year Contract Amount Not To Exceed \$411,000.00.**

**ORDINANCES**

- \*17. Consider An Ordinance Amending Chapter 31, The Comprehensive Fee Schedule.**
- \*18. Consider An Ordinance Adopting Additional Amendments To The 2024 International Construction Codes.**
- \*19. Consider An Ordinance Amending Title IX, Chapter 97. - Hotel, Short-Term Rental, and Bed & Breakfast Code Relating To Licensing and Regulations of Hotels, Short-Term Rentals, and Bed & Breakfasts And Establishing A Penalty.**
- \*20. Consider An Ordinance Repealing Ordinance No. 4255, Relating To Temporary Short-Term Rental And Bed And Breakfast Permits During Interim Prohibition.**
- \*21. Consider An Ordinance Amending Title V, Chapter 56, Cross Connection Control And Prevention Of The Carrollton Code Of Ordinances.**

**RESOLUTIONS**

- \*22. Consider A Resolution Authorizing A Third Extension To A Civil Service Employee's Injury Leave As It Pertains To Texas Local Government Code Chapter 143.073.**

- \*23. Consider A Resolution Authorizing The City Manager To Amend The Design Services Contract With HUITT-ZOLLARS, INC. For The Proposed Design Changes For The Hebron Parkway (Hamilton to Meadow) Segment 2 Project in An Amount Not To Exceed \$88,880.00 For A Total Revised Contract Amount Not To Exceed \$2,385,010.00.**

## **PUBLIC HEARING**

- 24. Hold A Public Hearing And Consider A Resolution To Adopt The Program Year 2024 Consolidated Annual Performance And Evaluation Report On The Use Of Community Development Block Grant Funds.**

Environmental Services Director Cory Heiple advised that this report is to review how the Community Development Block Grant Funds were spent for 2024. He noted that the Neighborhood Advisory Committee reviewed the report and approved it on November 13, 2025.

Mr. Heiple stated that HUD granted \$711,716 to the City of Carrollton. That amount as well as unspent funds from previous years were used according to the 5-year Consolidated Plan. He reviewed the following:

Parks Improvements	\$643,126
Street Reconstruction Projects	\$285,857
Public Services (Metrocrest Services Homeless Response Program)	\$104,377
Enhanced Code Enforcement	\$ 75,593
Housing Rehabilitation Projects (8)	\$ 75,905
Carrollton Black Cemetery Phase I	\$ 32,210
Administration	\$ 72,535

Mr. Heiple advised the total that was spent, including previous years' unspent funds, total \$1,289,603.

Councilmember Fleming inquired if there is a CDBG policy and how the allocations are determined. Mr. Heiple responded yes that it is the 5-year Consolidated Plan and includes projects allowed by HUD. He stated that projects are submitted by the city departments for possible inclusion in the Plan.

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

**Deputy Mayor Pro Tem Palomo moved to approve Item 24; second by Mayor Pro Tem Axberg. The motion was approved with a unanimous 7-0 vote.**

- 25. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Amend SUP-413 To Allow Modified Conceptual Plans On An Approximately 5.426-Acre Tract Zoned PD-189 For The (O-4) Office District And Located At 1401 East Trinity Mills Road; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2025-171 Trinity Mills OR Expansion.**

Loren Shapiro, Planning Manager, presented this item. He advised this is a request to add square footage to the west side of the Legion Hospital. He advised that in 2022 a 6,000 square feet expansion was approved, however, it was not done. This request is for additional square footage (in addition to the previous 6,000 square feet approved). This expansion will be a single-story. Conceptual elevations were provided. Staff is recommending approval.

Mayor Babick asked if the applicant is present and would like to speak. Logan Lindsley, Civil Engineer with Kimley-Horn restated that this request adds to the previously approved 6,000 square feet expansion with an additional 1,500 square feet. He also stated that on the north side of the building there will be an additional six parking spaces added. The applicant explained that the expansion is requested due to all four hospital locations in the area being consolidated to the Carrollton facility.

Mayor Babick opened the public hearing.

Steven Donnelly, Vice-President of Real Estate for Legion Hospitals, further explained the consolidation. He added that Legion Hospitals are now partnering with HSS (Hospitals for Special Surgery) to become a state-of-the-art orthopedic hospital.

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

**Councilmember Cline moved to approve Item 25; second by Councilmember Palacios. The motion was approved with a unanimous 7-0 vote.**

- 26. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit To Allow An “Amusement Arcade (Excluding Adult Arcade)” Located At 4070 SH 121, Suite 312, And Zoned (PD 197) Planned Development For The (LR-2) Local Retail District; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2025-157 Claw Arcade.**

Loren Shapiro, Planning Manager, advised this is a request for a new special use permit for a suite that will contain 50 games (claw machines). The hours of operation are Monday – Friday, 11 a.m. to 9 p.m., Saturday, 11 a.m. to 11 p.m., and Sunday, 12 p.m. to 9 p.m. Mr. Shapiro stated that staff is recommending approval with stipulations.

The applicant was present for questions.

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

**Councilmember Watters moved to approve Item 26; second by Councilmember Cline. The motion was approved with a unanimous 7-0 vote.**

- 27. Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 14.32 Acre Tract Zoned PD-148 For The (HC) Heavy Commercial District And Generally Located On The Southeast Corner Of East Hebron Parkway And Marsh Lane To Repeal and Replace Ordinance No. 3911, Reestablishing Planned Development 148; To Change The Base Zoning On A Portion Of Said Tract From (HC) Heavy Commercial District To (MF-18) Multifamily Residential District, To Add Development Standards, And To Add Conceptual Plans; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-133 IBP 9.**

Loren Shapiro, Planning Manager, presented this item. He advised this is a request to amend Planned Development 148. He described the location which is on a 14.32 acre corner at the intersection of Hebron Parkway and Marsh Lane. Mr. Shapiro advised the planned development site is currently zoned Heavy Commercial and vacant. He provided a diagram of the various tracts on this site and stated that this request is to rezone tracts 1 and 2 from heavy commercial to multi-family. A conceptual

site plan was reviewed that includes two buildings with 406 multi-family units, including 10 townhome units on the south side. Retail is included facing Hebron Parkway. Conceptual building elevations were provided. Mr. Shapiro added that a traffic impact analysis was provided and reviewed by staff.

Tom Hammons, Transportation Manager for the City of Carrollton, was available for questions. He described the existing traffic conditions on Hebron as busy and stated that the multi-family will add additional traffic though not as much as if the site was developed commercially. He added that northbound Marsh in this area is similar to other areas in the city. Mr. Hammons explained the “level of service” as indicated in the traffic study and how it applies to the morning and afternoon traffic at this intersection. Mr. Hammons responded to questions from Council regarding traffic conditions in the area. He described the existing turn lanes and traffic patterns. It was stated that there are five churches in the area, however the traffic was not studied on a Sunday. It was stated that one of the churches provides off duty police on Sundays to direct traffic leaving that church.

Mayor Babick asked what roadway improvements might be required in the future. Mr. Hammons advised that right-of-way exists to expand Hebron to six lanes and also indicated that the turn lanes could be lengthened to allow for additional stacking on Marsh. He stated that the right turns only on Marsh are safer than allowing left turns.

Mr. Shapiro was asked about the density being requested for the development and how it compares to other similar properties in the city. He reviewed several other multi-family projects with parking garages and retail elements, and the locations.

Applicant Lucy Burns with Billingsley Corporation provided an overview of this development. She reviewed a map reflecting egress from the site onto the surrounding roadways, Marsh, Hebron, and International Parkway. She advised International Parkway would be the quickest way to access the George Bush Tollway. She noted that International has the least amount of traffic of the three roadways. Additionally, she advised that one of the multi-family buildings has 194 units with a parking garage on the south side and there is ingress and egress on International. A conceptual landscape plan was provided that included a water feature. Ms. Burns advised that the planned retail on the site is walkable from the multi-family buildings and will have restaurants facing the water feature. A depiction of the townhomes which will face Marsh was provided.

In response to Council’s concerns regarding traffic in the area, Ms. Burns stated that copies of the traffic study are available for Council. She advised that the traffic engineer who conducted the traffic study was present. Mayor Babick invited him to speak. Scott Israel with Traffic Impact Group advised that he prepared the study and provided a handout summarizing his findings. He reviewed the traffic counts on the roadways as well as the capacity and crash rate of the intersections. He stated that Marsh has the capacity for additional vehicles with no significant impact. He advised that the multi-family generates less traffic than commercial.

Mayor Babick opened the public hearing.

Speakers:

Joel Bailey - opposed

Shaun Callader - opposed

Steven Dimmit - opposed

Matt Garrett – opposed

Debbie Hughey – opposed

Gil Kirk - opposed  
Louise Lee – opposed  
Priscilla Liu - opposed  
Susan Nardoza – opposed  
Victor Russell – opposed  
Anorea Triton - opposed  
Keith Vanderberg – opposed  
Bill Jones - opposed

Cards submitted and not speaking:  
Kent Christiansen - opposed  
Annette and James Hall – opposed  
Richard Hysbp - opposed  
Eric and Bonnie Kaplan - opposed  
Gary Miller – opposed  
Flay Mohle – opposed  
Jane Slattery - opposed  
David Smith - opposed  
Darenda Smith - opposed  
Robert Sykes - opposed  
Lisa Vanderberg - opposed  
Marty Whitaker – opposed

Harish Raman  
Terrence Maxwell

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

Applicant Henry Billingsley provided photos of a building “wrapped” as townhouses located at a different development. He stated that the proposed multi-family buildings will be wrapped. He addressed the traffic concerns, saying that the entrances and exits from the development are right turns in and right turns out, except on International Parkway where there are right and left turns. He added that on Hebron the right turn in/out is for the planned retail. Mr. Billingsley stated that this will be a development that will add quality to the area.

Mayor Babick stated this is a land use discussion. Discussion followed regarding the current zoning (heavy commercial) and the MF18 designation being the maximum density allowed, however Mr. Shapiro stated that planned developments specifically allow greater density with Council approval. He responded to earlier comments from the public regarding new legislation (Senate Bill 840) that enacted limitations on certain types of development but it only applies to cities with a population greater than 150,000, so it does not apply to Carrollton.

Questions from Council were raised regarding parking and clarification of some green space area on the concept plan. Additionally, Mayor Babick asked Police Chief Arredondo about the potential of crime in multi-family developments. Chief Arredondo responded that it takes approximately ten years for multi-family to impact crime. That being due to changes in ownership and lack of proper upkeep.

During further discussion regarding the potential for increased traffic issues in the area, Mr. Billingsley stated that he would donate the land necessary to extend the right-hand turn lane from Marsh onto Hebron.

Other questions raised by Council included the possibility of water pressure issues with high density. Director of Engineering Jonathan Wheat stated that the city research indicates that there is no problem with water pressure however it was studied on the basis of heavy commercial development and not multi-family in this area.

Councilmember Fleming reviewed that previous Councils have voiced that multi-family zoning should only be at or near the Transit Oriented Development (TOD) areas, and the location in question is not near a TOD area. Due to that, Councilmember Fleming indicated he would vote against the item.

Councilmember Carpenter stated that he likes the development but believes the density to be too high. Based on the density, he advised he would vote against the development, however, would make a motion to approve.

**Councilmember Carpenter moved to approve Item 27 as stipulated to extend the right hand Marsh turn lane. Mayor Pro Tem Axberg seconded the motion.**

Mayor Pro Tem Axberg stated that while he is not completely in favor of the proposed density, he also does not believe that heavy commercial zoning should apply to this area due to the nearby residential. He expressed his appreciation to all who voiced their concerns during the public hearing.

**The item was approved with a vote of 5-2. Councilmembers Fleming and Carpenter voted in opposition.**

**28. Hold A Public Hearing To Consider An Ordinance Of The City Of Carrollton, Texas Amending Ordinance Number 1470, Otherwise Known As The Comprehensive Zoning Ordinance, By Amending Article V. Use Of Land And Structures, Section C. Use Matrix, By Modifying The Zoning Districts Short-Term Rental And Bed And Breakfast Uses May Operate By Right Or By Special Use Permit (SUP) And Repealing Section D. Interim Prohibition On Short-Term Rental And Bed And Breakfast Uses; Repeal And Reserve Article XXI. Special Use Permits, Section D. Special Conditions, 2. Subsection f. Hotel and Transient Lodging; And Amending Article XXXIV. Definitions, Section B. Terms And Definitions Relative To Short-Term Rentals And Bed And Breakfasts. Case No. PLZT 2025-170 CZO Text Amendments - STR and B&B Zoning Amendments.**

Loren Shapiro, Planning Manager, advised it is a cleanup zoning ordinance pertaining to the previously approved Items 19 and 20 relating to Temporary Short-Term Rentals and Bed and Breakfasts. He reviewed the following background on this item:

- Before 2022- No restrictions on short-term rentals (STR), but bed and breakfasts (B&B) required a Special Use Permit (SUP).
- December 6, 2022- The City Council adopted initial regulations in response to the growth of short-term rentals.
- February 7, 2023 The City Council amended the zoning ordinance to require an SUP for all short-term rentals.

- May 6, 2025- The City Council adopted a one-year interim prohibition on short-term rentals to allow time for data collection and analysis, driven by public concerns over numerous nuisances including noise, trash, disorderly conduct, and parking.

Mr. Shapiro reviewed the current regulations (prior to the Interim Prohibition) regarding STRs and B&Bs:

- STRs allowed with a SUP in the single-family detached, single-family attached, duplex, retail office zoning districts and in the urban fringe – Downtown TC District.
- STRs were allowed by right in the Historic Square and Urban General – Downtown. TC District.
- B&Bs were allowed with an SUP in the single-family detached, single-family attached, Duplex zoning districts.
- Defined STRs and B&Bs.

Mr. Shapiro reviewed the Council Work Sessions held in July, September, and October, 2025. He advised that information was provided to Council regarding child safety zones, current restrictions, zoning restrictions, density/caps, use- commercial/residential, notifications, trafficking prevention, and the approval process. On October 28, 2025 Council provided directions to staff on how to proceed.

Mr. Shapiro reviewed the Comprehensive Zoning Ordinance recommendations that were approved by the Planning and Zoning Commission. Those recommendations include the following:

1. Remove the interim prohibition section from Article V. Use of Land and Structures
2. Adopt a Prospective Ban on STRs and B&Bs
  - New STRs and B&Bs are prohibited.
  - Existing licensed, legal non-conforming STRs and B&Bs operating and in conformance with city codes may continue.
3. Amend Article XXI. Special Use Permits removing the section regulating SUPs for STRs and B&Bs.
4. Amend Article XXXIV. Definitions modifying terms and definitions.

Mayor Babick confirmed that existing STRs and B&Bs are grandfathered if operating legally, and that new ones are prohibited.

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

**Deputy Mayor Pro Tem Palomo moved to approve Item 28; Mayor Pro Tem Axberg seconded the motion.**

Mayor Pro Tem Axberg expressed appreciation to the Council and staff for their work on this issue.

**The motion was approved with a vote of 7-0.**

## **PUBLIC FORUM**

29. **Public Forum** is the opportunity for citizens/visitors to speak on items not listed on the posted meeting agenda. Citizens/visitors wishing to address the Council regarding items



**on the posted meeting agenda will have the opportunity to speak during the Citizen Comment.**

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

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

**ADJOURNMENT** - Mayor Babick adjourned the meeting at 10:02 p.m.

**ATTEST:**

\_\_\_\_\_  
Chloe Sawatzky, City Secretary

\_\_\_\_\_  
Steve Babick, Mayor





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7502

**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*10.

**CC MEETING: January 6, 2026**

**DATE:** December 17, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Diana Vaughn, Chief Financial Officer  
Chrystal Davis, Assistant City Manager

**Consider Authorizing the City Manager To Enter Into An Agreement With Hilltop Securities Asset Management LLC Pursuant to RFP 26-002 For Arbitrage Rebate Compliance Services In An Amount Not To Exceed \$32,000.00 Annually, For A Five-Year Total Contract Not To Exceed \$160,000.00.**

### **BACKGROUND:**

Arbitrage refers to the difference between the investment earnings on tax-exempt bond proceeds and the interest paid on those bonds. When investment earnings exceed the bond yield, the excess may be subject to federal rebate requirements under IRS regulations. These rules are complex and vary depending on the specifics of the bond issue. Noncompliance can jeopardize the tax-exempt status of the bonds. The agreement with Hilltop Securities Asset Management LLC will provide the City with experienced, professional arbitrage rebate services to ensure compliance.

On October 13, 2025, the City issued a request for proposal for these services. Notifications were posted online, previous and interested vendors were contacted, and advertisements placed in the Dallas Morning News. Submissions were due on November 13, 2025. Two (2) vendors submitted qualification packets.

The Finance Department reviewed and evaluated the submissions, ultimately selecting Hilltop Securities Asset Management LLC based on criteria related to qualifications, expertise, project approach, references, fees, and prior successful service for the City of Carrollton.

### **FINANCIAL IMPLICATIONS:**

The fee for arbitrage compliance services will be \$1,400 per debt obligation, assessed during the annual calculation period, with an additional fee of \$3,000 for IRS refund requests when necessary.

The number of debt obligations will vary over the term of the contract as new debt issuances occur.

**IMPACT ON COMMUNITY SUSTAINABILITY:**

This project supports and aligns with the City Council's goals and objectives to build and maintain a consistently thriving and diverse financial base while being outstanding stewards of City resources.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends that City Council authorize the City Manager to enter into an agreement with Hilltop Securities Asset Management LLC pursuant to RFP 26-006 for arbitrage rebate compliance services in an amount not to exceed \$32,000.00 annually, for a five-year total contract not to exceed \$160,000.00.

Supplier Scoring Summary

RFP 26-002 - Arbitrage Rebate Compliance Services - Scoring Round

Supplier		Rank	Score	RFP Criteria	Firm Experience & Qualifications	Staff Expertise	Project Approach & Responsiveness	Fee Proposal	References / Past Performance
		100		25.00	20.00	20.00	20.00	15.00	
Hilltop Securities Asset Manag		1	86.33	22.33	19.00	18.67	12.67	13.67	
BLX Group LLC		2	80.67	22.33	17.33	16.67	10.00	14.33	
		83.50		22.33	18.17	17.67	11.33	14.00	





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7503

**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*11.

**CC MEETING: JANUARY 6, 2026**

**DATE:** December 17, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Michael Thomson, Fire Chief  
Rex Redden, Executive Director of Public Safety

**Consider Authorizing the City Manager To Enter Into An Agreement With Total Safety U.S. Inc. For The Purchase Of Fire Fighter Protective Clothing In An Amount Not To Exceed \$250,000.00.**

### **BACKGROUND:**

This agenda item is for the purchase of protective clothing worn by firefighters during normal duty, training, and emergency operations. Due to the anticipated replacement of damaged, outdated, and end-of-life protective clothing, the City will surpass the \$100,000.00 purchasing threshold for fire protective clothing during Fiscal Year 2026. City staff is seeking Council approval to purchase protective clothing, uniforms, tools, and equipment in an amount not to exceed \$250,000.00 during Fiscal Year 2026.

The protective clothing will be purchased through our interlocal agreement with Buy-Board. Texas law authorizes this process so that the City can save the time of developing specifications and avoid the duplication of the competitive bidding process. Buy-Board meets all state of Texas bidding requirements.

### **FINANCIAL IMPLICATIONS:**

The protective clothing will be purchased with budgeted funds from the Fire Department's Fiscal Year 2026 budget

### **IMPACT ON COMMUNITY SUSTAINABILITY:**

The protective clothing is used during the course of responding to and mitigating both non-emergency and emergency incidents. The protective clothing is designed to protect firefighters from thermal and environmental insults during emergency operations including structure fires, vehicle collisions, rescue

operations, and any other hazardous situation in which personal protection is required.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends authorizing the City Manager to enter into an agreement with Total Safety U.S. Inc. to purchase protective clothing in an amount not to exceed \$250,000.00. This purchase will be through an Interlocal Agreement with Buy-Board.





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7507

**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*12.

**CC MEETING: January 6, 2026**

**DATE:** December 17, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Michael Thomson - Chief, Fire Department  
Rex Redden - Director, Executive of Public Safety

**Consider Authorizing The City Manager To Enter Into An Agreement With Rebel Strike Pursuant To BID #26-008 To Purchase A Brush Truck - Type 6 Wildland Apparatus For A One-Time Amount Not To Exceed \$347,800.00.**

### **BACKGROUND:**

This award is for the purchase of a brush truck wildland apparatus to be utilized by the Fire Department in serving the City of Carrollton. The apparatus can handle off-road or inclement weather situations and ensure that any location can be accessed by fire crews to mitigate emergencies. This is a fleet replacement for an end-of-life apparatus.

On November 3, 2025, the City issued BID #26-008 for Brush Truck - Type 6 Wildland Apparatus. Bid notifications were posted online, previous and interested vendors were contacted, as well as advertisements placed in the Dallas Morning News. Six (6) vendors submitted responses.

The Fire Department evaluated the submissions based on the lowest responsive and responsible criteria of price and other factors. Rebel Strike, while not the lowest price, was selected based on the overall best value relative to that criterion including meeting all required specifications, using high quality components, and having already built the product so it will arrive in Carrollton within a few months.

### **FINANCIAL IMPLICATIONS:**

The brush truck on BID #26-008 will be purchased from budgeted funds for the cost center and amount as listed below.

<u>COST CENTER</u>	<u>LINE ITEM</u>	<u>BUDGET AMOUNT</u>
576190	68500	\$342,800.00
576190 Contingency	68500	<u>\$5,000.00</u>
		<u>\$347,800.00</u>

**IMPACT ON COMMUNITY SUSTAINABILITY:**

This project supports and aligns with the City Council's goals and objectives to ensure our employees have appropriate resources and exemplify the Vision.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommend City Council authorize the City Manager to enter into an agreement with Rebel Strike pursuant to BID #26-008 to purchase a Brush Truck - Type 6 Wildland Apparatus for a one-time amount not to exceed \$347,800.00.

<b>Event Number</b>	BID #26-008	<b>Organization</b>	City of Carrollton Purchasing
<b>Event Title</b>	Brush Truck - Type 6 Wildland Apparatus	<b>Workgroup</b>	Purchasing
<b>Event Description</b>	The City of Carrollton is soliciting SEALED B	<b>Event Owner</b>	Julie Ketterer
<b>Event Type</b>	Low Bid	<b>Email</b>	Julie.Ketterer@cityofcarrollton.com
<b>Issue Date</b>	11/3/2025 02:10:58 PM (CT)	<b>Phone</b>	(972) 466-3105
<b>Close Date</b>	11/18/2025 02:00:00 PM (CT)	<b>Fax</b>	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Southwest International Trucks	MCKINNEY	TX	11/18/2025 12:16:58 PM (CT)	1	\$258,221.00
Chemical Containers, Inc. (Motis)	Lake Wales	FL	11/17/2025 11:40:08 AM (CT)	2	\$277,600.00
Blanchat Mfg., Inc.	Harper	KS	11/18/2025 09:15:35 AM (CT)	2	\$293,929.00
Rebel Strike	Brownsboro	AL	11/17/2025 01:35:55 PM (CT)	2	\$333,700.00
Promise Land Fire - Walk in submission	Bridgeport	TX	11/18/25 23:53 pm		\$364,000.00
Siddons Martin Emergency Group, LLC	Houston	TX	11/18/2025 11:21:11 AM (CT)	1	\$372,725.00

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





# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7491

**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*13.

**CC MEETING: January 6, 2026**

**DATE:** December 1, 2025

**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 Execute Change Order No. 3 With Camino Construction, LP For Additional Work As Part Of Country Villas Street Reconstruction Project, In An Amount Not To Exceed \$257,045.00, Increasing The Total Project Contract To An Amount Not To Exceed \$8,047,045.00.**

### **BACKGROUND:**

The City Council awarded a contract on September 10, 2024, to Camino Construction, LP in the amount of \$7,790,000.00 (\$7,556,540.00 construction and \$233,460.00 contingency). The original contract provided for the reconstruction of approximately 16,600 LF of neighborhood streets, 2,500 LF of sidewalks, 7,010 LF of sanitary sewer mains, and 8,050 LF of water mains.

During construction, Staff determined additional utility and paving work is required to complete the project. Change Orders No. 1 and 2 totaled \$143,785.00 and consisted of additional sanitary sewer work.

While attempting to tie into the water main in Keller Springs, it was discovered that the existing 40-year-old line under Keller Springs was deteriorated and needed replacement. This change order covers the replacement of approximately 700 lf of the existing water line under Keller Springs and the subsequent pavement.

This change order (Change Order No. 3) in the amount of \$346,720.00 (\$89,675.00 remaining contingency and \$257,045.00 additional funding) will cover the following items:

- Additional water line replacement in Keller Springs Road.
- Additional concrete panel replacements for Keller Springs Road.
- Replace existing curbs along Keller Springs Road.

- Construct new sidewalk along Keller Springs Road.

As a result of the additional work, the duration of construction will extend 90 calendar days, bringing the total construction period to 530 calendar days.

**FINANCIAL IMPLICATIONS:**

Camino Construction, LP submitted a proposal to the City of Carrollton to cover the above-mentioned work of Change Order No. 3 in an amount not to exceed \$346,720.00. Approval of Change Order No. 3 will utilize the remaining contingency of \$89,675.00, resulting in an additional funding requirement of \$257,045.00. Funding is available in Account Unit 854460 (Streets Consolidated).

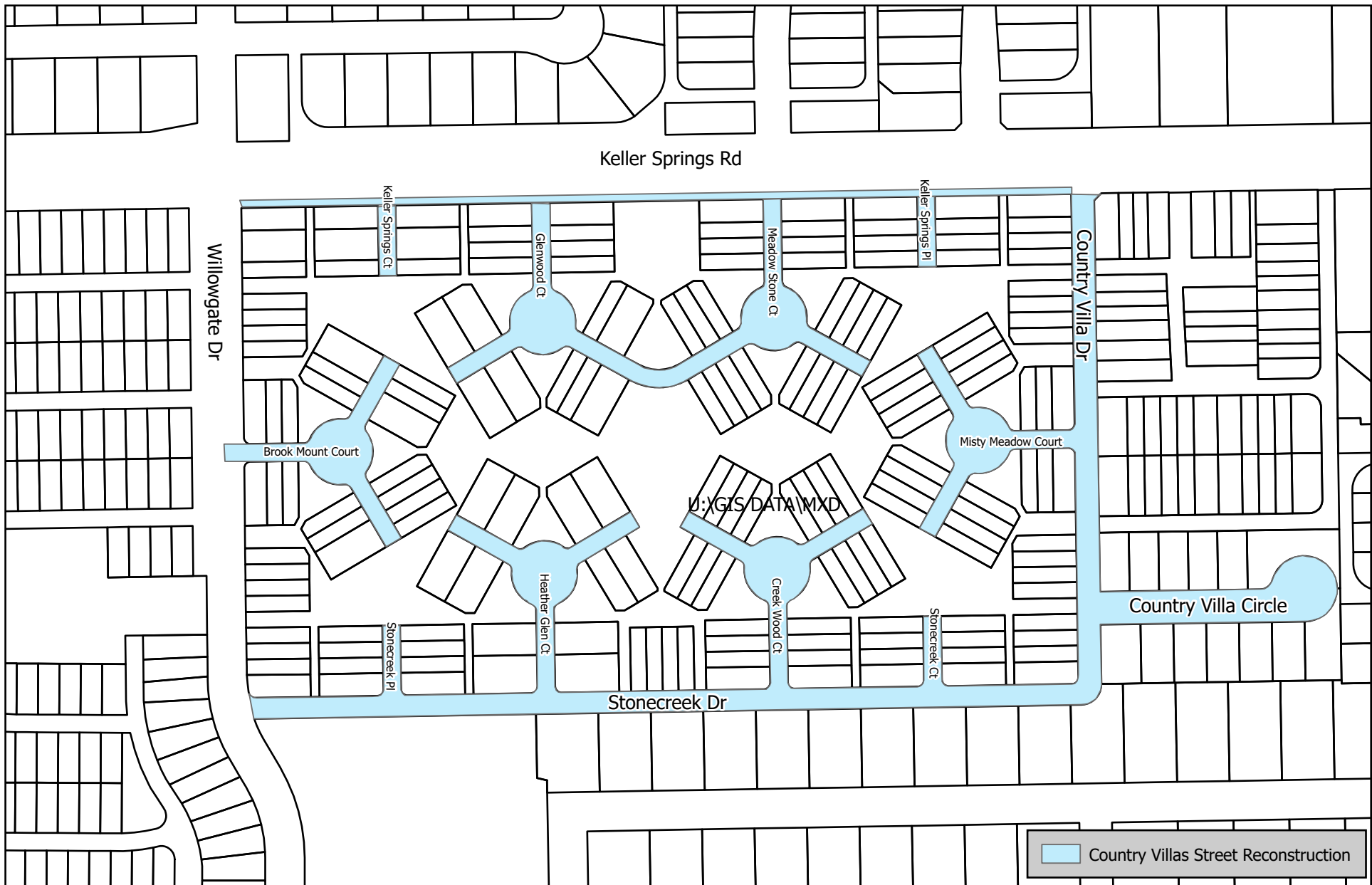
**IMPACT ON COMMUNITY SUSTAINABILITY:**

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:

- Preserving neighborhood appearance and encouraging upkeep by replacing deteriorated curbs and panels that currently detract from the streetscape. (Hospitality)
- Reducing reactive maintenance by addressing substandard assets now and extending pavement life. (Optimize)
- Minimizing disruption to residents and businesses by consolidating needed work into the active project rather than separate future projects. (Economical)
- Reinforcing the long-term function of Keller Springs Road as an adjoining corridor to the Country Villas project area through targeted reinvestment. (Revitalized)

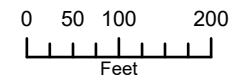
**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends authorizing the City Manager to execute Change Order No. 3 with Camino Construction, LP for the Country Villas Street Reconstruction Project to in the amount not to exceed \$257,045.00, increasing the total project contract to an amount not to exceed \$8,047,045.00.



# Country Villas Street Reconstruction

Country Villas Street Reconstruction



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Country Villas Street Reconstruction

M. Natseway Engineering Technician









# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7506

**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:**  
Contracts/Agreements

**Agenda Number:** \*14.

**CC MEETING: JANUARY 6, 2025**

**DATE:** December 15, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Michael Thomson, Fire Chief  
Rex Redden, Executive Director of Public Safety

Consider **Authorizing The City Manager To Enter Into An Agreement With Beacon Emergency Services Team, P.A. d/b/a BEST EMS For Medical Director Services And An Agreement For EMS Continuing Education Curriculum And Training In An Amount To Not Exceed \$115,000.**

### **BACKGROUND:**

The Fire Department is required to maintain medical oversight and provide continuing education and training to emergency medical services personnel in accordance with state law and best practices. BEST EMS currently provides specialized medical oversight and education services to public safety agencies and employs physicians experienced in emergency medical services administration.

The proposed Medical Director Agreement provides for a licensed physician to serve as the Fire Department's Medical Director, responsible for medical oversight, protocol development, quality improvement review, education participation, and regulatory compliance.

The proposed EMS Continuing Education and Training MOU provides for the delivery of structured EMS continuing education hours, instructional services, curriculum, recordkeeping, and training equipment to support Fire Department personnel certifications and readiness.

### **FINANCIAL IMPLICATIONS:**

Funding for both agreements will come from the Fire Department's Fiscal Year 2026 budget.

### **IMPACT ON COMMUNITY SUSTAINABILITY:**

This funding supports a prepared and proficient EMS workforce capable of meeting the evolving emergency medical needs of the City of Carrollton's residents and visitors.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends authorizing the City Manager to execute the Medical Director Agreement and the training MOU with Beacon Emergency Services Team, P.A. d/b/a BEST EMS in an amount not to exceed \$115,000.00.



## Agenda Memo

File Number: 7493

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**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Ordinances

**Agenda Number:** \*15.

**CC MEETING:** January 6, 2026

**DATE:** December 11, 2025

**TO:** Erin Rinehart, City Manager

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

**Consider An Ordinance Of The City Of Carrollton, Texas, Amending Article VII, Chapter 72 Of The Carrollton City Code By Adding Section 72.13 Creating Specific Parking Prohibitions Consistent With The Texas Transportation Code And Amending Article VII, Chapter 70 Of The Carrollton City Code By Adding Section 70.55 Authorizing Public Safety Officers, In Addition To Sworn Peace Officers, To Enforce And Issue Notices For Parking Violations Set Forth In Chapter 72; And Establishing A Penalty Of Up To \$500.**

### **BACKGROUND:**

The City of Carrollton frequently receives complaints related to parking violations, including vehicles parked in fire lanes, blocking driveways, or violating posted time and zone restrictions. While these violations negatively impact neighborhood quality of life, business access, and public safety, they are generally considered a lower priority than in-progress calls for service, traffic collisions, and other emergent incidents handled by sworn police officers. As a result, parking-related complaints are not always addressed as quickly or consistently as residents and businesses would prefer.

Carrollton's Public Safety Officers (PSOs) are already utilized to support the Police Department by handling non-emergency functions and lower-risk tasks that do not require a sworn police officer, but are not authorized to conduct enforcement of state traffic or parking statutes. Authorizing PSOs to issue citations for violations of municipal parking and related ordinances will allow the City to more effectively address these recurring concerns. This approach keeps enforcement within the scope of local code, maintains a clear distinction between PSO responsibilities and sworn officer authority, and provides an additional resource for timely response to quality-of-life issues.

By enabling PSOs to enforce municipal parking ordinances, sworn officers can remain focused on higher-priority calls and proactive crime reduction efforts, while PSOs provide more consistent,

visible, and timely enforcement of parking rules. This change is intended to improve responsiveness to community complaints, enhance safety and accessibility in neighborhoods and commercial areas, and better align City resources with the volume and nature of parking-related concerns.

**FINANCIAL IMPLICATIONS:**

The financial impact of this agenda item is undeterminable, but will increase the existing revenue from parking notices, and will be directly correlated with the number of additional new notices issued annually

by the Public Safety Officers. The additional revenues cannot be projected at this time.

**IMPACT ON COMMUNITY SUSTAINABILITY:**

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

- Improving the timely resolution of recurring parking complaints that affect residents and businesses.
- Promoting consistent enforcement of local ordinances to support orderly use of streets and shared spaces.
- Allowing sworn officers to remain focused on higher-priority calls, enhancing overall public safety response.

Strengthening community confidence that concerns about parking and access are heard and addressed

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends adopting an ordinance amending the Carrollton City Code to authorize Public Safety Officers to issue citations for municipal parking and related ordinance violations

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF CARROLLTON, TEXAS, AMENDING CHAPTER 72, SUBCHAPTER I OF THE CARROLLTON CITY CODE BY ADDING SECTION 72.13 CREATING SPECIFIC PARKING PROHIBITIONS CONSISTENT WITH THE TEXAS TRANSPORTATION CODE AND AMENDING CHAPTER 70, SUBCHAPTER IV OF THE CARROLLTON CITY CODE BY ADDING SECTION 70.55 AUTHORIZING PUBLIC SAFETY OFFICERS, IN ADDITION TO SWORN PEACE OFFICERS, TO ENFORCE AND ISSUE NOTICES FOR PARKING VIOLATIONS SET FORTH IN CHAPTER 72; PROVIDING FOR SEVERABILITY, SAVINGS, PENALTY, AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the City Council of the City of Carrollton ("City Council"), Texas finds it necessary to promote public safety and ensure compliance with parking regulations established under Chapter 72 and other provisions of the Carrollton Code of Ordinances; and

**WHEREAS**, currently only sworn peace officers enforce parking regulations and issue citations for parking violations under Chapter 72 of the Carrollton Code of Ordinances; and

**WHEREAS**, police volunteers are authorized under the Texas Transportation Code to issue citations for violations of handicap parking restrictions; and

**WHEREAS**, authorizing Public Safety Officers to enforce parking regulations as assigned by the Chief of Police and issue notices for parking violations under Chapter 72 of the Code of Ordinances would provide a better use of resources and better protect the public's health, safety, and welfare; and

**WHEREAS**, the City Council finds that it is in the best interest of the residents of the City of Carrollton to adopt codified parking restrictions consistent with the Texas Transportation Code and to authorize Public Safety Officers as assigned by the Chief of Police in addition to sworn peace officers, to enforce such restrictions;

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

**SECTION 1.**

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

## **SECTION 2.**

The Code of Ordinances, City of Carrollton, Texas is hereby revised by amending Chapter 72, Subchapter I, "Parking Generally" by adding Section 72.13 to read as follows:

### **"72.13 Prohibited in Specified Places**

It shall be unlawful for any person to stop, stand, or park a vehicle except when necessary to avoid conflict with other traffic or in compliance with law or directions of a police officer or traffic-control devices in any of the following places:

- (A) On a sidewalk;
- (B) Within an intersection
- (C) Within twenty (20) feet of a crosswalk at an intersection;
- (D) Within thirty (30) feet on the approach to a flashing signal, stop sign, yield sign, or traffic-control signal located at the side of a roadway;
- (E) Within fifteen (15) feet of a fire hydrant; or
- (F) Where signs are erected or curbs are painted indicating that such is not allowed."

## **SECTION 3.**

The Code of Ordinances, City of Carrollton, Texas is hereby revised by amending Chapter 70, Subchapter IV, "Administration and Enforcement" by adding Section 70.55 to read as follows:

### **"70.55 Authority to Enforce Parking Violations.**

- (A) Public Safety Officers employed by the City of Carrollton are hereby authorized to enforce all parking regulations as assigned by the Chief of Police and to issue notices for parking violations under Chapter 72.
- (B) Public Safety Officers may issue notices for violations of Chapter 72 in the same manner as sworn peace officers of the Carrollton Police Department.
- (C) Citations issued by Public Safety Officers shall have the same force and effect as those issued by peace officers, and violators shall be subject to penalties prescribed by this Ordinance."

## **SECTION 4.**

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, unless otherwise limited by state law.

## **SECTION 5.**

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in

direct conflict with provisions of such ordinances and such codes, in which event the conflicting provisions of such ordinances and such codes are hereby repealed.

**SECTION 6.**

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

**SECTION 7.**

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

**SECTION 8.**

This Ordinance shall become effective from and after its passage and publication.

**DULY PASSED AND APPROVED** by the City Council of the City of Carrollton, Texas  
THIS \_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF CARROLLTON, TEXAS

By: \_\_\_\_\_  
Steve Babick, Mayor

ATTEST:

\_\_\_\_\_  
Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Lisa King, Assistant City Attorney

\_\_\_\_\_  
Roberto Arredondo, Jr., Chief of Police







# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7504

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**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*16.

**CC MEETING:** January 6, 2026

**DATE:** December 16, 2025

**TO:** Erin Rinehart, City Manager

**FROM:** Diana Vaughn, Chief Financial Officer  
Chrystal Davis, Assistant City Manager

Consider A **Resolution Nominating A Candidate To Fill A Vacancy On The Denton Central Appraisal District For The Board Of Directors.**

### **BACKGROUND:**

Mr. Rob Altman was an appointed member of the Denton Central Appraisal District Board of Directors, Place 5, with a term ending December 31, 2027, and has notified the Denton Central Appraisal District of his resignation. Pursuant to Section 6.0301(f) of the Texas Property Tax Code, a vacancy occurring in an appointive position on the Denton Central Appraisal District Board of Directors may be filled through a nomination process by eligible taxing units.

Section 6.0301(f) provides, "if a vacancy occurs in an appointive position on the board of directors, each taxing unit that is entitled to vote under Section 6.03 may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The taxing unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall appoint by majority vote of its members one of the nominees to fill the vacancy."

Nominations must be submitted by written resolution before January 29, 2026. The nominee selected to fill the vacancy will serve the remainder of the term through December 31, 2027. Once nominations are received, the Denton Central Appraisal District Board of Directors will select the replacement from the nominees.

### **IMPACT ON COMMUNITY SUSTAINABILITY:**

By nominating a candidate to fill the vacancy on the Denton Central Appraisal District Board of

Directors, the City ensures continued representation of Carrollton residents and businesses and supports the appropriate growth of the City's tax base.

**STAFF RECOMMENDATION/ACTION DESIRED:**

To pass a resolution nominating a candidate to fill the vacancy on the Denton Central Appraisal District Board of Directors.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, NOMINATING \_\_\_\_\_ AS A CANDIDATE TO FILL A VACANCY ON THE BOARD OF DIRECTORS OF THE DENTON CENTRAL APPRAISAL DISTRICT, PLACE 5; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Carrollton, Texas ("City") is a member of the Denton Central Appraisal District and is entitled to nominate by an official resolution, adopted by its governing body, a candidate to fill a vacancy on the Denton Central Appraisal District Board of Directors in accordance with the Texas Property Tax Code; and

**WHEREAS**, the Denton Central Appraisal District Board of Directors has received notification of the resignation of Board Member Rob Altman, Place 5, effective immediately; and

**WHEREAS**, Mr. Altman was an appointed member of the Denton Central Appraisal District Board of Directors whose term expires on December 31, 2027, and his resignation has created a vacancy in an appointive position on the Board of Directors; and

**WHEREAS**, Section 6.0301(f) of the Texas Property Tax Code provides that, if a vacancy occurs in an appointive position on the board of directors of an appraisal district, each taxing unit entitled to vote under Section 6.03 may nominate by resolution a candidate to fill the vacancy, and the nomination must be submitted to the Chief Appraiser within 45 days after notification of the vacancy; and

**WHEREAS**, the City has received official notification of the vacancy and notice of eligibility to nominate one person to fill the unexpired term, with a deadline to submit a nominating resolution to the Chief Appraiser no later than January 29, 2026; and

**WHEREAS**, the City Council has determined that it is in the best interest of the citizens of the City to nominate \_\_\_\_\_ candidate for membership to fill the unexpired term for Place 5 on the Denton Central Appraisal District Board of Directors.

**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**

Pursuant to Section 6.0301(f) of the Texas Property Tax Code, the City Council hereby nominates the following individual to fill the vacancy for the unexpired term ending December 31, 2027, on the Denton Central Appraisal District Board of Directors:

Place 5: \_\_\_\_\_.

**SECTION 3**

This Resolution shall take effect upon passage.

**DULY PASSED AND APPROVED** this 6<sup>th</sup> day of January, 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:**

\_\_\_\_\_  
Diana Vaughn, Chief Financial Officer



# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7505

**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Consent Agenda

**In Control:** City Council

**File Type:** Resolution

**Agenda Number:** \*17.

**CC MEETING:** January 6, 2026

**DATE:** December 18, 2025

**TO:** Erin Rinehart, City Manager

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

Consider A **Resolution Authorizing The City Manager To Negotiate And Execute Contract Amendment No. 1 With Dallas, Garland & Northeastern Railroad, Inc. (DGNO) For The Review Of The Railroad Sidewalk Construction Plans Associated With The Country Club Drive Improvement Project, In An Amount Not To Exceed \$20,636.00 For A Total Contract Amount Of \$46,640.**

### **BACKGROUND:**

The City entered into an Engineering Cost Reimbursement Agreement with Dallas, Garland & Northeastern Railroad, Inc. (DGNO) for the review of the railroad sidewalk construction plans associated with the Country Club Drive Improvement Project in an amount not to exceed Twenty-Six Thousand Four and No/100 dollars (\$26,004.00).

Contract Amendment No. 1 authorizes the addition of railroad sidewalk design services to be provided by Olsson, the representative consultant for DGNO.

### **FINANCIAL IMPLICATIONS:**

Dallas, Garland & Northeastern Railroad, Inc. (DGNO) has submitted a proposal to the City of Carrollton to perform the additional professional engineering services for the Country Club Drive Improvement Project in an amount of \$20,636.00, for a revised contract amount not to exceed \$46,640.00. Funding is available in the Streets 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:

Improving safety at and approaching the railroad crossing by coordinating with DGNO to address

design constraints, access, and protection requirements. (Accessible)

Reducing future change orders and schedule delays by resolving railroad review, right-of-entry, and technical submittals during design, rather than in construction. (Optimization)

Enhancing daily mobility and reliability on Country Club by coordinating rail-related design elements that maintain traffic and emergency access during and after construction. (Accessible)

Maintaining engagement with stakeholders by setting clear expectations on railroad timelines, outages, and construction windows. (Optimization)

Reinforcing reinvestment in existing corridors through targeted coordination that resolves long-standing constraints at the rail crossing. (Accessible)

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends authorizing the City Manager to amend the existing engineering design services contract with Dallas, Garland & Northeastern Railroad, Inc. (DGNO). for the proposed design changes for the Country Club Drive Improvement project in an amount of \$20,636.00, increasing the total contract in an amount not to exceed \$46,640.00.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE CONTRACT AMENDMENT NO. 1 WITH DALLAS, GARLAND & NORTHEASTERN RAILROAD, INC. (DGNO) FOR ADDITIONAL PROFESSIONAL ENGINEERING SERVICES FOR THE COUNTRY CLUB DRIVE IMPROVEMENT PROJECT IN AN AMOUNT OF \$20,636.00, INCREASING THE TOTAL CONTRACT IN AN AMOUNT NOT TO EXCEED \$46,640.00; AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1:**

The City Manager is authorized to negotiate and execute a contract amendment with Dallas, Garland & Northeastern Railroad, Inc. (DGNO). for professional engineering services in an amount of \$20,636.00, for a revised contract amount not to exceed \$46,640.00.

**SECTION 2:**

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

**SECTION 3:**

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

**PASSED and APPROVED on this 6th day of January 2026.**

**CITY OF CARROLLTON, TEXAS**

By: \_\_\_\_\_  
Steve Babick, Mayor

**ATTEST:**

\_\_\_\_\_  
Chloe Sawatzky, City Secretary

Approved as to form:

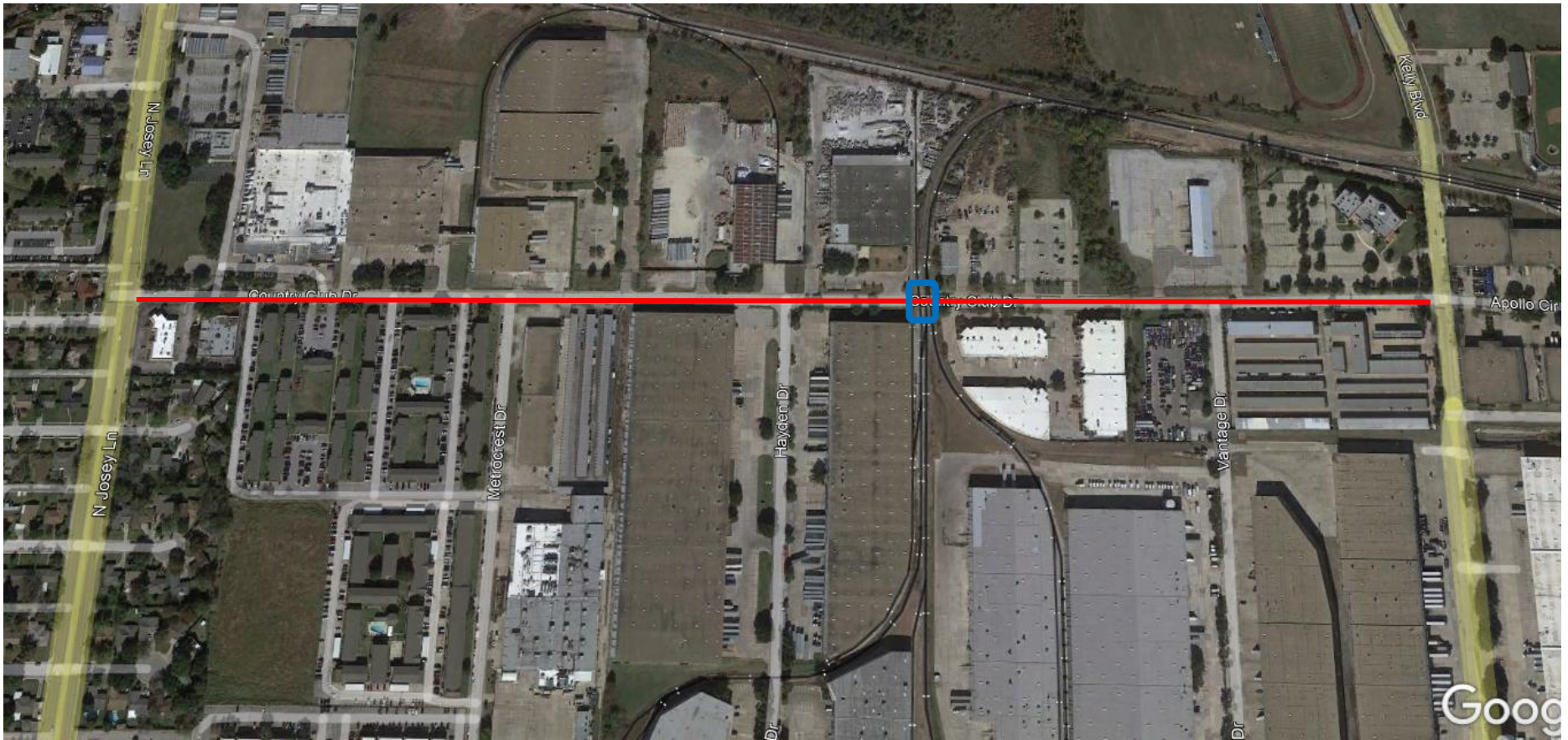
Approved as to content:

\_\_\_\_\_  
Meredith A. Ladd  
City Attorney

\_\_\_\_\_  
Jonathan Wheat, P.E.,  
Director of Engineering

**ATTACHMENT A:  
LOCATION MAP**

**COUNTRY CLUB DRIVE**







# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7510

**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Public Hearing/Individual  
Consideration

**In Control:** City Council

**File Type:** Public Hearing

**Agenda Number:** 18.

**CC MEETING: January 6, 2026**

**DATE:** December 22, 2025

**TO:** Erin Rinehart, City Manager

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

Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 33-Acre Tract Zoned PD-215 For The (SF-7/14) Single Family Residential District Located At 2205 East Hebron Parkway To Repeal and Replace Ordinance No. 3922 Reestablishing Planned Development 215; To Allow A Reduction In The Required Setback, And To Modify Conceptual Plans; Amending The Official Zoning Map Accordingly. Case No. PLZ 2025-180 First United Methodist Church.

### BACKGROUND:

The applicant's request is to repeal and replace PD-215 to modify conceptual plans and to revise development standards to allow a zero-foot side yard setback between the two properties, reducing the eastern setback on the western property and the western setback on the eastern property. No other physical changes to the plans are proposed with this request. Public comments were received.

### FINANCIAL IMPLICATIONS:

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

### STAFF RECOMMENDATION/ACTION DESIRED:

On December 4, 2025, the Planning and Zoning Commission recommended approval of the request with stipulations.

Staff recommends approval, with one modification to add that traffic circulation, parking, and access shall remain shared between Tracts 1 and 2, consistent with the approved TIA (see result sheet).

The ordinance, as drafted, currently includes the Planning and Zoning Commission's recommended

stipulations **but does not yet include** the added stipulation recommending shared traffic circulation, parking and access for both tracts.

Staff recommends **APPROVAL** with stipulations with the added stipulation included in the adoption of the proposed ordinance.

## RESULTS SHEET

**Date:** 01/06/26

**Case No./Name:** PLZ 2025-180 FUMC

### A. STIPULATIONS AND RECOMMENDATIONS

**Only the language shown in green text reflects new regulations for PD 215. All language shown in black text reflects existing requirements carried forward from Ordinance 3922. While the formatting and language will be updated to align with current standards, the requirements associated with Ordinance 3922 will remain unchanged.**

Staff recommends **APPROVAL** amending PD-215 to modify conceptual plans and to revise development standards to allow a zero-foot side yard setback between the proposed two properties, reducing the eastern setback on the western property and the western setback on the eastern property, and to add a stipulation under the subsection labeled “General”, numbered 6, to require shared parking, circulation and mutual access throughout PD-215, Tracts 1 and 2, consistent with the approved traffic impact analysis (TIA):

#### Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-7/14) Single-Family Detached Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations, except as otherwise provided in Section II below.

#### Additional Permitted Uses

1. Elementary and Secondary School, Public or Private
2. Private Pre-School and Child Day Care Service

**Development shall be in general conformance with the following special conditions, restrictions, and regulations:**

**General:**

1. Development shall be in general conformance with the Conceptual Site Plan, Exhibit C; Landscape Screening Plans, Exhibit D; Traffic Circulation Plans, Exhibits E and F; and Conceptual Building Elevations, Exhibit G.
2. The minimum setback for the eastern side setback of Tract 1, see Exhibit B, shall be zero-feet or 0-feet.
3. The minimum setback for the western side setback of Tract 2, see Exhibit B, shall be zero-feet or 0-feet.
4. The design and architectural features of the field house and all future additions shall be similar to the existing buildings.
5. The maximum number of students shall be: 779
  - a. Private Pre-School/ Child Day Care Service: 129
  - b. Elementary and Secondary School, Public or Private: 650
  - c. The existing portable building must be removed within 90 days of issuance of a Certificate of Occupancy for Phase 4 (Future Sanctuary).
6. Traffic circulation, parking, and access shall remain shared between Tracts 1 and 2, consistent with the approved TIA and as provided on Exhibits B, E, and F.

**Streets and Traffic Mitigation:**

1. A traffic impact analysis and a new technical site plan shall be required if the overall student population is expected to exceed 779 students for the entire 33-acre site.
2. Traffic circulation for pick-up and drop-off shall follow the Traffic Circulation Plan, shown as Exhibits E and F.
3. Start and end times associated with the pre-school/Child Day Care Service and the Elementary/Secondary school shall be staggered by a minimum of 45 minutes.

**Landscaping/Screening:**

1. A landscape screen, maintained in accordance with the Comprehensive Zoning Ordinance (CZO), shall be provided along the east line, outside of the drainage easement, and beginning at the north end of the sanctuary, as shown on the Landscape and Conceptual Site Plans.
  - a. The landscape screen required along the drainage channel shall be in the form of a group of plant material comprised of 5 evergreen trees, be a minimum three 3-inch-caliper size at the time of planting and planted at a rate of 1 group for each 150-linear-feet of drainage easement.
  - b. A minimum 15-foot-wide landscape buffer shall be installed and maintained along the northeast corner of Arbor Creek Drive and Hebron Parkway East, as shown on the attached Exhibit D, in accordance with the Comprehensive Zoning Ordinance.
2. Landscape screening shall be provided along and east of the alley adjacent to Lots 10 - 20, Block A, Arbor Creek, Phase VI; and Lots 37-43, Block A, Arbor Creek, Phases IV and V with the following requirements:
  - a. 30-gallon evergreen trees shall be planted an average of 3 evergreen trees for every house backing to the landscape screening area (See Landscape Screening, Exhibit D);
  - b. Evergreen trees shall not be less than 10 feet from the alley;

- c. As required in the Comprehensive Zoning Ordinance (CZO), the following shall be submitted to obtain permits:
  - i. Landscape plan providing the specific location and types of evergreen trees;
  - ii. Irrigation plan

**Athletic Field**

- 1. Lighting poles, not to exceed 60 feet in height, shall be permitted for the football field.
- 2. Athletic field lighting shall be turned off no later than 10:30 p.m.
- 3. Lighting for parking lots and driveways shall be limited to 30 feet in height.
- 4. Scoreboard shall not exceed a maximum height of 23.5 feet, as shown on the conceptual site plan.
- 5. Two 25-second clocks with a maximum height of 6 feet shall be permitted, as shown on the conceptual site plan.
- 6. Bleachers shall be permitted on the east side of the football field, as shown on the attached conceptual site plan.
  - a. Bleachers shall not exceed dimensions of 66 feet long, 13 feet wide and a height of 7.5 feet.
  - b. Bleachers shall not exceed 6 rows.
- 7. Bleachers and a press box shall be permitted on the west side of the football field, as shown on the attached conceptual site plan.
  - a. Bleachers shall not exceed dimensions of 120 feet long, 46 feet wide and a height of 29.5 feet to the top of the security fence on top of the press box.
  - b. Bleachers on the west side of the football field shall not exceed 15 rows.

**B. P&Z ACTION** from P&Z meeting: 12/04/25:  
Result: **APPROVED /W Stipulations** /Vote: **9-0**

**C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 01/06/26:  
Result: /Vote:



Subject Property

Planned Development

Special Use Permit

Base Zoning

Districts

(C/W)

(LC)

(LR-1)

(LR-2)

(O-1)

(O-2)

(SF-10/18)

(SF-10/18) (SF-7/16)

(SF-5/12)

(SF-7/14)

(SF-8.4/16)

(SF-PH)





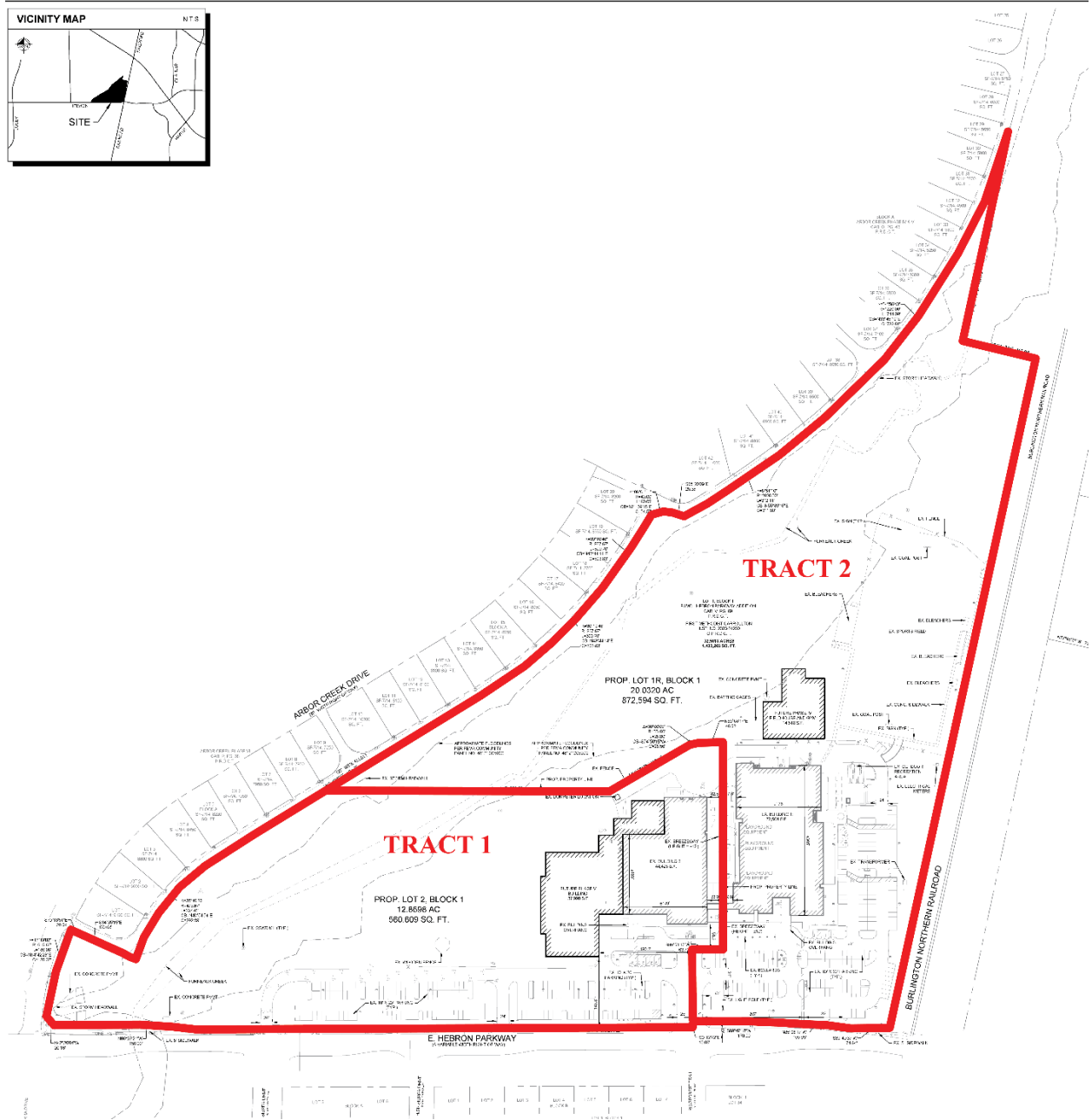
# 2205 Hebron Pkwy

200 FT Buffer





## EXHIBIT B – TRACT DESIGNATION MAP





## **APPLICANT'S NARRATIVE**

The subject property located at 2205 E. Hebron Parkway (the "Property") is currently developed and utilized as a Church and a School, along with related site improvements. The existing Church building and School building are physically connected by two structures: an elevated walkway and a ground-level walkway (collectively referred to as the "Walkways"). These Walkways currently provide physical access between the two buildings, creating a singular, unified site.

The Applicant is requesting approval to amend the Planned Development District for the Property in order to facilitate the following changes:

### **Physical Separation of the Church and School Buildings**

The Applicant proposes to physically separate the Church and School buildings by enclosing and walling off the Walkways that currently connect them. This modification will create two distinct and independent structures, one serving as a Church and the other serving as a School. The proposed separation will not involve any significant exterior modifications to the existing buildings beyond the enclosure of the Walkways and will not result in additional site improvements elsewhere on the Property.

### **Amendment to the Planned Development District for Side Setbacks**

As part of this application, the Applicant is requesting an amendment to the existing Planned Development District to allow for a zero-foot (0') side setback between the two newly created lots. This modification is necessary to accommodate the proposed replatting and to ensure compliance with zoning requirements following the physical separation of the Church and School buildings. The zero-foot (0') side setback is appropriate given the nature of the existing development and the continued use of the Property as a Church and a School.

### **Continuation of Existing Uses**

The Applicant affirms that, following the proposed changes, the Property will continue to be used as it is currently: one parcel will remain in use as a Church, and the other parcel will remain in use as a School. The proposed modifications are intended solely to create legal and physical separation between the two uses and will not result in any changes to the nature of the operations or the intensity of use on the Property.

### **No Additional Site Improvements**

The Applicant does not propose any additional site improvements or modifications beyond the enclosure of the Walkways. The existing parking areas, landscaping, utilities, and other site features will remain unchanged and continue to serve the needs of both the Church and the School.

## **ZONING**

Case Coordinator: Emily Offer

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### **GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-215 for the (SF-7/14) Single-Family Residential District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(SF-PH) and (SF-7/14) Single-Family Residential District	Detached Single-Family Residential Homes
SOUTH	PD-043 for the (SF-8.4/16) Single-Family Residential District & PD-150 for the (LR-1) Local Retail District	Detached Single-Family Residential Homes & Office
EAST	PD-091 for the (LC) Light Commercial and (C/W) Commercial Warehouse Districts	Commercial
WEST	(SF-PH) and (SF-7/14) Single-Family Residential District	Detached Single-Family Residential Homes

**REQUEST:** Amend a Planned Development to allow a reduction in the side setback from 25 feet to 0 feet

**PROPOSED USE:** Place of Worship and Private School

**ACRES/LOTS:** 32.9018-acres/1lot

**LOCATION:** 2205 East Hebron Parkway

**HISTORY:** Two buildings were built on this property in 2005; one building being a place of worship and the other being a school.

PD-215, originally established by Ordinance 3922 in September of 2019, repealed an SUP for a Private School. The Private School is now permitted in accordance with the existing PD-215.

**COMPREHENSIVE PLAN:** Residential – Single Family Detached

**TRANSPORTATION PLAN:** East Hebron Parkway is classified as a (AD6) Arterial 6-lane divided roadway.

**OWNER:** Don McCracken/First Methodist Carrollton

**REPRESENTED BY:** Herschel Bowens and Nickelle Meade/Husch Blackwell LLP

## **STAFF ANALYSIS**

### **PROPOSAL**

The applicant's request is to repeal and replace PD-215 to modify conceptual plans and to revise development standards to allow a zero-foot side yard setback between the two properties, reducing the eastern setback on the western property and the western setback on the eastern property.

The request does not modify the location of buildings nor propose any physical modifications to parking and access.

### **ZONING**

The property is zoned PD-215 for the (SF-7/14) Single Family Residential District.

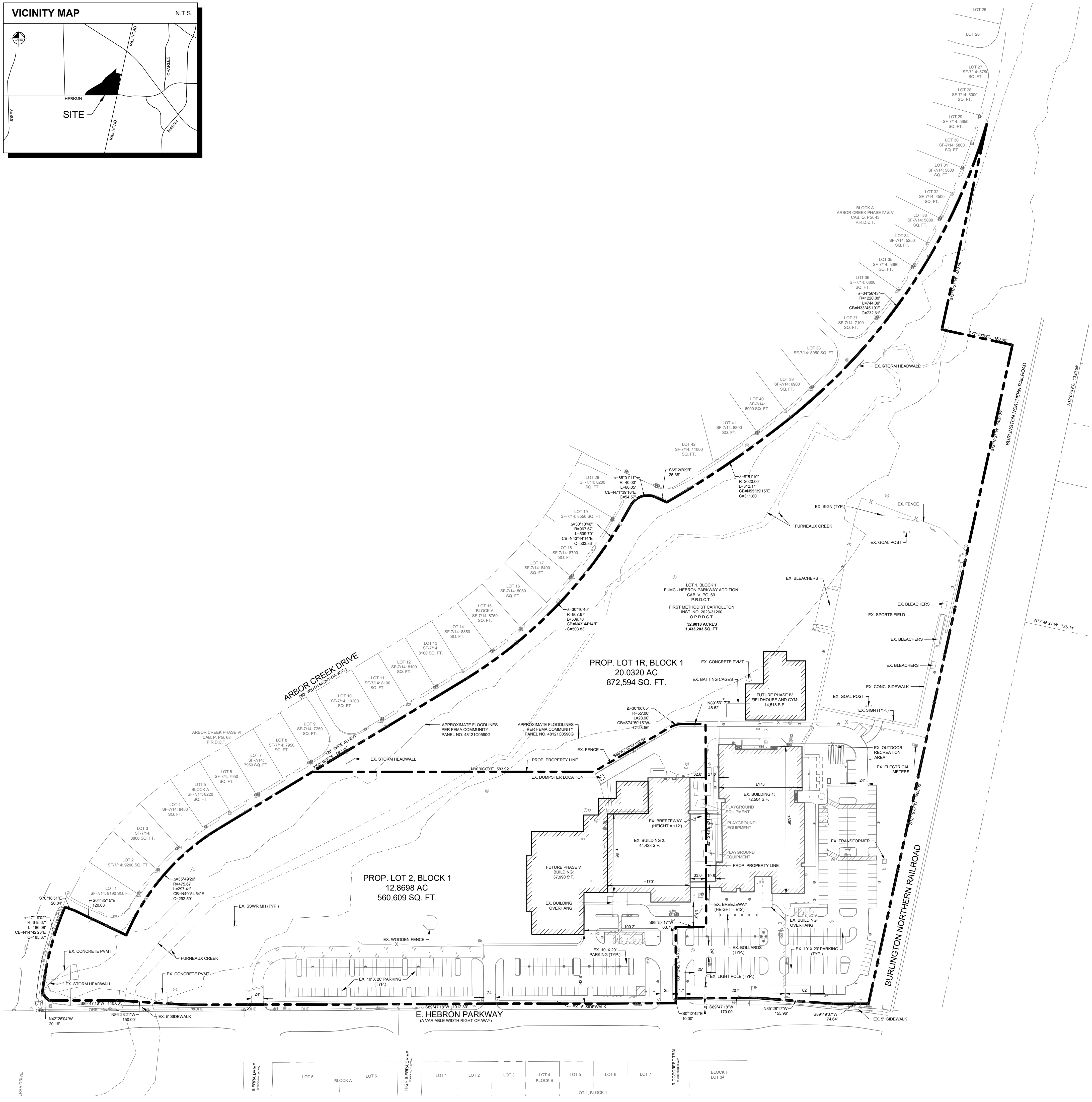
Minimum side yard setbacks are 6 feet for one story buildings or 8 feet for two story buildings.

### **ELEMENTS TO CONSIDER**

1. SUP 272 was approved in 2001 permitting a private school, with the existing church on a single lot. In 2019, PD 215 repealed and replaced SUP 272 and permitted 779 students.
2. A Traffic Impact Analysis (TIA) was approved by the Transportation Department when the school was initially permitted. The number of students permitted will remain unchanged.
3. No expansion or changes to the existing buildings or structures are proposed with this rezoning request.
4. The landowner intends to subdivide the property and sell a portion of the lot. The two existing buildings on the site are currently connected by two breezeways. The proposed subdivision line will run between these buildings, necessitating the elimination of the side-yard setback at the shared property line and resulting in a zero-foot side yard setback.  
*Traffic circulation, parking, and access will remain shared between the properties, Tracts 1 and 2, consistent with the TIA and as provided on Exhibits B, E, and F.*
5. Should the zoning request be approved, a corresponding replat must be approved and recorded before the property owner can subdivide and sell a portion of the lot. In accordance with the building code, a fire wall located at the proposed property line and with the breezeways will be required prior to plat recordation.
  - a. The Building Inspection and Fire Departments have reviewed the zoning case and have indicated no objections to the request.

### **CONCLUSION:**












Staff believes the request is reasonable and it should not have any adverse impact to the surrounding uses.



## NOTES

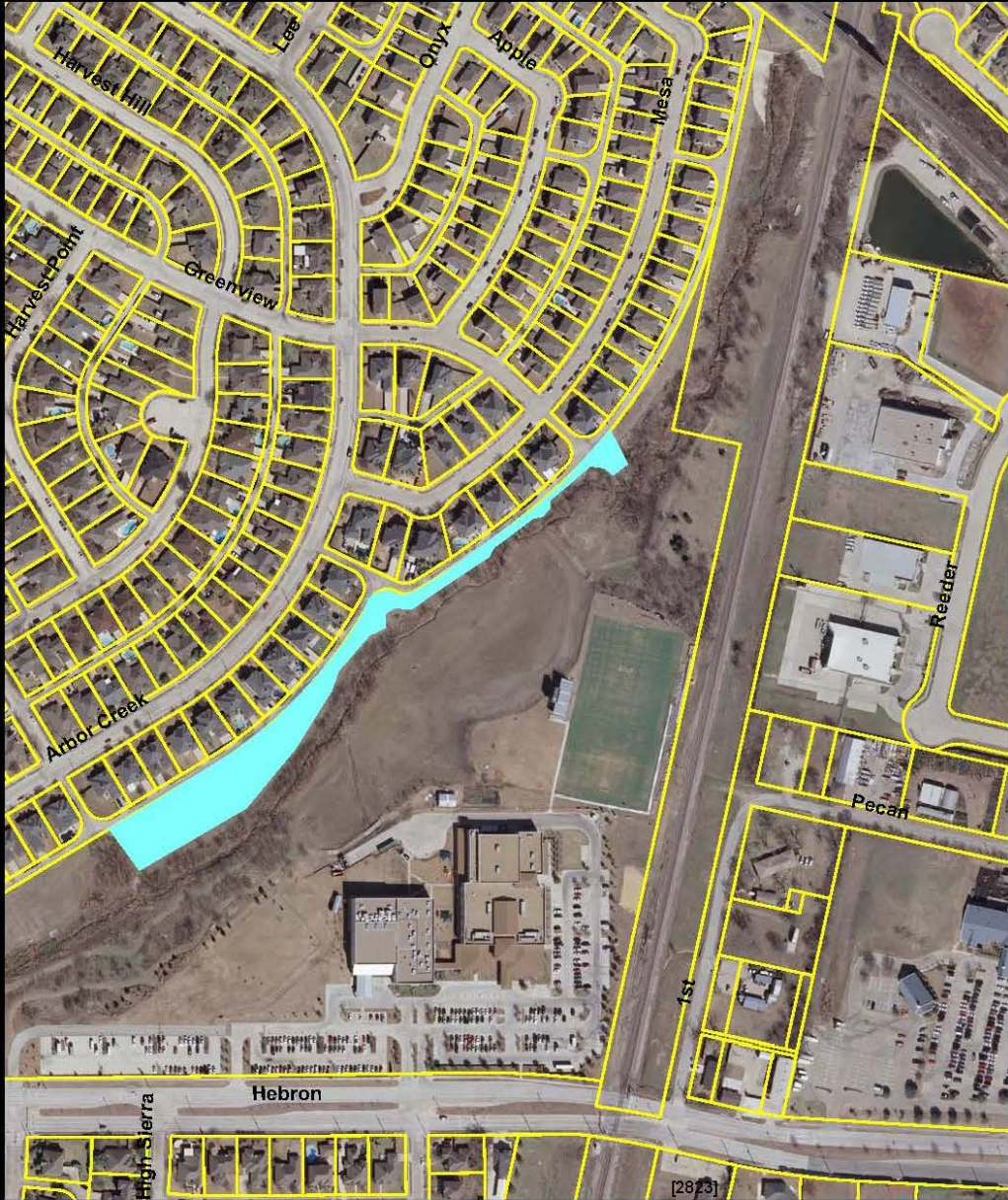
- A. SCOREBOARD HEIGHT = 23.5'
- B. 25 SECOND CLOCK = 36" X 51", MOUNTED 36" HIGH, MAXIMUM HEIGHT = 6'
- C. 60" LONG, 13" WIDE, NUMBER OF ROWS OF SEATS PER TEXT OF SUP.
- D. THE DESIGN AND FEATURES OF THE FIELD HOUSE AND GYM SHALL BE SIMILAR TO THE EXISTING BUILDINGS.
- E. FUTURE PHASE IV BUILDING WILL REQUIRE REWORK OF THE EXISTING 100-YEAR FLOODPLAIN.
- F. THE EXISTING PORTABLE BUILDING TO BE REMOVED WHEN PHASE IV IS COMPLETED.

Site Data Summary:	
Zoning	PD- 215 / SF - 7/14
Land Use	Church/School
Lot Area (SF)	1,433,203 S.F.
Lot Area (AC)	32.9 AC
Existing Building Area (SF)	116,932 S.F.
Building Height	36' (2 Stories)
Lot Coverage	33.70%
Provided Parking Stalls	395 Spaces
Provided ADA Stalls	13 Spaces
Required ADA Stalls	8 Spaces
Landscaped Area	21.8 AC.
Landscaped Percentage	66.30%
Required Landscaped Percentage	15%

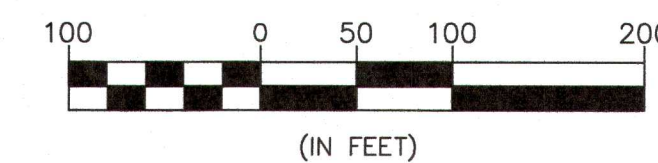
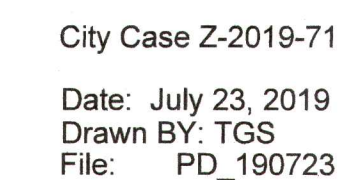
LEGEND	
	PROPERTY LINE
	FLOODPLAIN + CREEK LIMITS
	FIRELANE STRIPING
	BUILDING SETBACK LINE
	EXISTING FENCE
	EXISTING PARKING STALL COUNT
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING LIGHT POLE
	EXISTING MANHOLE

[illegible]



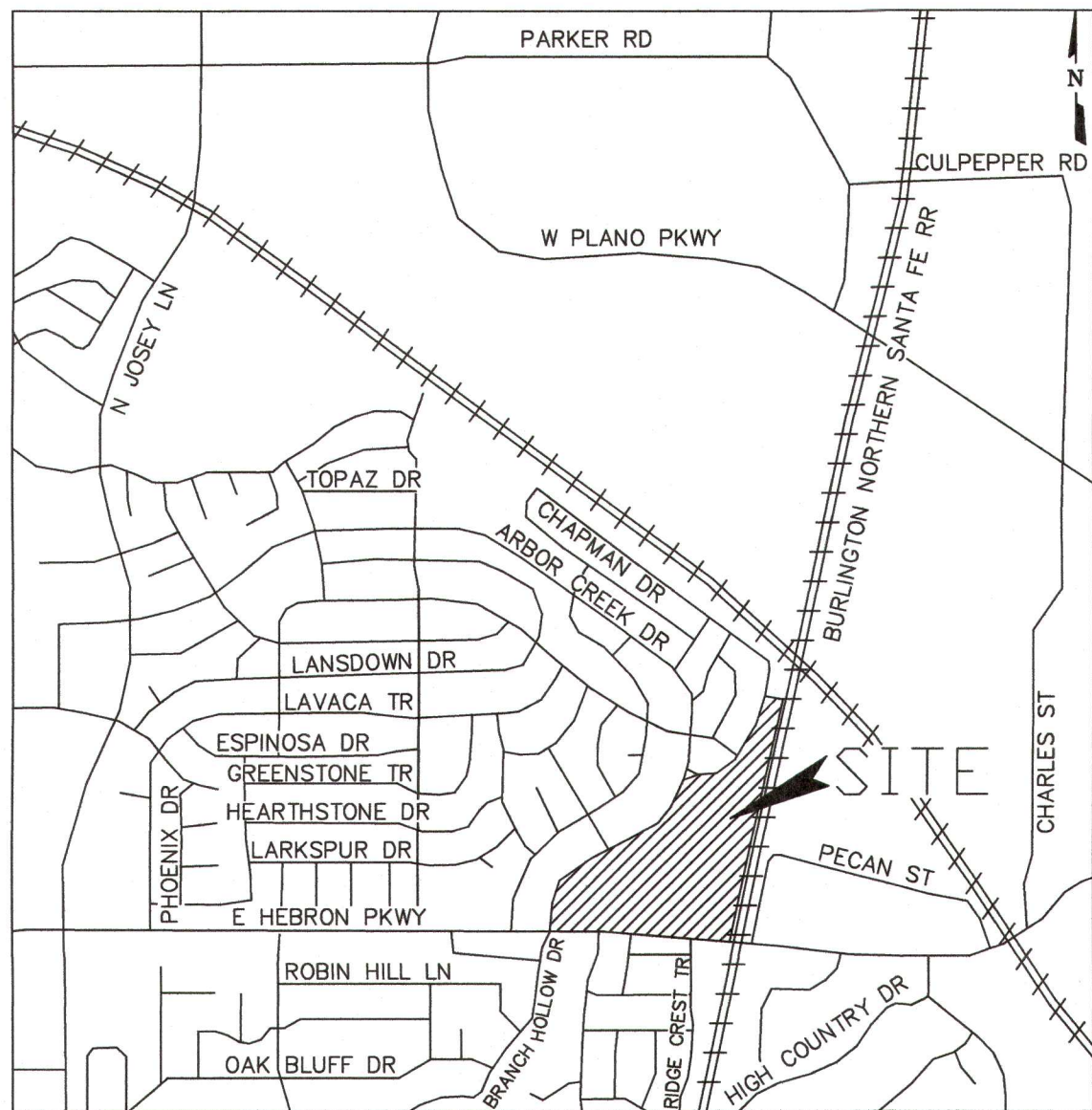




Date \_\_\_\_\_

A2  
C PLAN  
FUMCC





CITY FILE No.	Z-2019-71					
ZONING:	SF 7/14					
PROPOSED USE:	CHURCH / SCHOOL					
LOT AREA:	34.95 ACRES					
AREA OF PROPOSED DEVELOPMENT:	APPROX. 7 ACRES					
BUILDING AREA:						
SCHOOL (2205)	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL
CHURCH/SCHOOL (2201)	72,504 SF			15,000 SF		87,504 SF
TOTAL		44,428 SF	13,500 SF		49,100 SF	107,928 SF
	72,504 SF	44,428 SF	13,500 SF	15,000 SF	49,100 SF	194,532 SF
BUILDING HEIGHT:	2 STORY, 36'					
LOT COVERAGE:						
SCHOOL (2205)	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL
CHURCH/SCHOOL (2201)	50,024 SF			13,500 SF		63,524 SF
TOTAL		29,503 SF	6,250 SF		41,900 SF	77,653 SF
	50,024 SF	29,503 SF	6,250 SF	13,500 SF	41,900 SF	141,177 SF
SCHOOL OCCUPANCY:						
(PHASE I, II, III & IV)	ENROLLMENT	CLASSROOM	PARKING REQUIRED	PARKING SPACES		
PRESCHOOL/MOTHERS DAY	129		1SP/5 STUDENTS	26		
K-12	650	16,460 SF	1SP/117 SF	140		
TOTAL	779			166		
CHURCH OCCUPANCY:						
(PHASE I, II, III & V )	AREA	PARKING REQUIRED	PARKING SPACES			
ASSEMBLY	8,000 SF	1SP/40 SF	200			
SANCTUARY	10,000 SF	1SP/40 SF	250			
TOTAL	18,000 SF		450			
PARKING PROVIDED:	PHASE I	PHASE II	PHASE V	TOTAL		
HANDICAP PARKING PROVIDED: 13 SPACES	221 SP	187 SP	77 SP	485 SP		
TOTAL	221 SP	408 SP	485 SP			
LANDSCAPE REQUIRED: (15% X 7 ACRES)=	43,738 SF (ACREAGE REPRESENTS MAINTAINED AREA)					
LANDSCAPING PROVIDED:	45,172 SF					

PHASE 1 FLOOD PLAIN MODIFICATIONS NOTE:  
FLOOD PLAIN MODIFICATIONS TO BE PROVIDED  
WITH EACH PHASE PER CITY ORDINANCE.

- NOTES:
- SCOREBOARD HEIGHT = 23.5'.
  - 25 SECOND CLOCK = 36"x 51", MOUNTED 36" HIGH. MAXIMUM HEIGHT = 6'.
  - BLEACHERS = 66' LONG, 13' WIDE, NUMBER OF ROWS OF SEATS PER TEXT OF SUP.
  - THE DESIGN AND FEATURES OF THE FIELD HOUSE AND NEW ATHLETIC PRACTICE GYM SHALL BE SIMILAR TO THE EXISTING BUILDINGS.
  - FUTURE PHASE IV BUILDING WILL REQUIRE REWORK OF THE EXISTING 100-YEAR FLOODPLAIN.
  - THE EXISTING PORTABLE BUILDING TO BE REMOVED WHEN PHASE IV IS COMPLETED.

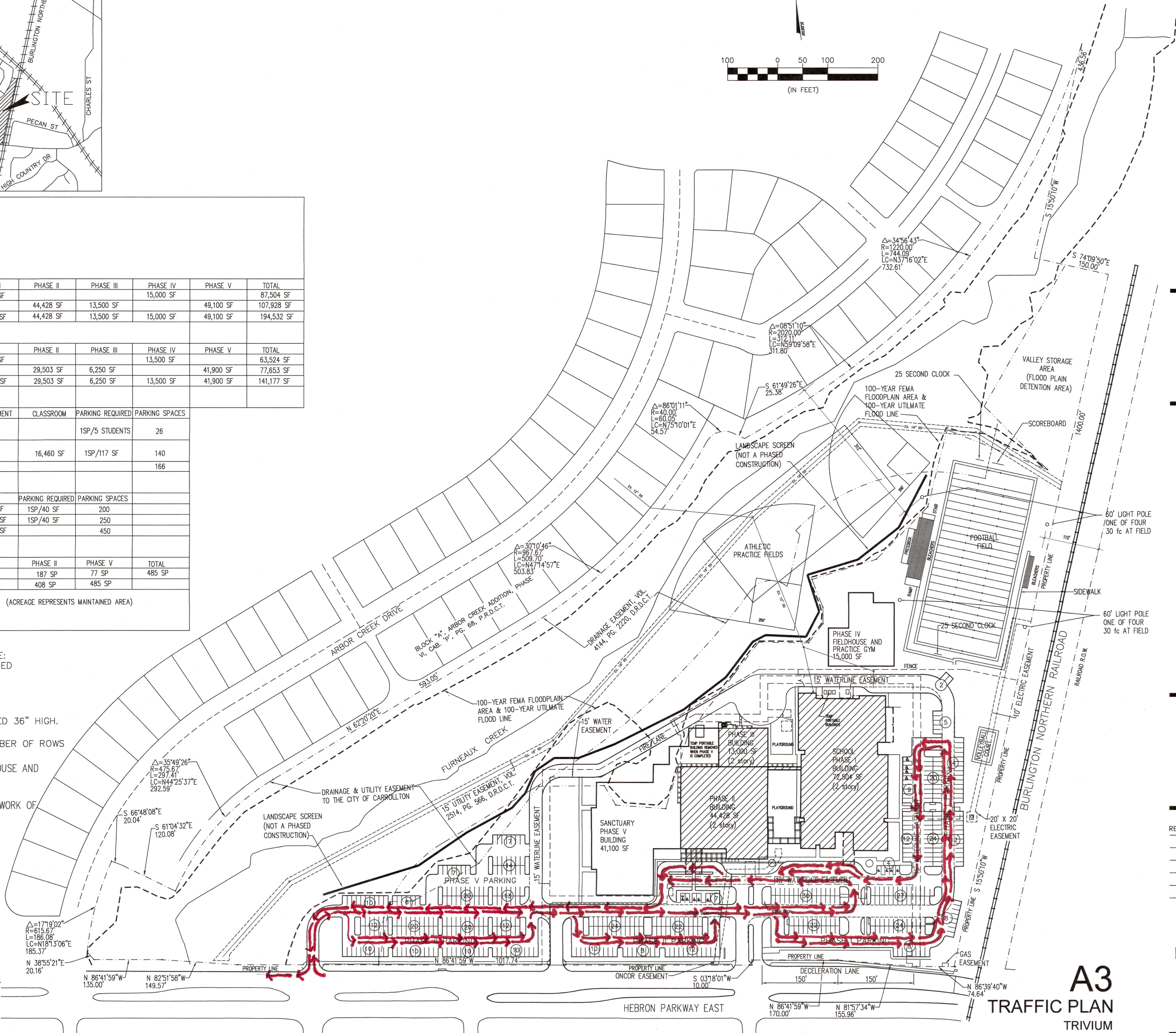
CASE NUMBER Z-2019-71  
PD PERMIT

This site plan was approved on \_\_\_\_\_ in conjunction with a special use permit, by the City Council of the City of Carrollton. To the best of my knowledge, changes, which are required as conditions of special use permit approval 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 council approval in accordance with Article XXII of the Comprehensive Zoning Ordinance.

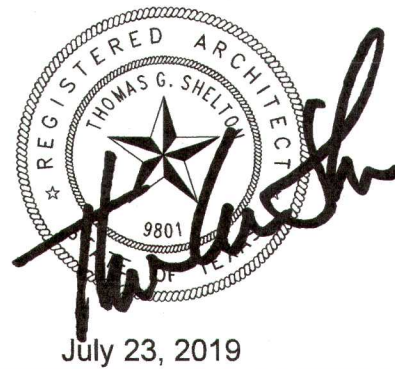
Engineering, grading, and construction plans are not part of this approval. A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY, AND SHALL BE ATTACHED TO THE AMENDING ORDINANCE CREATING THE SPECIAL USE PERMIT.

For the Planning Department

Date



Architect:  
Thomas  
Gordon  
Shelton



First  
United  
Methodist  
Church  
Carrollton

2201 HEBRON PARKWAY  
CARROLLTON, TX 75007  
(972)306-7949

THIS DOCUMENT IS  
RELEASED FOR THE PURPOSE  
OF REVIEW UNDER  
THE AUTHORITY OF  
THOMAS G. SHELTON  
# 9810  
ON THE DATE SHOWN ON THE  
DATE STAMP, IT IS NOT TO BE  
USED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.

REVISIONS

Planned  
Development  
Permit

City Case Z-2019-71

Date: July 23, 2019  
Drawn BY: TGS  
File: PD\_190723

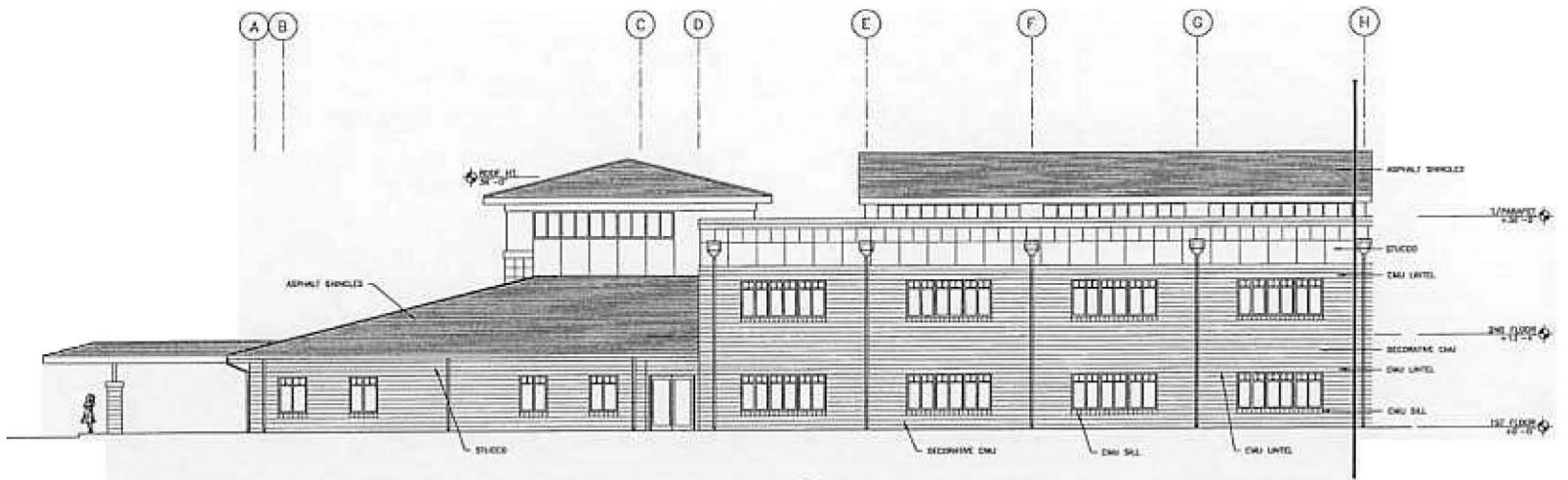
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TRAFFIC PLAN  
TRIVIMUM

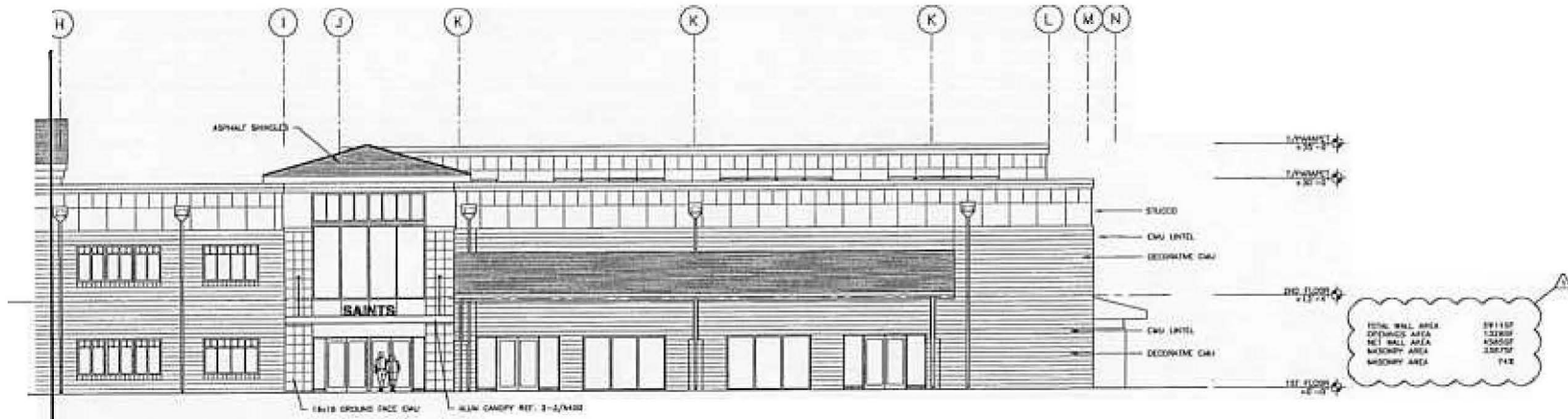




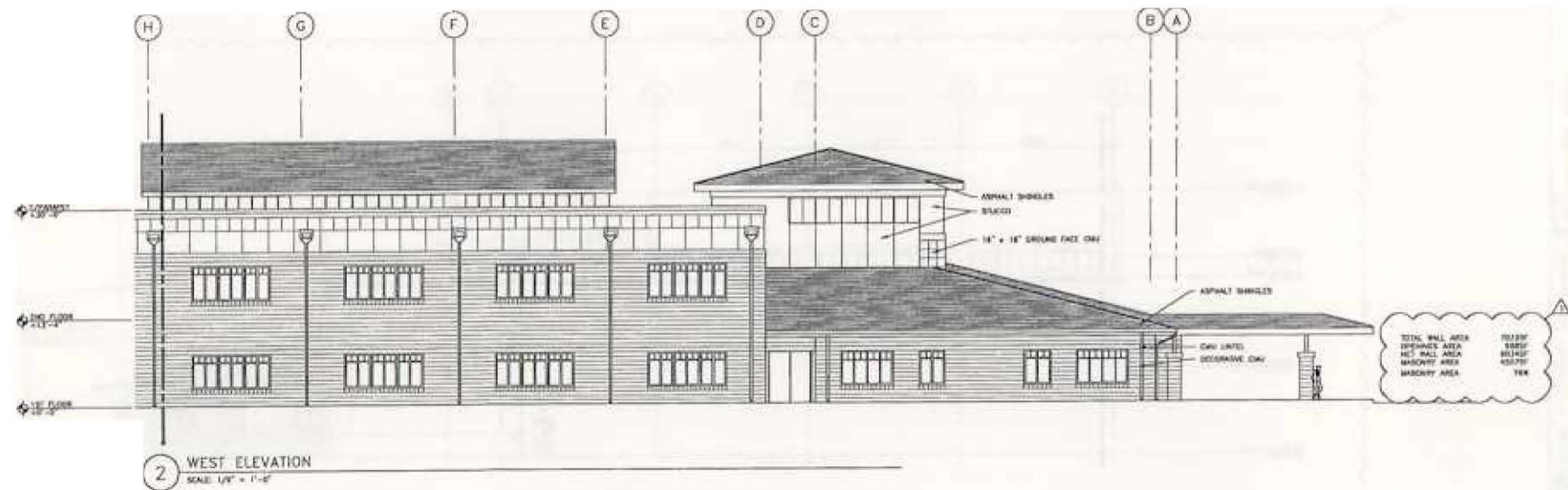
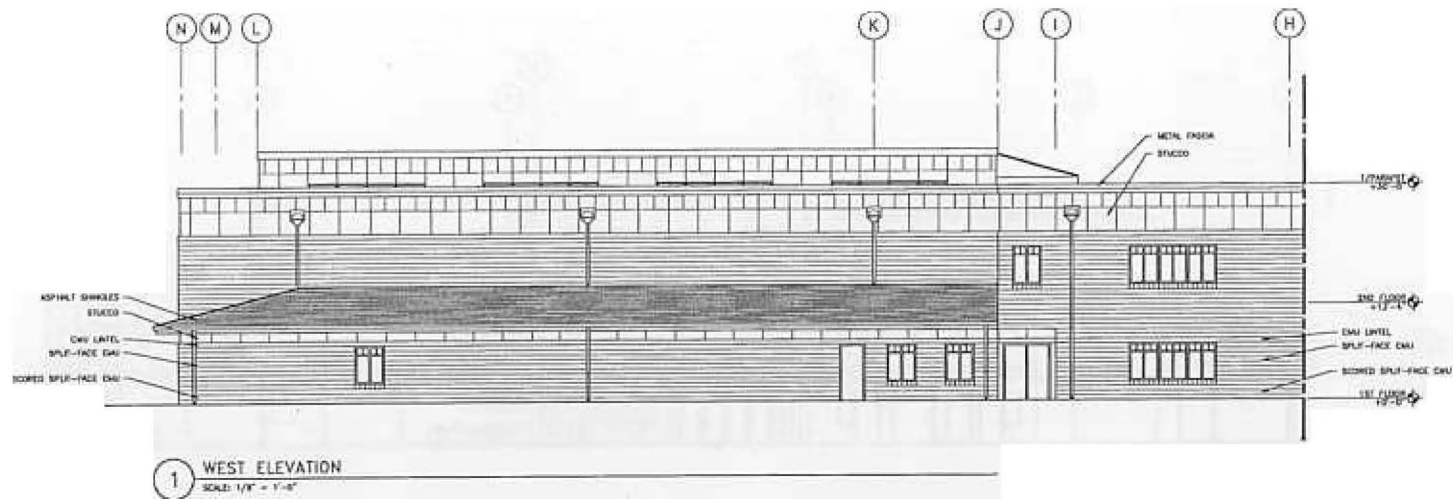




1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"





**DRAFT Minutes**  
**City of Carrollton**  
**Planning & Zoning Commission**  
**December 4, 2025**  
**Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, December 4, 2025 at 6:30 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

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

**Commission Members Absent:**

None

**Alternate:**

Neil Anson

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Ed Green, Plan Review Manager  
Emily Offer, Senior Planner  
Shad Rhoten, AICP, Planner  
Lydia Tormos, Planning Technician  
Brett King, Dir. Development Svcs.

Herb Cavanaugh, Assistant Fire Marshal  
Tom Hammons, Transportation Engineer  
John Romberger, Transportation Engineer  
Ravi Shah, Exec. Dir. Development Svcs.  
Joe Haefner, Asst. City Attorney

**Guests Present:**

Richard Fleming, Council Observer

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

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## **PUBLIC HEARING:**

4. Hold A Public Hearing To Consider An Ordinance **Amending The Zoning** On An Approximately 33-Acre Tract Zoned PD-215 For The (SF-7/14) Single Family Residential District Located At 2205 East Hebron Parkway To Repeal and Replace Ordinance No. 3922 Reestablishing Planned Development 215; To Allow A Reduction In The Required Setback, And To Modify Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2025-180 First United Methodist Church.** Case Coordinator: Emily Offer.

Senior Planner Emily Offer presented this item. She reviewed the location for PD 215, which is zoned single family. The applicant is requesting to have a zero side yard setback to enable a portion of the lot to be sold. She advised that currently there are two breezeways connecting two buildings. A conceptual site was presented. She noted that no new structures are being proposed. Staff is recommending approval with stipulations.

Nikelle Meade, 111 Congress Ave, Austin, Texas, stated she is representing the applicant. She advised that this approval would allow the two properties to be separated.

Chair Windrow opened the public hearing. There were no speakers. One card in opposition was submitted from Austin Denson, 4222 Arbor Creek Dr.

- \* ***Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2025-180 First United Methodist Church with stipulations; second by Commissioner Pendleton. The motion was approved with a vote of 9-0.***

## PUBLIC COMMENTS

Name: G JONSTRA JR & THANH DO  
Address: 4317 MESA DR  
City, ST, ZIP: CARROLLTON TX 75010

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

Received

I hereby register my: ☐ Support ☒ Opposition

DEC 02 2025

To Case No./Name: PLZ 2025-18 Planning  
City of Carrollton

Comments: CARROLLTON'S STANDARD SET BACK  
CREATE AN OPPORTUNITY FOR GRASS,  
TREES AND SHRUBS. REDUCING SETBACK,  
CREATE HIGH DENSITY & UGLY YARDS

Signature: G Jonstra Jr Date: 11/25/25

Name: FLOYD MATHEWS JR  
Address: 4336 MESA DR  
City, ST, ZIP: CARROLLTON TX 75010

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 2025-180 FIRST UNITED  
METHODIST CHURCH

Received

Comments: \_\_\_\_\_  
DEC 02 2025

Planning  
City of Carrollton

Signature: FJ Mathews Date: 11.27.2025

Dear City of Carrollton Officials,

We are writing to express our strong opposition to the proposed modification to the existing Special Use Permit (SUP). Since the Church and school have established themselves on this property, they have not proven to be considerate neighbors. Despite their assurances, they have repeatedly reneged on their promises, such as their claim that there would be no lights for the sports fields, only to later seek permission to install them.

Additionally, they have failed to meet the requirements for the landscape buffer along the eastern edge of the property. Their efforts were minimal, falling short of the mandated three trees per house, and the landscaping was not maintained, leading to the death of most of the buffer along the alley. This negligence suggests a lack of regard for their neighbors, community, and the law.

Given their track record, we question why the City should accommodate them further by changing the setback requirements to facilitate the sale of a portion of their property when they have consistently failed to comply with the current regulations. Their disregard for their neighbors has resulted in intrusive noise and music, disrupting our ability to enjoy our own homes.

We urge the City of Carrollton to consider the community's concerns and uphold the existing requirements to ensure the well-being and harmony of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Steve Ruff

Name: Hansel Sutiono  
Address: 4207 Arbor Creek Dr  
City, ST, ZIP: Carrollton, TX, 75010

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

Received

DEC 09 2025

I hereby register my: ☐ Support ☒ Opposition

To Case No./Name: PLZ 2025-180 First United Methodist Church  
Planning  
City of Carrollton

Comments: Wildlife Concern, there are coyotes running  
around at night into the community already. Building  
activities will push the wildlife without home.  
There are also many churches around the area already.

Signature: [Signature] Date: 12/1/2025

PLANNING DEPARTMENT

PLANNED DEVELOPMENT NO. 215

CITY OF CARROLLTON

DEVELOPMENT NAME: First United Methodist Church

Date: 01/06/2026

ORDINANCE NUMBER \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO REPEAL AND REPLACE PLANNED DEVELOPMENT 215, ORDINANCE 3922, ON AN APPROXIMATELY 33-ACRE TRACT LOCATED AT 2205 EAST HEBRON PARKWAY AND THE NORTHEAST CORNER OF HEBRON PARKWAY AND ARBOR CREEK DRIVE; TO REPEAL AND REPLACE ORDINANCE NO. 3922 REESTABLISHING PLANNED DEVELOPMENT 215; TO ALLOW A REDUCTION IN THE REQUIRED SETBACK, AND TO MODIFY CONCEPTUAL PLANS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AMENDING THE OFFICIAL ZONING MAP ACCORDINGLY; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Fourth day of December 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ 2025-180); 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 Sixth day of January 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 33-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:



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

**Section 1.**

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

**Section 2.**

Ordinance number 3922 establishing Planned Development 215 is hereby repealed and replaced.

**Section 3.**

Planned Development Number 215 located on an approximately 33-acre tract at the northeast corner of East Hebron Parkway and Arbor Creek Drive, generally depicted on Exhibit A, is hereby reestablished, to provide the following:

**Permitted Uses**

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-7/14) Single-Family Detached Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-7/14) Single-Family Detached Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations, except as otherwise provided in Section II below.

**Additional Permitted Uses**

1. Elementary and Secondary School, Public or Private
2. Private Pre-School and Child Day Care Service

**Development shall be in general conformance with the following special conditions, restrictions, and regulations:**

**General:**

1. Development shall be in general conformance with the Conceptual Site Plan, Exhibit C; Landscape Screening Plans, Exhibit D; Traffic Circulation Plans, Exhibits E and F; and Conceptual Building Elevations, Exhibit G.
2. The minimum setback for the eastern side setback of Tract 1, see Exhibit B, shall be zero-feet or 0-feet.
3. The minimum setback for the western side setback of Tract 2, see Exhibit B, shall be zero-feet or 0-feet.
4. The design and architectural features of the field house and all future additions shall be similar to the existing buildings.
5. The maximum number of students shall be: 779
  - a. Private Pre-School/ Child Day Care Service: 129
  - b. Elementary and Secondary School, Public or Private: 650
  - c. The existing portable building must be removed within 90 days of issuance of a Certificate of Occupancy for Phase 4 (Future Sanctuary).

**Streets and Traffic Mitigation:**

1. A traffic impact analysis and a new technical site plan shall be required if the overall student population is expected to exceed 779 students for the entire 33-acre site.
2. Traffic circulation for pick-up and drop-off shall follow the Traffic Circulation Plan, shown as Exhibits E and F.
3. Start and end times associated with the pre-school/Child Day Care Service and the Elementary/Secondary school shall be staggered by a minimum of 45 minutes.

**Landscaping/Screening:**

1. A landscape screen, maintained in accordance with the Comprehensive Zoning Ordinance (CZO), shall be provided along the east line, outside of the drainage easement, and beginning at the north end of the sanctuary, as shown on the Landscape and Conceptual Site Plans.
  - a. The landscape screen required along the drainage channel shall be in the form of a group of plant material comprised of 5 evergreen trees, be a minimum three 3-inch-caliper size at the time of planting and planted at a rate of 1 group for each 150-linear-feet of drainage easement.
  - b. A minimum 15-foot-wide landscape buffer shall be installed and maintained along the northeast corner of Arbor Creek Drive and Hebron Parkway East, as shown on the attached Exhibit D, in accordance with the Comprehensive Zoning Ordinance.

2. Landscape screening shall be provided along and east of the alley adjacent to Lots 10 - 20, Block A, Arbor Creek, Phase VI; and Lots 37-43, Block A, Arbor Creek, Phases IV and V with the following requirements:
  - a. 30-gallon evergreen trees shall be planted an average of 3 evergreen trees for every house backing to the landscape screening area (See Landscape Screening, Exhibit D);
  - b. Evergreen trees shall not be less than 10 feet from the alley;
  - c. As required in the Comprehensive Zoning Ordinance (CZO), the following shall be submitted to obtain permits:
    - i. Landscape plan providing the specific location and types of evergreen trees;
    - ii. Irrigation plan

#### **Athletic Field:**

1. Lighting poles, not to exceed 60 feet in height, shall be permitted for the football field.
2. Athletic field lighting shall be turned off no later than 10:30 p.m.
3. Lighting for parking lots and driveways shall be limited to 30 feet in height.
4. Scoreboard shall not exceed a maximum height of 23.5 feet, as shown on the conceptual site plan.
5. Two 25-second clocks with a maximum height of 6 feet shall be permitted, as shown on the conceptual site plan.
6. Bleachers shall be permitted on the east side of the football field, as shown on the attached conceptual site plan.
  - a. Bleachers shall not exceed dimensions of 66 feet long, 13 feet wide and a height of 7.5 feet.
  - b. Bleachers shall not exceed 6 rows.
7. Bleachers and a press box shall be permitted on the west side of the football field, as shown on the attached conceptual site plan.
  - a. Bleachers shall not exceed dimensions of 120 feet long, 46 feet wide and a height of 29.5 feet to the top of the security fence on top of the press box.
  - b. Bleachers on the west side of the football field shall not exceed 15 rows.

#### **Section 4.**

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

#### **Section 5.**

Any person violating any 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, as amended, shall remain in full force and effect.

#### **Section 8.**

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

**Section 9.**

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

PASSED AND APPROVED this the Sixth day of January 2026.

CITY OF CARROLLTON

By: \_\_\_\_\_

Steve Babick, Mayor

ATTEST:

\_\_\_\_\_

Chloe Sawatzky

City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_

Meredith Ladd

City Attorney

\_\_\_\_\_

Emily Offer

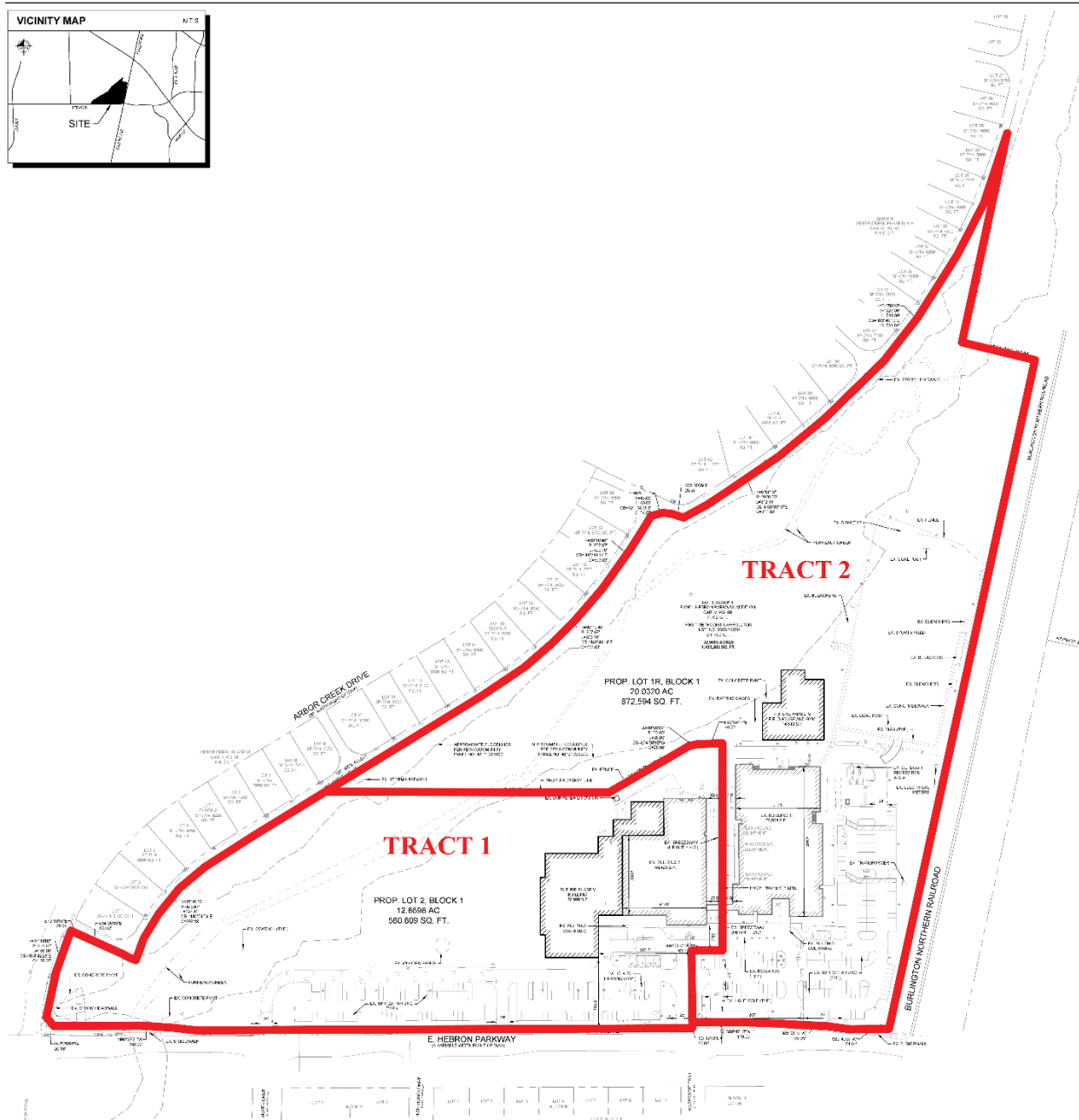
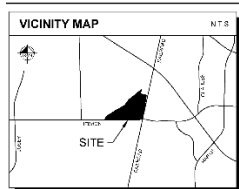
Senior Planner

## Legal Description



# Exhibit B

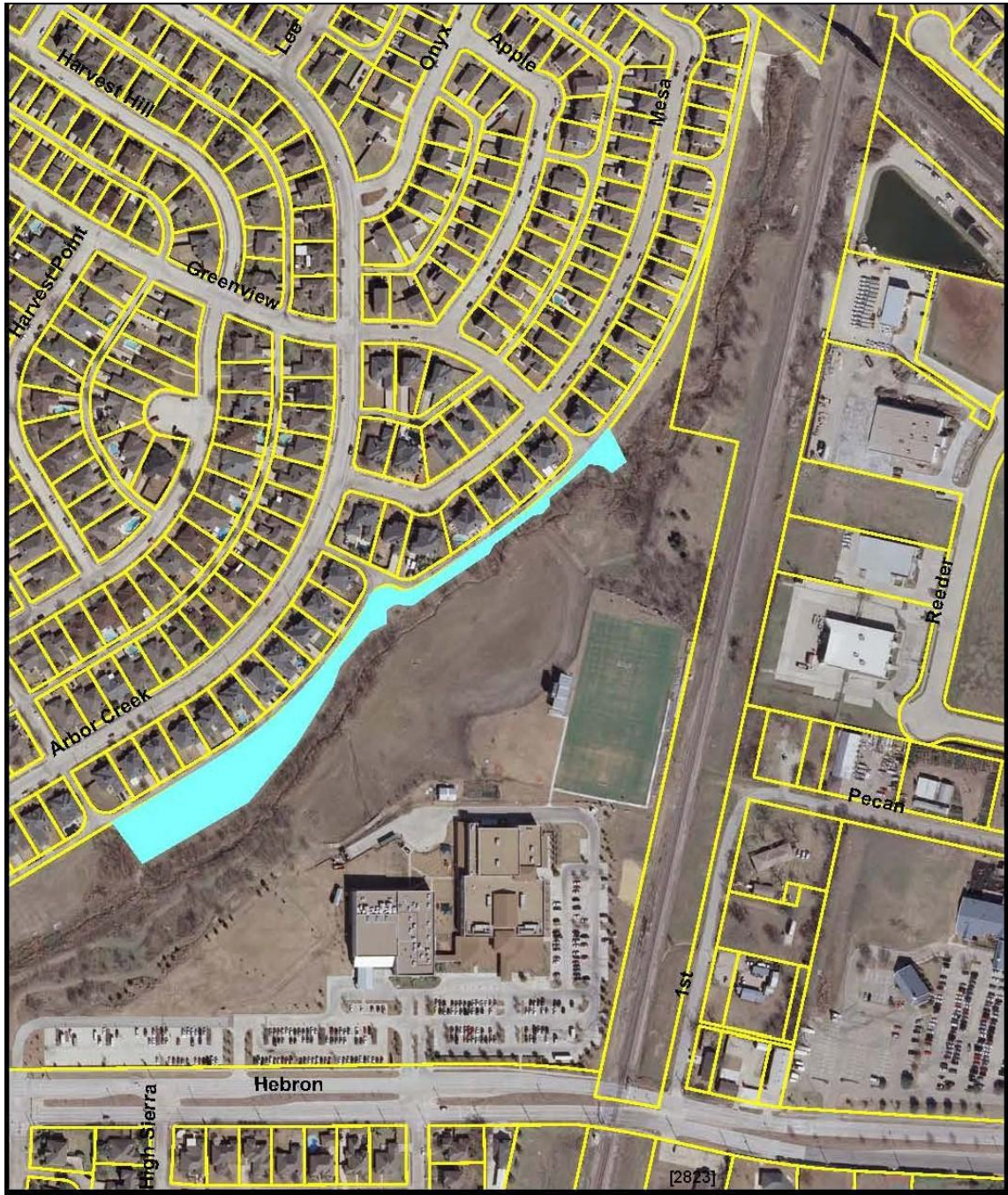
## Location & Tract




[illegible]



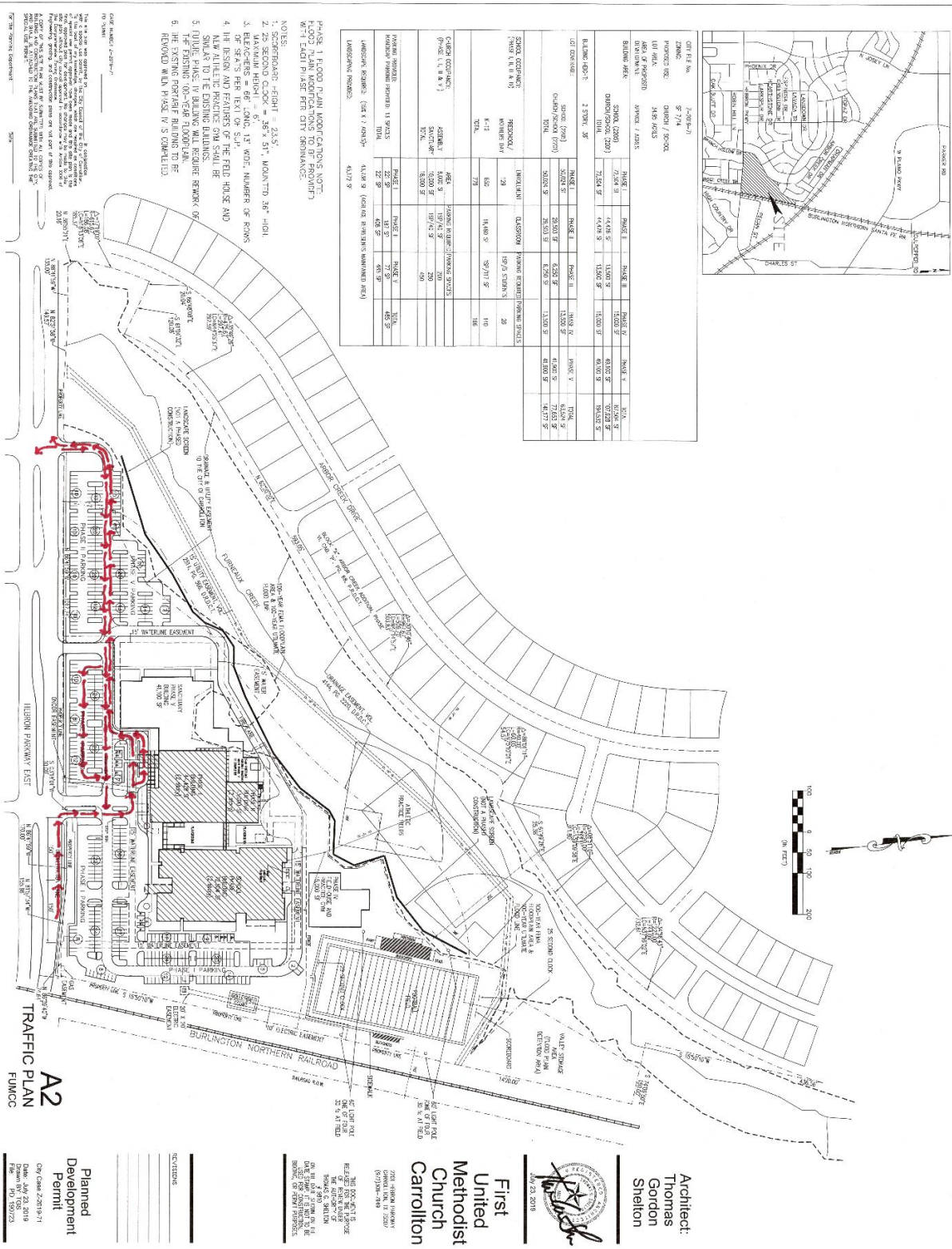
**Exhibit D**  
**Conceptual Landscape Screening Plan**



 Landscape Screening area.

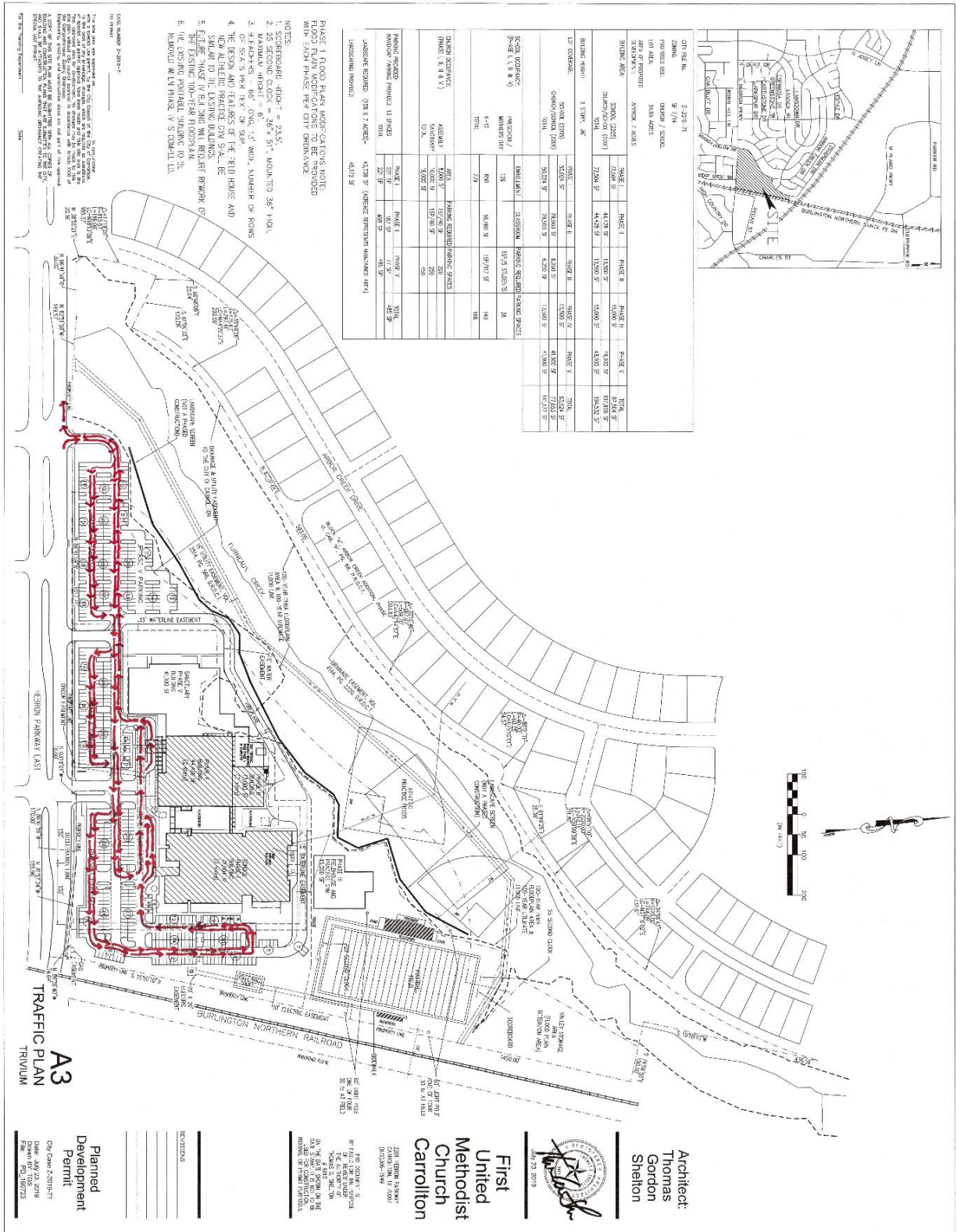


## Traffic Circulation Plan (Private Pre-School)



# Exhibit F

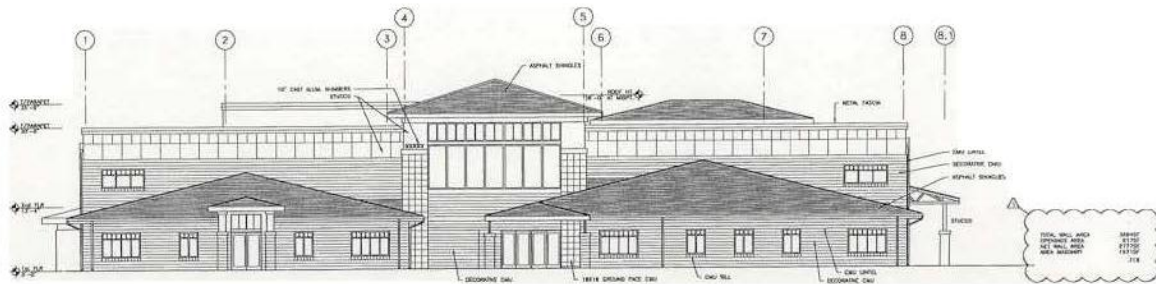
## Traffic Circulation Plan (Elementary and Secondary School)



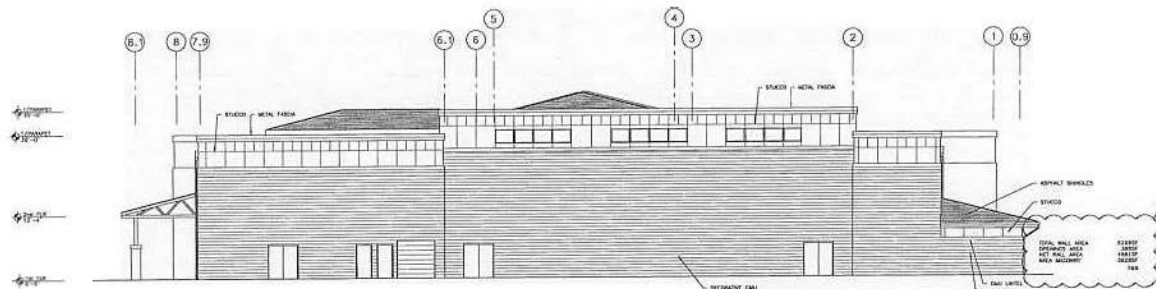


# Exhibit G

## Conceptual Building Elevations



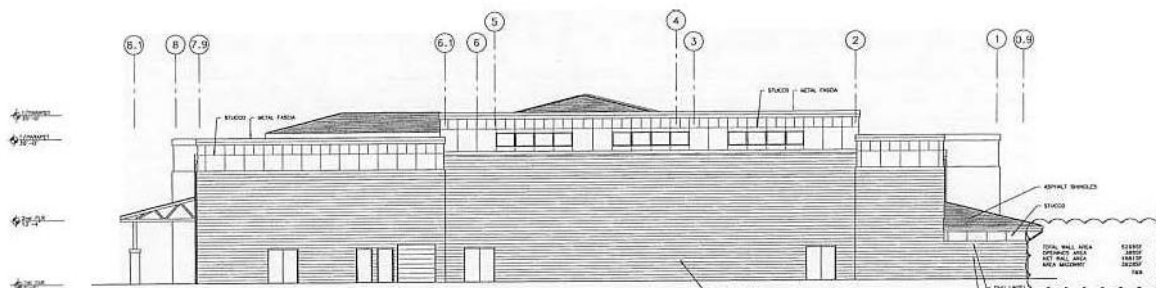
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



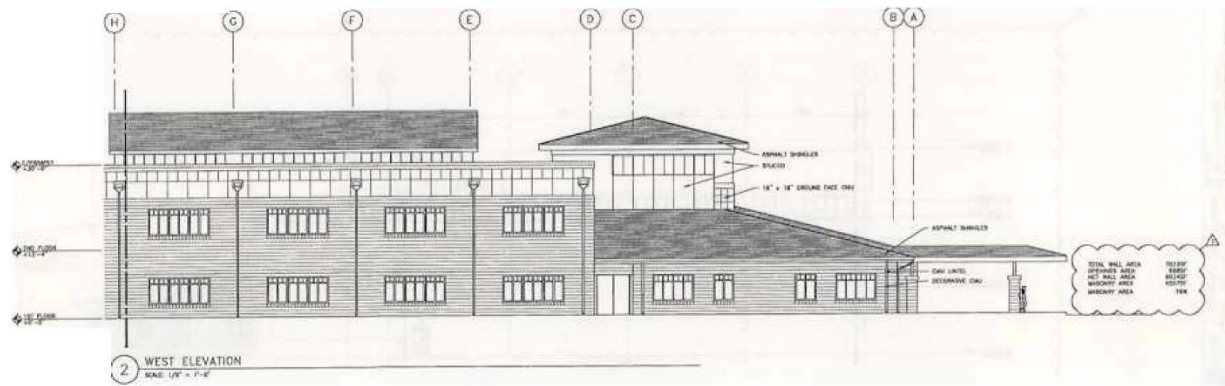
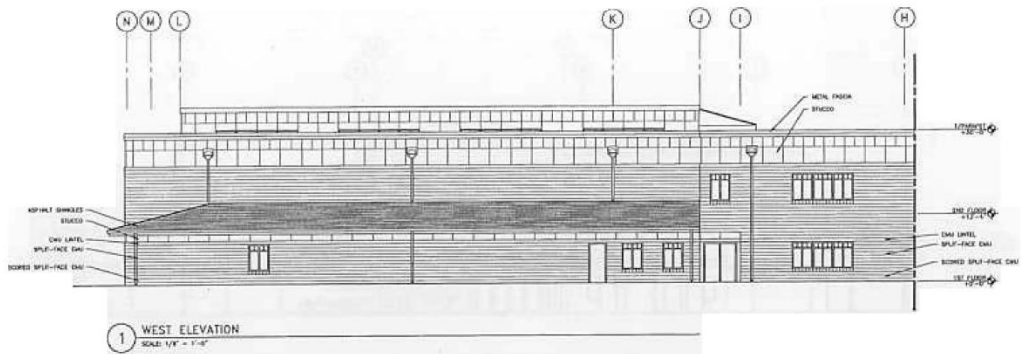
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

Exhibit G

Conceptual Building Elevations







# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

File Number: 7511

**Agenda Date:** 1/6/2026

**Version:** 1

**Status:** Public Hearing/Individual  
Consideration

**In Control:** City Council

**File Type:** Public Hearing

**Agenda Number:** 19.

**CC MEETING: January 6, 2026**

**DATE:** December 22, 2025

**TO:** Erin Rinehart, City Manager

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

Hold A **Public Hearing To Consider An Ordinance Amending the Zoning On An Approximately 17.2-Acre Tract Zoned (LR-2) Local Retail District And Located On The Northeast Corner Of Parker Road And Josey Lane To Establish A Planned Development District To Repeal Special Use Permit (SUP-416), Ordinance No. 3634, Allowing A Gas Station; To Allow A Gasoline Station, Car Wash, Retail Store In Excess Of 75,000 Square Feet, And To Allow Parking As A Primary Use On A Separate Lot And Accessory To The Retail Store In Excess Of 75,000 Square Feet; To Allow Outside Display In Excess Of 5 Percent; To Create Development Standards And To Provide Concept Plans; Amending The Official Zoning Map Accordingly.** Case No. PLZ 2025-182 North East Corner Of Parker Road And Josey Lane (Rezoning).

### **BACKGROUND:**

The subject property is currently undeveloped and zoned (LR-2) Local Retail District with an existing Special Use Permit (SUP-416), allowing a gas station.

The applicant requests rezoning the subject tract to establish a new (PD) Planned Development to create development standards, to provide concept plans, and to allow a gas station, car wash, retail store in excess of 75,000 square feet, and parking on a separate lot, as a primary use, by right, and to repeal SUP-416.

A traffic impact analysis was submitted, reviewed and approved by the city's Transportation Engineering Division.

Public comments were received at the P&Z meeting.

**FINANCIAL IMPLICATIONS:**

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

**STAFF RECOMMENDATION/ACTION DESIRED:**

On December 4, 2025 Planning and Zoning Commission recommended approval of the rezoning request.

Staff recommends approval, with one modification to clarify a stipulation specifying that fencing next to single-family homes must be at least 8 feet tall (see result sheet).

The ordinance as drafted currently includes the Planning and Zoning Commission's recommended stipulations **but does not yet include** this fencing clarification.



## RESULTS SHEET

**Date:** 01/06/2026

**Case No./Name:** PLZ 2025-182 NEC Parker and Josey Lane (Rezone)

### A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to rezone and establish a (PD) Planned Development to allow certain uses by right (specifically mentioned below), establish development standards and provide conceptual plans, and repeal SUP-416, which allows a gas station, with the following stipulations with item B5 language modified to clarify a minimum 8-foot high fence adjacent to single family is required (shown in green).

#### A. Permitted Uses – Tracts A & B

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 V. 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 except as otherwise provided below.

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 V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

#### Additional Permitted Uses:

1. Tract A.
  - a) Gas station;
  - b) Car wash;
  - c) Retail store in excess of 75,000 square feet of GLA;
2. Tract B.
  - a) Parking as primary use on a separate lot and accessory to the retail store in excess of 75,000 square feet, on Tract A.

B. Special Development Standards

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

1. Development shall be in general accordance with the Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Building Elevations, and shown as Exhibits C, D, and E, respectively.
2. The gas station and car wash shall have elevations consistent with the main retail building.
3. Parking spaces required for the land use of retail, mixed/multiple use shopping center exceeding 50,000 square feet of total building area shall not have a maximum number of spots.
4. Maximum building height shall be 50-feet for the building on Tract A.
5. Required screening ~~can~~ may be Fencecrete or other materials in-conformance with the Fence Ordinance and Comprehensive Zoning Ordinance. The minimum fence height shall be 8-feet adjacent to Screening against residential uses, with a maximum height up to ~~can be a maximum of~~ twelve feet (12') ~~in height~~.
6. Roof-mounted mechanical units shall not have a restriction on the location, size, or height, and can be screened individually or by a parapet wall. Parapet walls constructed for the purpose of screening shall be constructed to the height of the equipment, not to exceed six feet (6'). Rooftop screening shall be required if mechanical equipment is visible from the property line at eye level.
7. The area devoted to outside display shall not exceed twenty percent of the total floor area of the building, occupied by the retail store in excess of 75,000 square feet, and as shown on the conceptual site plan.
8. Mobile mini outdoor storage containers are allowed, accessory to the retail store in excess of 75,000 square feet, and shall locate behind the building outside of fire lanes.
9. Refuse containers located at the rear of the building shall not be required to be individually screened.
10. Outdoor storage areas, temporary or permanent, shall not be required to provide screening.
11. Parking lot landscape islands for the development shall be required at a rate of one island per 12 spaces. Landscaping in the parking lot landscape islands shall be in accordance with Article XXV. of the Zoning Ordinance.
  - a. One shade tree shall be required for each 12 parking spacing or fraction thereof.

12. Trees shall not be required within two hundred (200') of the front façade for the primary building. Landscape areas within two hundred feet (200') shall be planted with shrubs at a ratio of 5:1 in lieu of trees.
13. A landscape island shall be provided at the end of each row and at a minimum interval of 12 parking spaces, when such row is longer than 12 spaces.
14. A minimum of 10% of the gross lot shall be landscaped.
15. All parking shall be located within 200 feet of a tree located within the same parking area.
16. The landscape buffer shall be planted in accordance with the attached conceptual landscape plans. A maximum of 50% of the landscape buffer may be planted in grass or turf.
17. Two three-inch caliper street trees are required for every 200 linear feet of frontage and may be planted within the property in lieu of easement conflicts.
18. Additional trees shall not be required for lot area.
19. Foundation shrubs shall not be required.

**B. P&Z ACTION** from P&Z meeting: 12/04/25:

Result: Approval /Vote: 9-0

**C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 01/08/26:

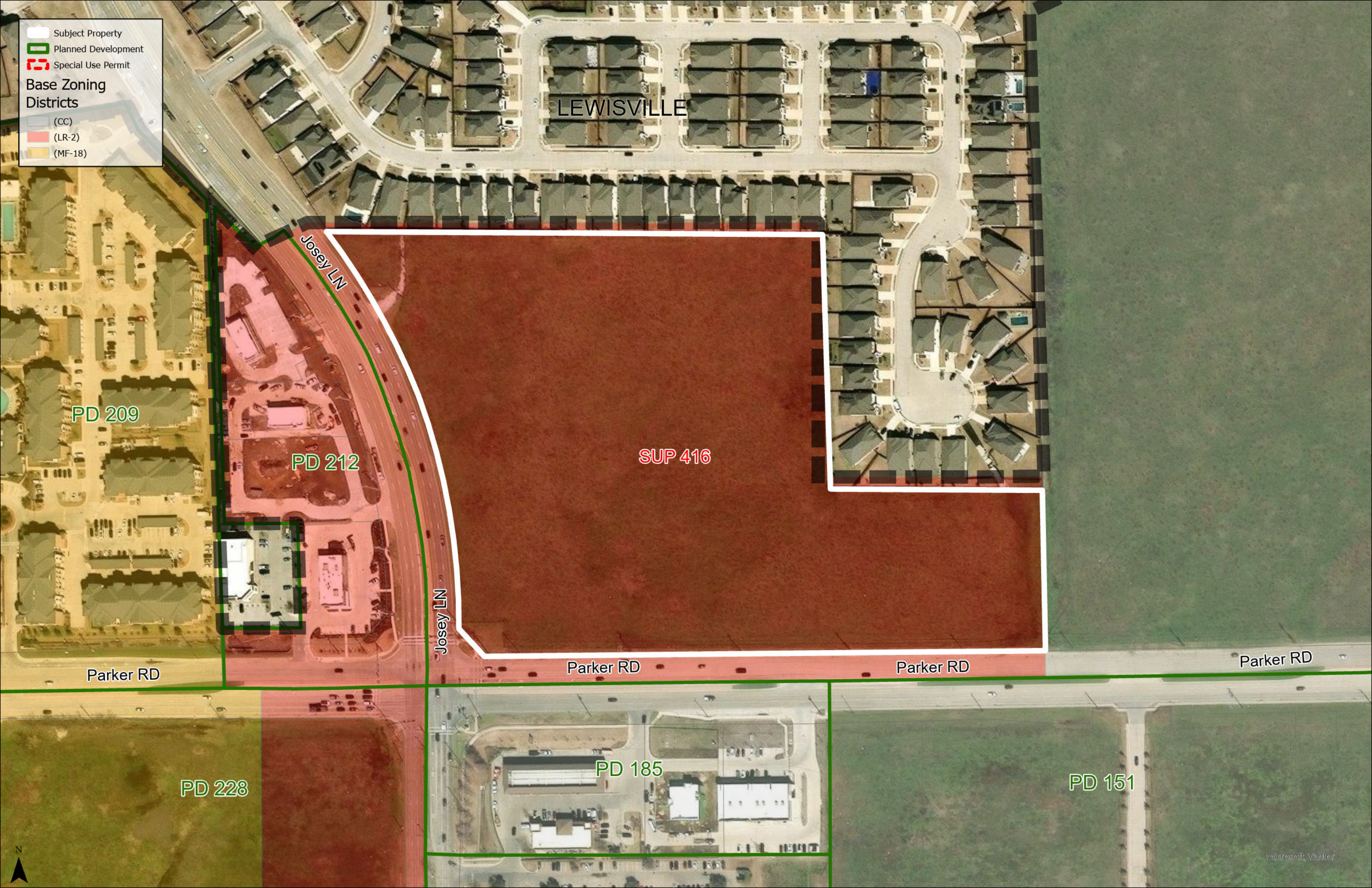
Result: /Vote:



Subject Property  
Planned Development  
Special Use Permit

Base Zoning Districts

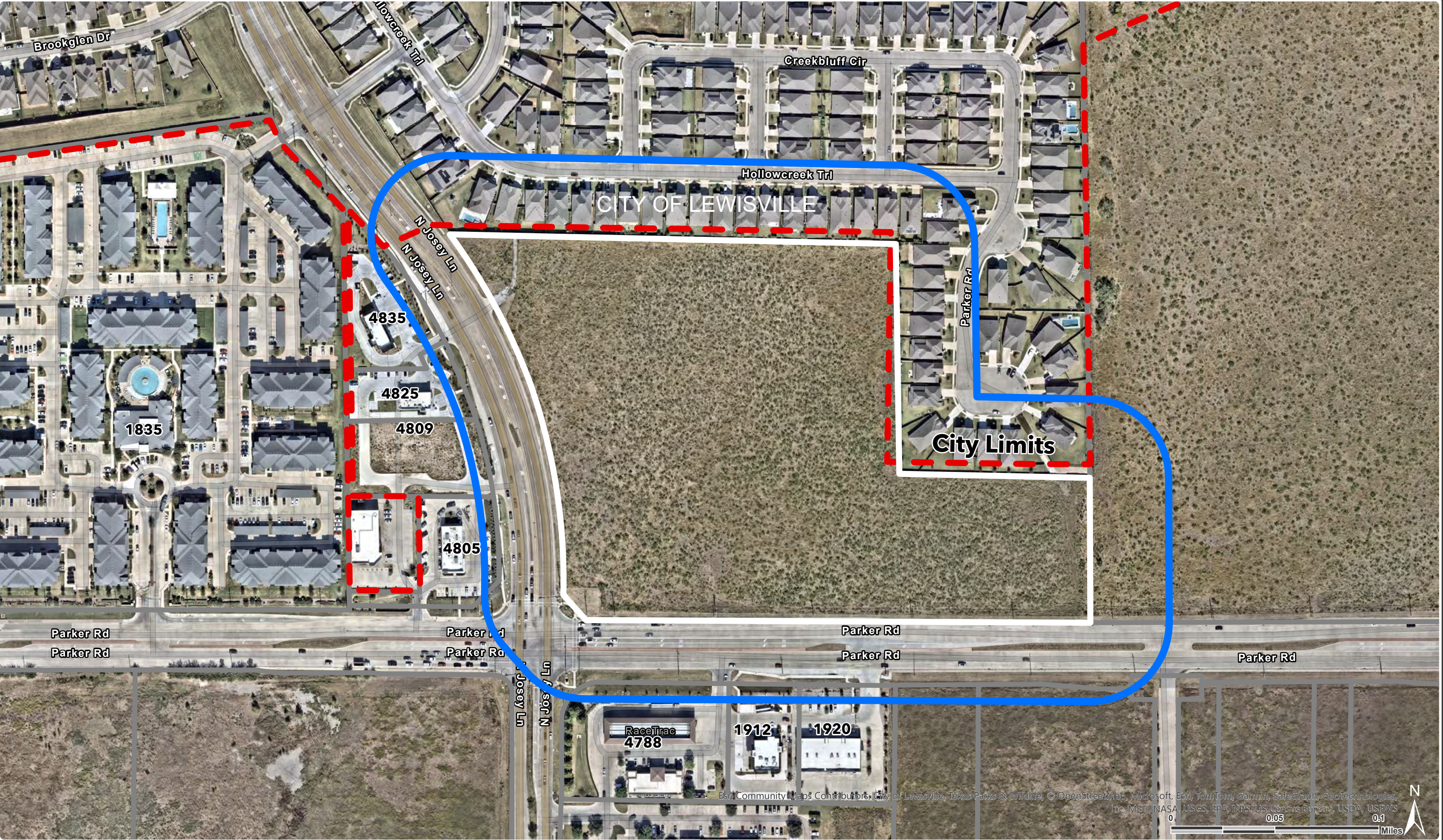
- (CC)
- (LR-2)
- (MF-18)





# NEC Josey Ln/Parker Rd

200 FT Buffer





## APPLICANT'S NARRATIVE

Docusign Envelope ID: 207C36F4-3BEE-46C9-99F2-4FC9CD32568A

Detailed Application Explanation and Detailed Description of Request or Project
<p>A planned development located on the Northeast Corner of Parker Road and N Josey Lane to facilitate the design and construction of an H-E-B Grocery store located in Carrollton, TX. The purpose is to maintain the city's intent of local development while incorporating the user's demands for optimal client service.</p>

**ZONING CHANGE**

Case Coordinator: Loren Shapiro

---

**GENERAL PROJECT INFORMATION**

**SITE ZONING:** (LR-2) Local Retail with SUP-416 for a gas station

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	City of Lewisville	Single-Family Detached
SOUTH	PD-185 and PD-151 for the (CC) Corporate Commercial District	Gas Station, Restaurant and Retail, and Vacant
EAST	(CC) Corporate Commercial District	Vacant
WEST	PD-212 for the (LR-2) Local Retail District	Restaurants and Vacant

**REQUEST:** A request to rezone the subject tract to establish a new (PD) Planned Development to create development standards, to provide concept plans, and to allow a gas station, car wash, retail store in excess of 75,000 square feet, and parking on a separate lot, as a primary use, by right, and to repeal SUP-416.

**PROPOSED USE:** Retail

**ACRES/LOTS:** Approximately 17.2 acres/ 1 lot

**LOCATION:** Northeast corner of Parker Road and Josey Lane

**HISTORY:** The property is currently vacant and has never been platted.  
On August 4, 2014 the property was annexed into the city. City Council also amended the Future Land Use Map designating the property Medium Intensity Commercial, rezoned the tract to (LR-2) Local Retail District and approved SUP-416 to allow a gas station on the same night.

**COMPREHENSIVE PLAN:** Commercial – Medium Intensity

**TRANSPORTATION PLAN:** Parker Road is classified as a (A6D) 6-Lane Arterial Divided  
Josey Lane is classified as a (A6D) 6-Lane Arterial Divided

**OWNER:** Ben Scott/HEB Grocery Company

**APPLICANT:** Jonathan Kerby/Kimley-Horn

## **STAFF ANALYSIS**

### **PROPOSAL:**

The request is to rezone 17.2-acres by establishing a (PD) Planned Development to allow a large grocer (retail in excess of 75,000 square feet), a gas station, car wash, and parking on a separate lot.

The PD will also establish development standards and provide conceptual plans for the property.

### **CURRENT ZONING REGULATIONS**

1. The property is zoned (LR-2) Local Retail District with (SUP) Special Use Permit for a gas station (SUP-416).
2. Local Retail District allows retail uses by right. However, retail tenants exceeding 75,000 square feet, gas stations, car washes and parking lots on separate lots (without a building) require an approved (SUP) Special Use Permit.
3. Article XIV. Local Retail District limits the maximum height of buildings to 25 feet.
4. Article XXVI. Outside Storage and Display, of the Comprehensive Zoning Ordinance (CZO) states:
  - a. The area devoted to outside display shall not exceed five percent of the total floor area of the building occupied by the use to which such outside display is accessory.
  - b. Outside storage shall be screened from the view of any adjacent public street by a solid, opaque wall or fence of not less than six feet in height measured at the highest finished grade.
  - c. Vehicles, trailers, mobile machinery or equipment shall be permitted to exceed the height of such screening wall or fence, provided, however, that no vehicle, trailer, mobile machinery or equipment shall be used for, nor constitute, permanent storage.
5. Article XXIV. Off Street Parking, Loading, and Stacking requires 1 parking space for each 350 square feet of floor area, for retail, with a maximum 1 space per 250 square feet of floor area.
6. Article XXV. Landscape and Screening requires:
  - a. Two, three-inch caliper shade trees, 10-12 feet in height at the time of planting, for each 100 linear feet of street frontage.
  - b. Shade trees are prohibited from being planted under overhead or over underground utilities. All plant material planted under overhead or over underground utility lines shall be of such a stature and/or have such a root system so that they will not interfere with the integrity or operation of the utility facilities.
  - c. Any outdoor parking lot that contains 100 or more parking spaces shall provide not less than 10 percent of the interior of such lot, inclusive of maneuvering aisles, landscaped as follows: - One shade tree for each 10 parking spaces or fraction thereof;
    - i. All parking spaces shall be located within 100 feet of a tree that is located within the same parking area, measured from the trunk of the tree.



- d. A solid, opaque masonry screening wall, not less than six (6) feet in height, shall be provided and maintained along the property line of any parcel within the (LR-2) Local Retail District abuts any residentially zoned property.
- e. Waste receptacles shall be screened on all sides by a solid, opaque masonry wall not less than six feet in height. Receptacles completely hidden from view from any street, or a residentially zoned property shall not be required to provide enclosures.

## **ELEMENTS TO CONSIDER**

1. The property is currently undeveloped and has been zoned (LR-2) Local Retail District since August 4, 2014. A Special Use Permit (SUP-416) was also approved for a gas station, the same day.
2. The rezoning request creates a PD and master plan proposing a 120,000 square foot grocery store, an accessory gas station and car wash, and a separate parcel for parking, allowing the uses by right instead of via SUP.
3. The grocer will also have a pharmacy (with a drive-through window) on the east side and a restaurant (with a drive-through) on the west side of the building.
4. Covered grocery pick-up spaces will also be provided, east of the building.
5. A site plan, landscape plan, and sample elevations for the buildings are provided with the PD. The car wash and gas station elevations shall be consistent with the architectural of the main retail building.
6. Tract A requires 343 parking spaces. The site plan provides 613 parking spaces for Tract A. The site plan provides sufficient stacking for the restaurant, on the west side of the building, the pharmacy window, on the east side, and for the car wash.
7. Tract B will provide a 110-space parking lot, on a separate parcel, for the large grocer located on Tract A. The parking lot will be utilized by employees.
8. The parking demands for the grocer requires a significant amount of spaces due to the number of patrons that shop at the store. In response the PD allows the retailer to provide more parking than the maximum permitted to accommodate customers.
9. A Traffic Impact Analysis (TIA) was reviewed and provided sufficient mitigation for the site including but not limited to right turn deceleration lanes along Parker Road and Josey Lane. The applicant is working with TXDOT to install a signal for the median opening along Parker Road.
10. The proposed (PD) Planned Development would allow up to 20 percent outdoor display (instead of the maximum 5 percent) for merchandise at the front of the grocer, as the retailer utilizes such areas at their other locations. The site plan provides the outdoor display area shown cross-hatched.
11. Since produce and plants will be some of the products sold within the outdoor display areas, trees within landscape islands will be setback at least 200 feet from the front of the building in order to prevent birds from damaging the food and plant products.

12. The PD waives the foundation planting requirement for shrubs since plants will be sold in abundance at the front of the retailer in the display area.
13. The PD proposes allowing fencecrete (precast concrete) walls or other materials in-conformance with the Fence Ordinance and CZO for up to 12-feet in height in order to screen storage areas behind the building from single family homes adjacent and north, in the City of Lewisville.

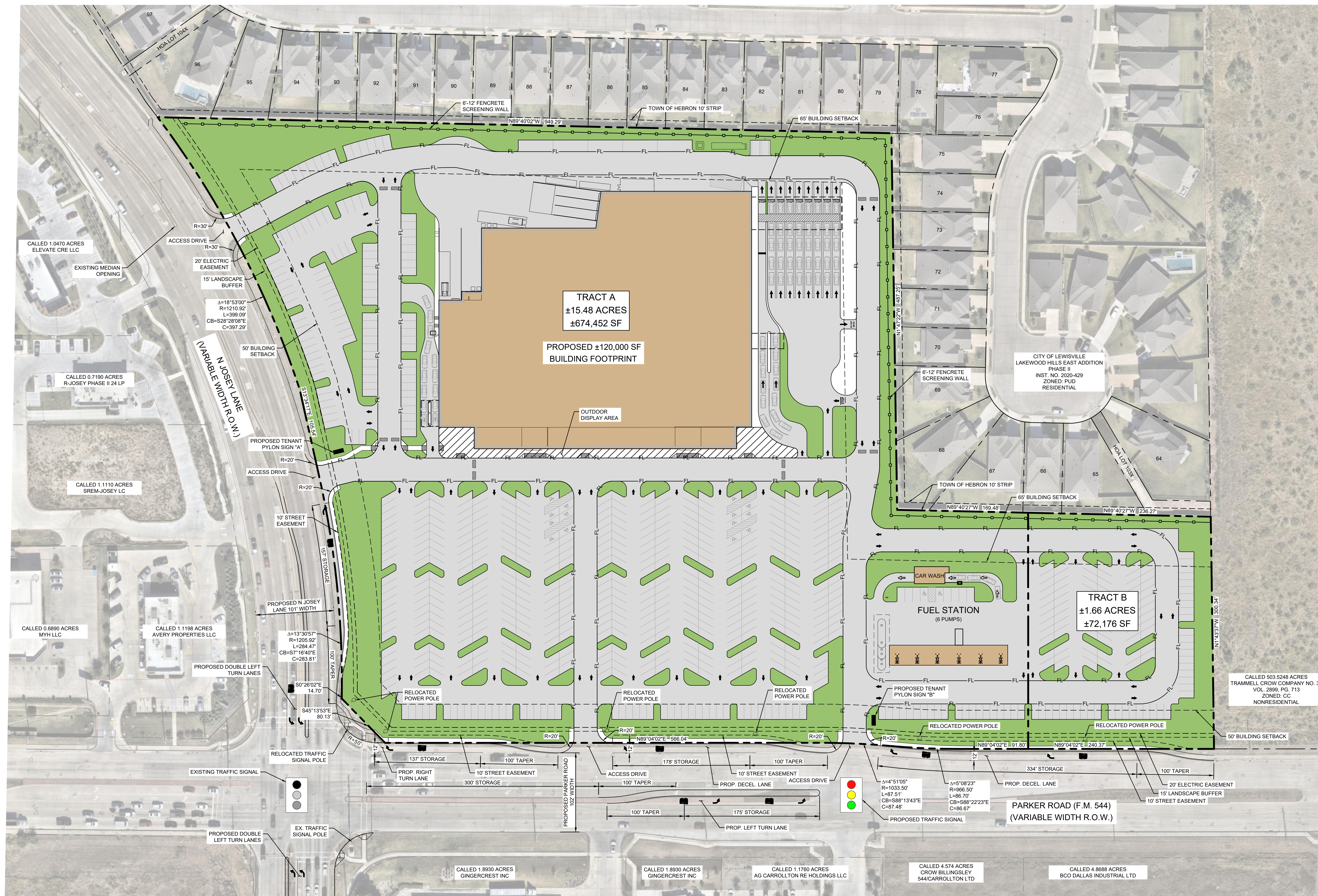
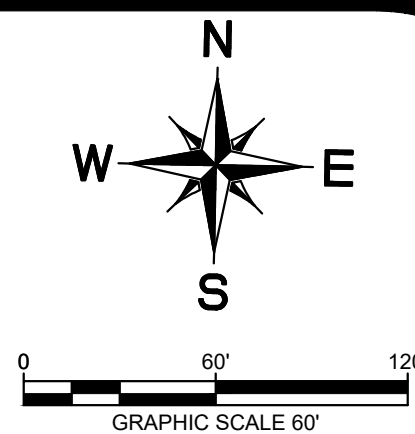
*There was not specific language, in the PD, indicating the minimum height of the wall. Therefore, staff is recommending modifying the PD text to add and clarify that the minimum height of the fencecrete wall adjacent to the single family homes shall be 8-feet.*

14. All outdoor storage, including storage containers and waste receptacles will be located at the rear of the property, behind the building and out of view from the street. Therefore, the PD will not require storage areas and waste receptacles to be screened or within an enclosure, other than from the adjoining residential properties.
15. Landscaping.
  - a. The PD will also allow landscape islands every 12 parking spaces in a row, instead of every 10 due to the high demand of patrons shopping at the store and to accommodate more parking spaces.
  - b. The proposed PD will allow trees within 200 feet, instead of 100 feet from parking spaces since the number of parking spaces needed on the property are at a premium.
  - c. Two 3-inch caliper trees every 200 feet will be allowed within street buffers along Parker Road and Josey Lane, instead of the two trees every 100 feet.
  - d. The proposed PD reduces the overall minimum landscaping for the site from 15 percent to 10 percent to accommodate the additional parking.

## **CONCLUSION:**

The proposed PD provides a master plan for a major regional grocer while addressing parking and traffic circulation for the large retailer. A TIA was reviewed and mitigation provided with the rezoning request. Staff recommends approval with the stated stipulations proposed in the PD.





SITE PLAN EXHIBIT  
PARKER ROAD & JOSEY LANE  
CITY OF CARROLLTON








DATE: 12/02/2025

Kimley»Horn



SITE USE TABLE									
LOT	LOT AREA	EXISTING USE	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	ADA SPACES REQUIRED	ADA SPACES PROVIDED
TRACT A	15.48 ACRES 674,452 SF	VACANT	RETAIL	LR-2	PD	343	613	13	16
TRACT B	1.66 ACRES 72,176 SF	VACANT	PARKING LOT	LR-2	PD	0	110	0	0
TOTAL	17.14 ACRES 746,628 SF	-	-	-	-	-	723	-	16



- |   |                           |
|---|---------------------------|
|  | PROPOSED FIRE LANE        |
|  | PUBLIC PAVEMENT           |
|  | PROPOSED BUILDING         |
|  | PROPERTY LINE             |
|  | BARRIER FREE RAMP (BFR)   |
|  | ACCESSIBLE PARKING SYMBOL |
|  | TYPICAL                   |
| EX  | EXISTING                  |
| PROP.   | PROPOSED                  |

**STANDARD NOTES:**  
A. 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 PERIMETER 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.

- B. A FENCE, OR APPROVED ALTERNATIVE, 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 NORTHERN PROPERTY LINE FOR A DISTANCE OF 1,811 FEET.
- C. A MINIMUM OF 10 % OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THIS PLANNED DEVELOPMENT, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.)
- D. SELLING OFF A PORTION OF THIS ADDITION BY MEANS AND BOUNDARY DESCRIPTION WITHOUT A REPLACEMENT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

CALLED 503.5248 ACRES  
 TRAMMELL CROW COMPANY NO. 33  
 VOL. 2899, PG. 713  
 ZONED: CC  
 NONRESIDENTIAL

CASE NO. PLZPD 2025-182  
SITE PLAN

Being ±17.14 Acres  
PROPERTY ID 622082

*City of Carrollton, Denton County, Texas*  
*December 2nd, 2025*

Owner.

HEB Grocery Company, LE  
PO BOX 839999  
San Antonio, Texas 78283  
Contact: Ben Scott  
Email: [scott.ben@heb.com](mailto:scott.ben@heb.com)

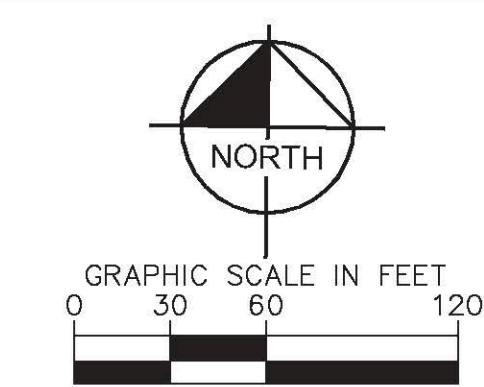
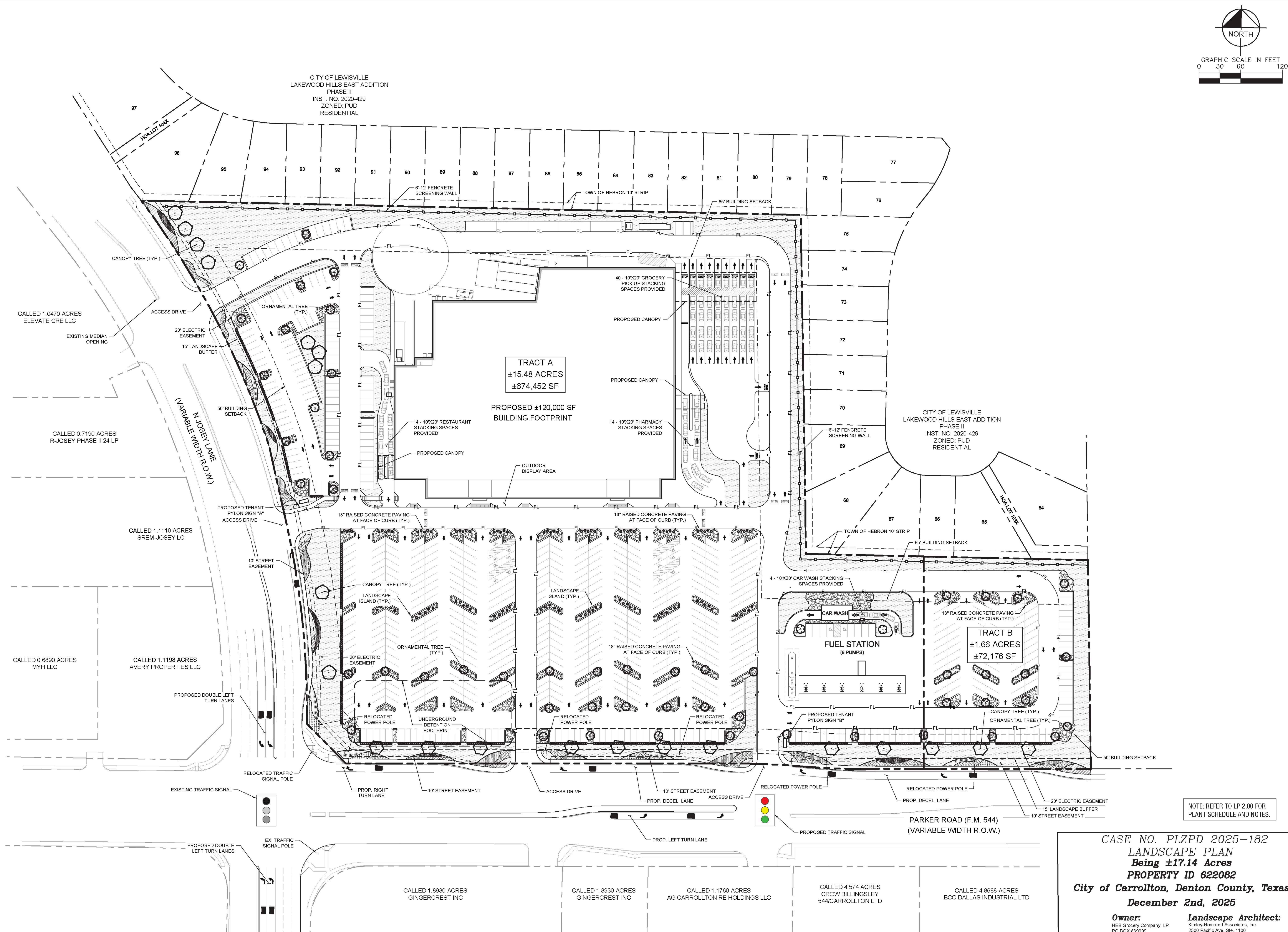
*Engineer:*

Kimlev-Horn and Associates, Inc.  
2600 N. Central Expressway, Ste. 400  
Richardson, Texas 75080  
Contact: Jonathan Kerby, P.E.  
Phone: (972) 770-1370  
Email: [jonathan.kerby@kimlev-horn.com](mailto:jonathan.kerby@kimlev-horn.com)



NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.  
3. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.  
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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE: REFER TO LP 2.00 FOR  
PLANT SCHEDULE AND NOTES.

CASE NO. PLZPD 2025-182  
LANDSCAPE PLAN  
Being ±17.14 Acres  
PROPERTY ID 622082  
City of Carrollton, Denton County, Texas  
December 2nd, 2025

**Owner:**  
HEB Grocery Company, LP  
PO BOX 535999  
San Antonio, Texas 78283  
Contact: Ben Scott  
Email: scott.ben@heb.com

**Landscape Architect:**  
Kimley-Horn and Associates, Inc.  
2500 Pacific Ave. Ste. 1100  
Dallas, Texas 75226  
Contact: Andy J Harcar  
Phone: (469) 718-8340  
Email: andy.harcar@kimley-horn.com

REVISIONS		DATE	BY
No.			
ZONING LANDSCAPE PLAN		SHEET NUMBER	
NEC PARKER ROAD AND JOSEY LANE		LP 1.00	
KHA PROJECT 069227483		DATE 12/02/2025	
SCALE AS SHOWN		DESIGNED BY SLS	
DRAWN BY SLS		CHECKED BY AJH	
PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes.		Kimley-Horn P.L.A. No. 2554, Exp. 12/3/2025	
Kimley-Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2800 N. CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TEXAS 75080 PHONE 214-617-0535 WWW.KIMLEY-HORN.COM TX F-628	
Kimley-Horn		CITY OF LEWISVILLE LAKEWOOD HILLS EAST ADDITION PHASE II INST. NO. 2020-429 ZONED: PUD RESIDENTIAL	
Kimley-Horn		CITY OF LEWISVILLE LAKEWOOD HILLS EAST ADDITION PHASE II INST. NO. 2020-429 ZONED: PUD RESIDENTIAL	



## CONCEPTUAL SAMPLE BUILDING ELEVATIONS



**DRAFT Minutes  
City of Carrollton  
Planning & Zoning Commission  
December 4, 2025**

**Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, December 4, 2025 at 6:30 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

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

**Commission Members Absent:**

None

**Alternate:**

Neil Anson

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Ed Green, Plan Review Manager  
Emily Offer, Senior Planner  
Shad Rhoten, AICP, Planner  
Lydia Tormos, Planning Technician  
Brett King, Dir. Development Svcs.

Herb Cavanaugh, Assistant Fire Marshal  
Tom Hammons, Transportation Engineer  
John Romberger, Transportation Engineer  
Ravi Shah, Exec. Dir. Development Svcs.  
Joe Haefner, Asst. City Attorney

**Guests Present:**

Richard Fleming, Council Observer

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

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**PUBLIC HEARING:**

5. Hold A Public Hearing To Consider An Ordinance **Amending the Zoning** On An Approximately 17.2-Acre Tract Zoned (LR-2) Local Retail District And Located On The Northeast Corner Of Parker Road And Josey Lane **To Establish A Planned Development District** To Repeal Special Use Permit (SUP-416), Ordinance No. 3634, Allowing A Gas Station; To Allow A Gasoline Station, Car Wash, Retail Store In Excess Of 75,000 Square Feet, And To Allow Parking As A Primary Use On A Separate Lot And Accessory To The Retail Store In Excess Of 75,000 Square Feet; To Allow Outside Display In Excess Of 5 Percent; To Create Development Standards And To Provide Concept Plans; Amending The

Official Zoning Map Accordingly. **Case No. PLZ 2025-182 NEC Parker and Josey Lane (Rezoning)**. Case Coordinator: Loren Shapiro.

Loren Shapiro, Planning Manager, presented this item. He reviewed the location of the property that is currently zoned local retail with a special use permit (SUP) for a gas station. He described the surrounding zoning.

Mr. Shapiro stated that the applicant is proposing a 120,000 square foot (HEB) grocery store. The rezoning request establishes a Planned Development allowing a retail store in excess of 75,000 square feet, a car wash, gas station and surface parking lot on a separate lot, by right (instead of via SUP), and provided a master plan in the form of conceptual site plans, with development regulations. Drive throughs are planned for a barbeque restaurant on the west side of the building and a pharmacy on the east end. There is a covered customer pickup area and large amount of queuing spaces for patrons.

Mr. Shapiro advised that a traffic study was provided. Traffic mitigation included three dedicated right turn lanes for westbound Parker Road, as well as a northbound right turn lane at the first driveway from Josey Lane. He noted that HEB must coordinate traffic turn lanes and the additional signal on Parker with TxDOT. The applicant proposes 613 parking spaces and is requesting landscape islands every 12 spaces to maximize parking spaces due to anticipated customer demand. Plans are for trees on the property to be setback 200 feet from the building to protect produce and plants for sale, in the front display area, from birds. Mr. Shapiro mentioned that the PD proposes a reduction in trees on the property and along Parker and Josey to allow for greater visibility of the store, accommodate underground detention in the parking area and to avoid conflicts with existing overhead power lines. Ornamental grasses and shrubs will supplement the trees in the required 15-foot landscape buffer along streets and in landscape islands. Mr. Shapiro indicated that the City traffic engineers are available for questions.

Civil Engineer for the project Jonathan Kerby, 2600 N. Central Expressway, Richardson, was available for questions.

Commissioner Kramer asked why there is no traffic light proposed on Josey. Mr. Kerby stated that the amount of traffic on Josey crossing from the west side commercial does not warrant a traffic light as it is mostly truck traffic anticipated at that location. He added that the main entrance will be off Parker. HEB representative John Rose 5000 Plano Pkwy, Carrollton, added that the development has to meet the criteria for both Carrollton and Lewisville at this intersection. He stated that they will look at it again.

Commissioner Doyle asked the applicant about the use of the parking lot on Tract B. Mr. Rose responded it is for employee parking.

Commissioner Overholt asked whether there would be a northbound turn lane along Josey and asked about right turn lanes at the intersections of Parker and Josey. Mr. Rose responded that there would be a deceleration lane onto the property. He also stated that there will be a double left turn lane at southbound Josey. John Romberger, Traffic Engineer, stated that the City has



right-of-way northbound on Josey for a right turn going east on Parker, and also eastbound Parker to go south on Josey.

Chair Windrow opened the public hearing. He said the following submitted cards but did not wish to speak.

Cards In Support:

- Jeremy & Stacey Francis, 2025 Vista Crest, Carrollton
- Pavan Pauluri, 2008 Creekvista Dr, Carrollton mailing address but in the City of Lewisville

Cards In Opposition:

- Afzan Tharani, 2134 Creekbluff Ct., Carrollton mailing address but in the City of Lewisville

Speakers in Support:

- Samantha Maxam, 2007 Creekbluff Cir. Carrollton mailing address but in the City of Lewisville: concerned with traffic safety, requested 12' high fence
- Sam Lo, 2130 Creekbluff, Carrollton mailing address but in the City of Lewisville; supported the HEB but had a lot of requests to be added
- Kenny Tran, 3190 Ridgelake Way, Carrollton mailing address but in the City of Lewisville: traffic concerns

Speakers in Opposition:

- Chuck Treanor, 1007 Lakewood Hills, Carrollton mailing address but in the City of Lewisville: concerned with traffic light, fencing; fueling location; rear lighting affecting backyards
- Sanya Tharani, 2134 Creekbluff Ct., Carrollton mailing address but in the City of Lewisville

Commissioner Doyle asked about stipulation #13 regarding rear fencing height. Mr. Shapiro stated that the applicant requests the ability to place fencing up to 12' high to buffer outdoor storage areas from residents. Mr. Rose, applicant, responded that they could look at increasing the fence height in other areas. He added that the lighting on the rear of the building should not carryover onto the neighboring properties, as they will follow city light and glare requirements.

Commissioner Foster asked what the normal height of the fence would be. The applicant responded 8 feet.

- \* ***Commissioner Hermon moved to close the public hearing and approve Case No. PLZ 2025-182 NEC Parker and Josey Lane (Rezoning) with stipulations; second by Commissioner Foster. The motion was approved with a vote of 9-0.***

PUBLIC COMMENTS

**CARROLLTON**  
TEXAS

**PLANNING & ZONING APPEARANCE CARD**

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

Name AFZAN THARANI Phone 469-328-4326 Date 12-4

Address 2134 CREEKBLUFF CT City CARROLLTON Zip 75010

**Public Hearing Agenda Item #** 5

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

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

Please identify the group or organization you represent, if any: HOMEOWNER  
LAKEWOOD HILLS

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

PUBLIC COMMENTS

**CARROLLTON**  
TEXAS

**PLANNING & ZONING APPEARANCE CARD**

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

Name Chuck Treanor Phone 309 825 5867 Date 12/4/25  
Address 1007 Lakeland Ct. City Carrollton Zip 75010

Public Hearing Agenda Item # 5

☐ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.  
☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: Lakewood Hills HOA  
I wish to speak regarding traffic and community items

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

PUBLIC COMMENTS

**#5 Speak**  
**CARROLLTON**  
**PLANNING & ZONING APPEARANCE CARD**  
**TEXAS**

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

Name SANYA TEJANI Phone 469-328-4326 Date 12-4  
Address 2134 CREEKBLUFF CT City CARROLLTON Zip 75010

**Public Hearing Agenda Item #** 5

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.  
☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: LAKEWOOD HILLS  
HOMEOWNER

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



PUBLIC COMMENTS

#5 Speak

**CARROLLTON**  
TEXAS **PLANNING & ZONING APPEARANCE CARD**

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

Name Kenny Tran Phone 214-218-5711 Date 12/4/25  
Address 3190 Ridgeline Way City Carrollton Zip 75010

Public Hearing Agenda Item # 5

☒ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.  
☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

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

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

PUBLIC COMMENTS

# 5 speak

**CARROLLTON**  
TEXAS **PLANNING & ZONING APPEARANCE CARD**

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

Name Samantha Maxam Phone 469-713-7693 Date 12/4/25

Address 2007 Creekbluff Circle City Carrollton Zip 75010

Public Hearing Agenda Item # 5

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

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

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

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

PUBLIC COMMENTS

#5 Speak

**CARROLLTON**  
TEXAS **PLANNING & ZONING APPEARANCE CARD**

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

Name SAM LO Phone 24830 0355 Date 12-4-25  
Address 2130 Creekdale Ct City Carrollton Zip 75010

**Public Hearing Agenda Item #** 5

☒ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.  
☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: Lakewood Hills HOA

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



PUBLIC COMMENTS

**CARROLLTON**  
TEXAS

**PLANNING & ZONING APPEARANCE CARD**

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

Name JENNIFER KERRY Phone \_\_\_\_\_ Date 12/4/25

Address 2600 N CENTRAL EXPY City RICHARDSON Zip 75080

Public Hearing Agenda Item # 5

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

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

Please identify the group or organization you represent, if any: Kimberly - Hayden

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

PUBLIC COMMENTS

#5 Speak Applicant

**CARROLLTON**  
TEXAS **PLANNING & ZONING APPEARANCE CARD**

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

Name JOHN ROSE Phone (214) 880-1400 Date 12-4  
Address 15000 PARKWAY City Carrollton Zip \_\_\_\_\_

Public Hearing Agenda Item # 5

☒ I wish to speak IN FAVOR of this item. \_\_\_\_\_ I wish to speak IN OPPOSITION to this item.  
\_\_\_\_\_ I do not wish to speak; however, please record my \_\_\_\_\_ SUPPORT \_\_\_\_\_ OPPOSITION.

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

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

PUBLIC COMMENTS

**CARROLLTON** TEXAS **PLANNING & ZONING APPEARANCE CARD** #5 No speak

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

Name Jeremy Francis Phone 214 735 9963 Date 12/4/25  
Address 2025 Vista Crest Dr City Carrollton Zip 75007

Public Hearing Agenda Item # 5

☐ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.  
☒ I do not wish to speak; however, please record my ☒ SUPPORT ☐ OPPOSITION.

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

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



PUBLIC COMMENTS

**CARROLLTON**  
TEXAS

#5 No Speak

**PLANNING & ZONING APPEARANCE CARD**

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

Name Stacey Francis Phone 214-347-2327 Date 12/11/24

Address 2025 Vista Crest Drive City Carrollton Zip 75007

Public Hearing Agenda Item # 5

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

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

Please identify the group or organization you represent, if any: N/A

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

PUBLIC COMMENTS

**#5 No speak**

**CARROLLTON**  
TEXAS **PLANNING & ZONING APPEARANCE CARD**

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

Name PAVAN PAVULURI Phone 408-229-3523 Date 12/04/25  
Address 2008 CREEKVIEW DR City CARROLLTON Zip 75010

Public Hearing Agenda Item # 5

☐ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.  
☒ I do not wish to speak; however, please record my ☒ SUPPORT ☐ OPPOSITION.

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

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

ORDINANCE NUMBER \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE TO ESTABLISH PLANNED DEVELOPMENT 211, ON AN APPROXIMATELY 17.2-ACRE TRACT LOCATED AT THE NORTHEAST CORNER OF PARKER ROAD AND JOSEY LANE; TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT TO REPEAL SPECIAL USE PERMIT (SUP-416), ORDINANCE NO. 3634, ALLOWING A GAS STATION; TO ALLOW A GASOLINE STATION, CAR WASH, RETAIL STORE IN EXCESS OF 75,000 SQUARE FEET, AND TO ALLOW PARKING AS A PRIMARY USE ON A SEPARATE LOT AND ACCESSORY TO THE RETAIL STORE IN EXCESS OF 75,000 SQUARE FEET; TO ALLOW OUTSIDE DISPLAY IN EXCESS OF 5 PERCENT; TO CREATE DEVELOPMENT STANDARDS AND TO PROVIDE CONCEPT PLANS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AMENDING THE OFFICIAL ZONING MAP ACCORDINGLY; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at a public hearing held on the Fourth day of December 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. PLZ 2025-182); 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 Sixth day of January 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 17.2-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:

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

#### **Section 1.**

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



## **Section 2.**

Ordinance 3634 establishing Special Use Permit (SUP-416) approved August 5, 2014, is hereby repealed.

## **Section 3.**

Planned Development Number 211 located on an approximately 17.2-acre tract at the northeast corner of Parker Road and Josey Lane, described on Exhibit A and generally depicted on Exhibit B, is hereby established, to provide the following:

### **A. Permitted Uses – Tracts A & B**

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 V. 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 except as otherwise provided below.

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 V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

### **Additional Permitted Uses:**

1. Tract A.
  - a) Gas station;
  - b) Car wash;
  - c) Retail store in excess of 75,000 square feet of GLA;
2. Tract B.
  - a) Parking as primary use on a separate lot and accessory to the retail store in excess of 75,000 square feet on Tract A.

## B. Special Development Standards

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

1. Development shall be in general accordance with the Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Elevations, and shown as Exhibits C, D, and E, respectively.
2. The gas station and car wash shall have elevations consistent with the main retail building.
3. Parking spaces required for the land use of retail, mixed/multiple use shopping center exceeding 50,000 square feet of total building area shall not have a maximum number of spots.
4. Maximum building height shall be 50-feet for the building on Tract A.
5. Required screening can be by Fencrete or other materials in-conformance with the Fence Ordinance and Comprehensive Zoning Ordinance. Screening against residential uses can be a maximum of twelve feet (12') in height.
6. Roof-mounted mechanical units shall not have a restriction on the location, size, or height, and can be screened individually or by a parapet wall. Parapet walls constructed for the purpose of screening shall be constructed to the height of the equipment, not to exceed six feet (6'). Rooftop screening shall be required if mechanical equipment is visible from the property line at eye level.
7. The area devoted to outside display shall not exceed twenty percent of the total floor area of the building, occupied by the retail store in excess of 75,000 square feet, and as shown on the conceptual site plan.
8. Mobile mini outdoor storage containers are allowed, accessory to the retail store in excess of 75,000 square feet, and shall locate behind the building outside of fire lanes.
9. Refuse containers located at the rear of the building shall not be required to be individually screened.
10. Outdoor storage areas, temporary or permanent, shall not be required to provide screening.
11. Parking lot landscape islands for the development shall be required at a rate of one island per 12 spaces. Landscaping in the parking lot landscape islands shall be in accordance with Article XXV. of the Zoning Ordinance.
  - a. One shade tree shall be required for each 12 parking spacing or fraction thereof.
12. Trees shall not be required within two hundred (200') of the front façade for the primary building. Landscape areas within two hundred feet (200') shall be planted with shrubs at a ratio of 5:1 in lieu of trees.

13. A landscape island shall be provided at the end of each row and at a minimum interval of 12 parking spaces, when such row is longer than 12 spaces.
14. A minimum of 10% of the gross lot shall be landscaped.
15. All parking shall be located within 200 feet of a tree located within the same parking area.
16. The landscape buffer shall be planted in accordance with the attached conceptual landscape plans. A maximum of 50% of the landscape buffer may be planted in grass or turf.
17. Two three-inch caliper street trees are required for every 200 linear feet of frontage and may be planted within the property in lieu of easement conflicts.
18. Additional trees shall not be required for lot area.
19. Foundation shrubs shall not be required.

#### **Section 4.**

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

#### **Section 5.**

Any person violating any 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, as amended, shall remain in full force and effect. Ordinance 3634 establishing Special Use Permit (SUP-416), approved August 5, 2014, is hereby repealed.

#### **Section 8.**

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



**Section 9.**

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

PASSED AND APPROVED this the Sixth day of January 2026.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Steve Babick, Mayor

ATTEST:

\_\_\_\_\_  
Chloe Sawatzky  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Meredith Ladd  
City Attorney

\_\_\_\_\_  
Loren Shapiro, AICP  
Planning Manager

# EXHIBIT A

## Description

### LEGAL DESCRIPTION

**BEING** a 17.1402 acre (746,628 square foot) tract of land situated in the T. A. West Survey, Abstract No. 1345, Denton County, Texas, and being all of a called 17.135 acre tract of land described in the Special Warranty Deed to HEB Grocery Company, LP, recorded in Instrument No. 2014-79799 of the Official Public Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with "MCADAMS BOUNDARY" cap found at the easternmost northeast corner of the said called 17.135 acre tract, and being the southeast corner of Block A, Lakewood Hills East Addition Phase II, an addition to the City of Lewisville according to the plat recorded in Instrument No. 2020-429 of the Plat Records of Denton County, Texas;

**THENCE** South 01°43'37" East, along the easternmost east line of the said called 17.135 acre tract, a distance of 300.34 feet to a point for corner, being the southeast corner of the said 17.135 acre tract, and being the northeast corner of a called 33,285 square foot tract of land described in the Deed to the County of Denton, Texas, recorded in Instrument No. 2009-60863 of the said Official Public Records, and being in the north right-of-way line of Parker Road, a variable width right-of-way;

**THENCE** along the north line of the said called 33,285 square foot acre tract and the south line of the said called 17.135 acre tract and the said north right-of-way line, the following four (4) calls:

South 89°04'02" West, a distance of 332.18 feet to an aluminum disk found for corner, being the beginning of a non-tangent curve to the right with a radius of 966.50 feet, a central angle of 05°08'23", and a chord bearing and distance of North 88°22'23" West, 86.67 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 86.70 feet to an aluminum disk found for corner, being the beginning of a reverse curve to the left with a radius of 1,033.50 feet, a central angle of 04°51'05", and a chord bearing and distance of North 88°13'43" West, 87.48 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 87.51 feet to an aluminum disk found for corner;

South 89°04'02" West, a distance of 566.04 feet to a 5/8-inch iron rod found for corner, being the southeast end of a right-of-way corner clip at the intersection of the said north right-of-way line and the east right-of-way line of North Josey Lane, a variable width right-of-way, and being in the east line of a called 27.083 acre tract of land described in the Deed to the State of Texas, recorded in Instrument No. 1995-80045 of the said Official Public Records;

**THENCE** North 45°13'53" West, along the said right-of-way corner clip and the said east line, a distance of 80.13 feet to a brass disk found for corner, being the northwest end of the said right-of-way corner clip;

**THENCE** along the west line of the said called 17.135 acre tract and the said east line and the said east right-of-way line, the following four (4) calls:

North 00°26'02" West, a distance of 14.70 feet to a point for corner, from which a brass disk found for reference bears South 38°15'31" East, a distance of 1.77 feet, and being the beginning of a non-tangent curve to the left with a radius of 1,205.92 feet, a central angle of 13°30'57", and a chord bearing and distance of North 07°16'40" West, 283.81 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 284.47 feet to a brass disk found for corner;

North 13°34'17" West, a distance of 105.54 feet to a brass disk found for corner, and being the beginning of a non-tangent curve to the left with a radius of 1,210.92 feet, a central angle of 18°53'00", and a chord bearing and distance of North 28°28'08" West, 397.29 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 399.09 feet to a cut "X" in stone column found at the westernmost southwest corner of said Block A and the northwest corner of the said called 17.135 acre tract;

**THENCE** South 89°40'02" East, along a south line of said Block A, and the north line of the said called 17.135 acre tract, a distance of 949.29 feet to a 1/2-inch iron rod with "MCADAMS BOUNDARY" cap found for the northernmost northeast corner of the said called 17.135 acre tract;

**THENCE** South 01°47'22" East, along the southernmost west line of said Block A, and the westernmost east line of the said called 17.135 acre tract, a distance of 487.25 feet to a mag nail found for the southernmost southwest corner of said Block A and an interior corner of the said called 17.135 acre tract;

**THENCE** South 89°40'27" East, along the southernmost south line of said Block A and the southernmost north line of the said called 17.135 acre tract, a distance of 405.74 feet to the **POINT OF BEGINNING** and containing 746,628 square feet or 17.1402 acres of land, more or less.

# Exhibit B

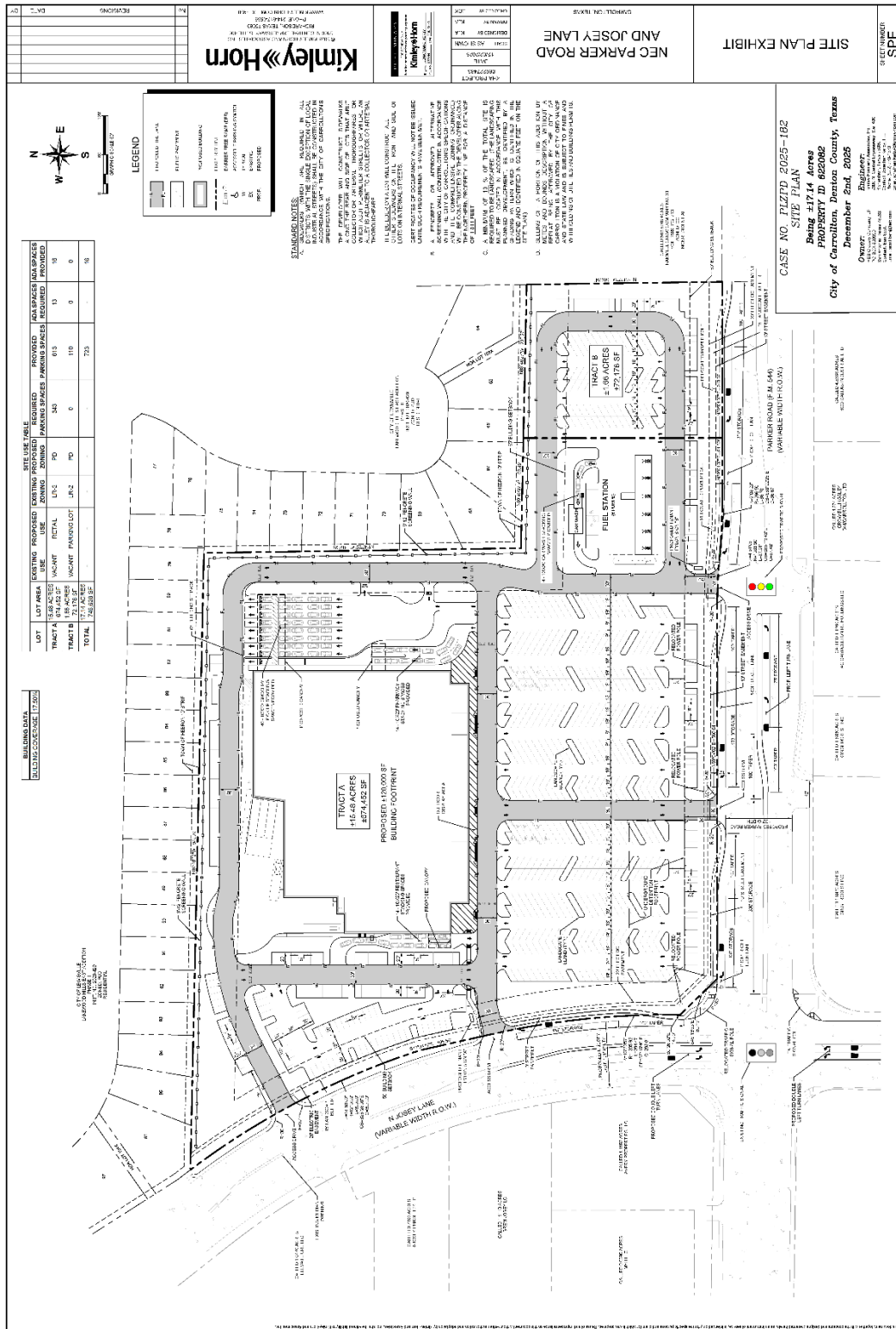
## General Depiction



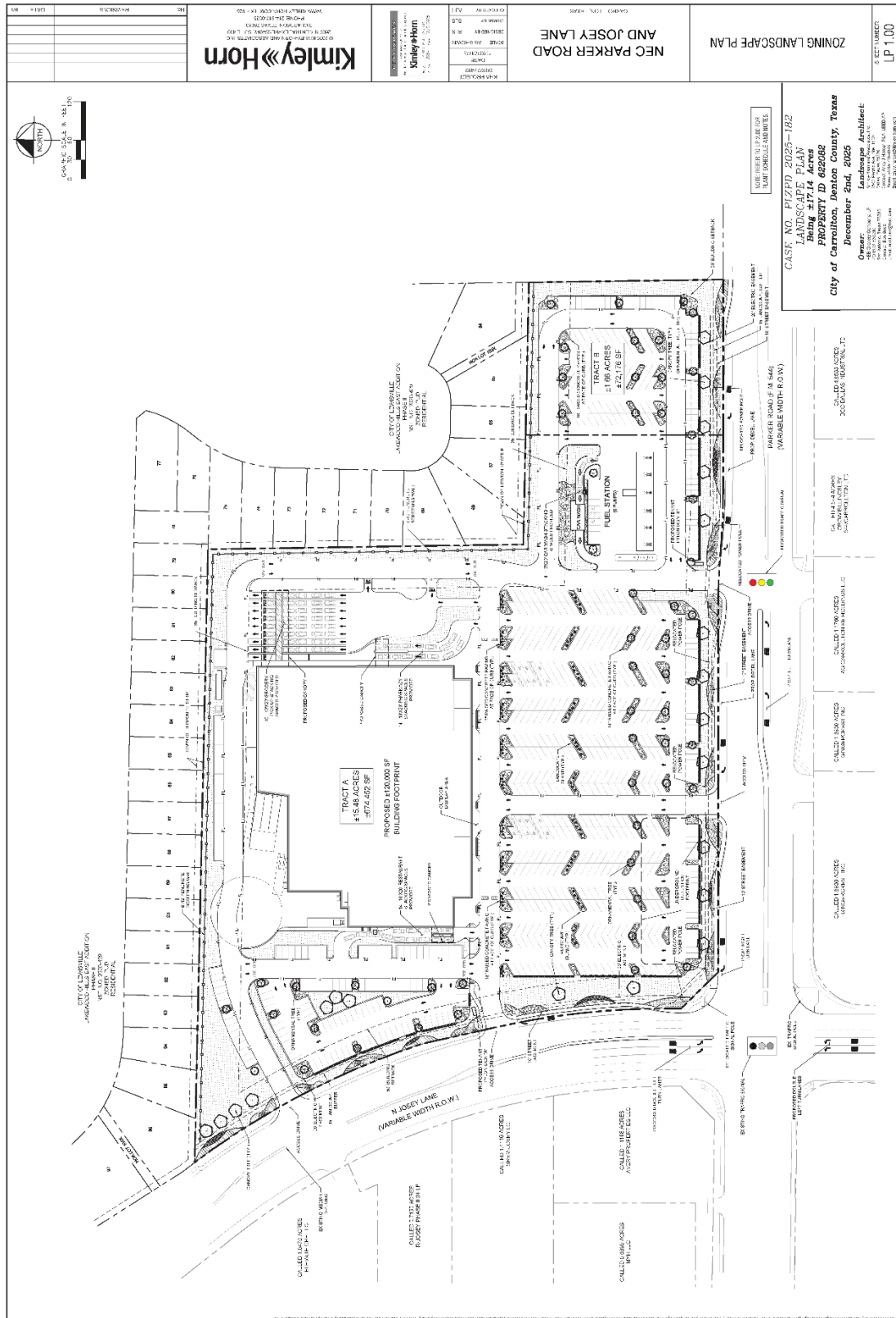


# Exhibit C

## Conceptual Site Plan



## Conceptual Landscape Plans



# Exhibit E

## Conceptual Elevations









# City of Carrollton

1945 E. Jackson Rd  
Carrollton TX 75006

## Agenda Memo

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**Agenda Date:**

**Version:** 1

**Status:** Public Forum

**In Control:** City Council

**File Type:** Public Forum

**Agenda Number:** 20.

**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.