

**CARROLLTON CITY COUNCIL
REGULAR MEETING AND WORKSESSION
JANUARY 6, 2026**

The City Council of the City of Carrollton, Texas convened in a Regular Meeting and Worksession on Tuesday, January 6, 2026 at 5:45 p.m. with the following members present: Mayor Steve Babick, Mayor Pro Tem Christopher Axberg, Deputy Mayor Pro Tem Daisy Palomo, Councilmembers Nancy Cline, Jason Carpenter, Andrew Palacios, Richard Fleming, and Rowena Watters. Also present were City Manager Erin Rinehart, Assistant City Manager Chrystal Davis, Assistant City Manager Shannon Hicks, Assistant City Attorney Kanika Juneja 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.

Councilmember Nancy Cline noted that Board and Commission appointments were not included in the minutes for the October 28, 2025 Council meeting and the only place members are available is on the website. Mayor Babick stated the minutes will be brought forward again with revisions to include the names of the appointees from that meeting.

Mayor Babick advised that for Item 16, James Lawrence has been nominated. As a result of a consensus of Council, Mayor Babick said that Consent Item 16 would be voted on "as stipulated".

Item 4 followed Item 1.

Executive Session was convened following Item 6.

2. Council convened into Executive Session at 6:35 p.m. pursuant to Texas Government Code:
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
 - Mustang Park Homeowners Association, Inc. V. JBGL Mustang, LLC et al., 23-7902-467 (Denton)
 - **Section 551.087** to discuss Economic Development
3. Council reconvened in Open Session at 7:11 p.m. to consider action, if any, on matters discussed in the Executive Session.

The Mayor stated that City Council consulted with the City Attorney regarding the settlement in the Mustang Park Homeowners Association, Inc. v. JBGL Mustang, LLC; et al., 23-7902-467 and reached consensus to accept the settlement.

*****WORKSESSION*****

4. Discuss Denton County 2022 Bond Funding Updates.

Item 4 was discussed following Item 1.

Jonathan Wheat, Director of Engineering, provided an update on Denton County TRIP-22 projects.

He reviewed the following:

Hebron Parkway: \$24,775,000; includes 4 individual projects (2 ILAs executed)

Frankford Road: \$7,875,000; includes 3 individual projects (2 ILAs executed) [this funding requires a 50% match from the City]

Frankford Road Bridge: \$255,000; (ILA executed)

Mr. Wheat stated that these projects are reimbursable from Denton County when completed.

Mr. Wheat added that Frankford Road from Old Denton to Standridge design is close to completion. Phase II (Dickerson Parkway to Old Denton Road) is close behind. He stated that Hebron Parkway is over halfway complete. He stated that this staggering of project sections is intentional so as to minimize disruption where possible and they will be constructed east to west.

Mayor Babick expressed appreciation to Denton County for its financial support on these roadway projects.

5. Discuss 2026 Bond Election.

Jonathan Wheat, Director of Engineering, said that this presentation would be a review of the proposed 2026 bond projects totaling \$235 million, noting that 70 percent of that amount is for infrastructure projects and 30 percent for facilities improvements. He reviewed that at the December 2nd meeting, these recommendations from the CIPAC Committee were presented to the Council.

A map reflecting details of infrastructure projects was reviewed. The infrastructure list was detailed as to the location of roadway improvements.

Mr. Wheat provided details of each non-infrastructure/facility project that included projects for Public Safety, Parks and Recreation, Libraries, and Municipal Court . He said it 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, and Josey Ranch football field turf.)

Mr. Wheat also provided a list of the items that are not included for this bond sale, some of which would be considered alternates if needed. Mayor Babick added that at the next Council meeting there will be an update on the fire stations.

Diana Vaughn, Chief Financial Officer, stated that staff is requesting a consensus from the Council regarding the recommendations for the 2026 bond projects. If Council agrees with the items as presented, then staff will proceed with preparing the propositions that will be included on the May

2026 election ballot. She advised there will be five propositions- one each for Streets, Public Safety, Libraries, Parks and Recreation, and Municipal Court. Ms. Vaughn pointed out that the propositions must have specific wording to comply with legal requirements from the State. She noted that approval of the propositions will not increase the city's debt service rate.

A brochure will be prepared and published that will include factual information for the public regarding the items included in the bond propositions.

6. Mayor And Council Reports And Information Sharing.

Council reviewed their recent activities and upcoming events.

City Secretary Chloe Sawatzky stated that candidate filing for the next City Council election begins on January 14, 2026 and runs through February 13, 2026. Filing packets will be available in the City Secretary's office beginning on January 12th. Election Day is May 2, 2026. Information will be available on the city's website.

Executive Session convened following Item 6.

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

Mayor Babick called the Regular meeting to order at 7:19 p.m.

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.

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

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

CONSENT AGENDA

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

Mayor Babick stated that Item 16 would be voted on as stipulated, naming James Lawrence as the nominee to fill a vacancy on the Denton Central Appraisal District Board Of Directors.

Mayor Pro Tem Axberg moved to approve Consent Agenda Items 8-17 (8 as amended & 16 as stipulated); second by Councilmember Cline. The motion was approved with a unanimous 7-0 vote.

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.**

James Lawrence was nominated to fill the vacancy on the Denton Central Appraisal District 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.**

Loren Shapiro, Planning Manager, presented this item. He advised the applicant in this case has requested to reduce the setback between two buildings to allow a zero setback. He stated that the original zoning was for a single tract of land. There currently is a breezeway between two buildings that would serve as a new lot line between tracts one and two. He added that everything else remains the same; no new buildings or expansion and no additional students. There is a traffic impact analysis (TIA) as part of the original zoning and he advised that Stipulation No. 6 would ensure that the TIA remains in place to continue the traffic circulation and shared parking for tracts one and two. He requested that stipulation be included in the motion.

Councilmember Cline confirmed with Mr. Shapiro that the property has not yet been replatted.

Mayor Babick asked if the applicant would like to speak. The attorney for the individual buying one of the buildings, stated that there will be a fire rated wall built in the breezeway. She added that Nathan Griffin from First United Methodist Church was present.

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

Deputy Mayor Pro Tem Palomo noted that comments from the Planning and Zoning meeting were included in the Council packet.

Councilmember Carpenter moved to approve Item 18 with the inclusion of the stipulation requiring the Traffic Impact Analysis remain in place; Mayor Pro Tem Axberg seconded the motion. Motion passed unanimously with a vote of 7-0.

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).

Loren Shapiro, Planning Manager, presented this item. He advised the current zoning of this property is LR-2, Local Retail. The applicant is requesting to establish a planned development to allow a retail store exceeding 75,000 square feet as well as 600 parking spaces. There will be a car wash, a gas fueling station, and additional employee parking. Mr. Shapiro advised that the landscape islands will be located away from the front of the building to allow for outside display. They will not be required to have foundation plants. The applicant will also provide stacking lanes for the carwash and for a pharmacy on the east side of the property and stacking lanes on the west side for a BBQ restaurant drive through. Pickup lanes for online ordering will be on the east. Canopy trees will be provided along the perimeter of the property along Parker and Josey.

Mr. Shapiro advised that due to storage in the rear of the building and the proximity of the single-family residential to the north, the applicant will build a 12-foot screening wall; an eight-foot wall will be installed in other areas along the remaining perimeter of the site. Mr. Shapiro provided conceptual elevations, which were reflective of other HEB grocery stores being built in the area.

Tom Hammons, Transportation Engineering Manager, advised that a Traffic Impact Analysis (TIA) was conducted. As a result of that study, the developer has proposed to construct three turn bays into their site; two will be on Parker westbound and one on Josey northbound. The developer will also construct a traffic signal at their main entrance on Parker. The developer has also agreed to provide right-of-way for the city to upgrade the Josey/Parker intersection as needed. He noted that since Parker is a state roadway (F.M. 544) the city will coordinate with TxDOT on the traffic signals. He added that TxDOT has indicated the city should take over timing of the light at the intersection so it can coordinate with the new signal into the site.

Mayor Babick asked if the applicant would like to speak.

The applicant, HEB representative John Rose 5000 Plano Pkwy, Carrollton, stated that this development will require a higher than average number of parking spaces. He stated that this is a busy intersection and the safety of customers and neighbors is a priority; that is the reason for the traffic signal.

Councilmember Cline asked if there is a median opening on Josey at the south entrance for southbound left turns into the site. It was clarified that there is not, that it will be a right turn in and right turn out. The applicant responded that there is one at the north entrance on Josey. It was also clarified that on Parker there will be one median cut at the proposed traffic signal for left turns into the site. The west entry into the site from Parker is only a right turn in and right turn out, so there is not a median opening there. Possible changes to the intersection's left turn lanes were discussed. Mr. Hammons added that the city should be making its intersection improvements so they are completed when the store is ready to open.

Deputy Mayor Pro Tem Palomo asked if there is a noise buffer around the car wash and fuel station. The applicant stated that the car wash is inside a cinderblock building and there will be an 8-foot wall in that area. It will be 12-foot high behind the building.

Mayor Babick opened the public hearing. Three cards were submitted from individuals in support who did not wish to speak. There being no speakers, the public hearing was closed.

Councilmember Cline moved to approve Item 19; Councilmember Palacios seconded the motion. Motion passed with a unanimous vote of 7-0.

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.

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Mayor Babick opened the public forum.

Sonja Abraham, Carrollton: Requested the city establish a Carrollton Youth Advisory Council.

Joe Munoz, 1839 Arundel Dr., Carrollton: Spoke regarding the neighboring property being used as a temporary rental with separate units and requested the city enforce the regulations in regard to it.

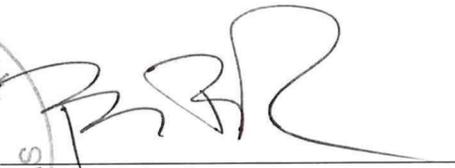
There being no other speakers, Mayor Babick closed the public forum.

ADJOURNMENT - Mayor Babick adjourned the meeting at 7:59 p.m.

ATTEST:


Chloe Sawatzky, City Secretary




Steve Babick, Mayor